Meadowvale, Preliminary Plan No. 12006028A

Staff Report Date: 1/13/2020

Staff recommends approval with conditions.
- The Applicant is purchasing nine (9) Transferable Development Rights (TDRs) to achieve the plan density.
- This Preliminary Plan includes approval of a Preliminary Forest Conservation Plan.
- Staff received several letters of concern in relation to this application.
- The Applicant is required to submit a Site Plan as required by Section 59.4.4.2 B of the Zoning Ordinance.

Description
Request to subdivide property to create nineteen lots and associated HOA parcels, comprising of eleven townhouse lots, seven single-family detached lots and one lot for one existing single-family dwelling to remain; and to connect Bell Tower Drive to Cross Country Lane.

Location: 18857 Cross Country Lane, Gaithersburg, MD, 20879.
Master Plan: 1985 Gaithersburg Vicinity Master Plan.
Zone: R-200/TDR 5.0 & R-90/TDR 5.0.
Size: 5.17 acres.
Acceptance Date: August 28, 2018.
Applicant: Zhijie Jiang, CK Technologies, LLC.
Review Basis: Chapter 50, Subdivision Regulations, Chapter 22A, Forest Conservation Law.
SECTION 1: RECOMMENDATION AND CONDITIONS

Preliminary Plan No. 12006028A
Staff recommends approval of Preliminary Plan No. 12006028A. All site development elements shown on the latest electronic version of Preliminary Plan No. 12006028A submitted via ePlans as of the date of this Staff Report are binding.

Density

1. This Preliminary Plan is limited to a total of 19 lots and various HOA parcels, comprised of eleven (11) lots for townhouses, eight (8) single-family detached lots for seven (7) new single-family detached units, and one existing single-family detached unit to remain.

Adequate Public Facilities and Outside Agencies

2. The Adequate Public Facility (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

Outside Agencies

3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated August 8, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

4. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.

5. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) Water Resources Section in its stormwater management concept letter dated April 26, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by the MCDPS Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

6. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) Fire Department Access and Water Supply Section in its letter dated July 18, 2019 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

7. The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated January 9, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
Future Site Plan Approval Required

8. Before clearing or grading or recording a plat for the Subject Property, the Applicant must receive Staff certification of a Planning Board-approved Site Plan and Forest Conservation Plan. The number and location of site elements, including but not limited to, buildings, dwelling units, on-site parking, site circulation, sidewalks, and active open spaces will be determined through Site Plan review and approval.

9. If an approved Site Plan or Site Plan Amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the Site Plan or Site Plan Amendment.

10. The Applicant must work with MCDOT to develop potential traffic calming measures along the Subject Property frontage of Bell Tower Drive.

11. The Applicant must work with the Montgomery County Planning Department’s bikeway planners to provide the off-site Bikeway Master Plan recommended neighborhood connector across the missing segment of nearby Calypso Lane and the Nike Missile Local Park access road.

12. The Applicant must provide an additional pedestrian connection with all necessarily easement connections through Parcel B and outside of the proposed alley, between the sidewalk on Bel Tower Drive and the Nike Missile Local Park access road.

Environment

Forest Conservation

13. A Final Forest Conservation Plan (FFCP) must be submitted with the Site Plan application. Conditions for approval of the FFCP must include the following requirements:
   a. The FFCP must include a planting plan designed to create a native shade tree canopy and include appropriate understory plantings. The planting plan should reflect the fact that the planting areas will be protected with Category II Conservation Easements and will be maintainable to manage potential invasive species incursions. The FFCP should include locations of any desired natural surface paths.
   b. Prior to the record plat on the property, the applicant must record a Category II Conservation Easement over all areas of forest planting, as specified on the approved Forest Conservation Plan. The Category II Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed and the Liber Folio for the easement must be referenced on the record plat.
   c. Prior to release of the first building permit, the Applicant must plant 12 native shade trees of at least 3 inches caliper, each, on-site, to mitigate for the removal of variance trees number 1, 2, 4, and 15. The mitigation trees must be shown on the Final Forest Conservation Plan.
   d. The Applicant must schedule the required site inspections by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
e. Within the first planting season following the release of the Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for this site, the Applicant must install the plantings shown for the required on-site afforestation of 0.80 acres or as directed by the M-NCPPC Forest Conservation Inspection staff.

f. Prior to any demolition, clearing, grading or construction on the project site, the Applicant must provide financial surety to the M-NCPPC Planning Department for the 0.80 acres of new forest planting and for the variance mitigation trees credited toward meeting the requirements of the FFCP on the project site.

g. Prior to any demolition, clearing, grading or construction on the project site, the Applicant must submit a two-year Maintenance and Management Agreement (MMA) approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas and landscape plantings credited toward meeting the requirements of the FFCP.

h. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.

i. At the direction of the M-NCPPC forest conservation inspector, the applicant must install permanent conservation easement signage along the perimeter of the conservation easements. Exact locations of the signs to be determined by the M-NCPPC forest conservation inspector to best define the limits of the conservation easement.

j. The Limits of Disturbance on the Final Sediment Control Plan must be consistent with the final limits of disturbance as shown on the approved FFCP.

**Transportation**

**Existing Frontage Improvements**

14. The Applicant must provide the sixty (60)-foot-wide public right-of-way dedication for the extension of Bell Tower Drive, as shown on the Preliminary Plan. The dedication must also be shown on the record plat(s).

**New Streets**

15. The Applicant must build the rights-of-way and ensure construction of all necessary road improvements for Bell Tower Drive, as shown on the Preliminary Plan, to the Road Code Design Standard MC 2002.02, as modified.

**Private Roads**

16. The Applicant must provide Private Alleys, including any sidewalks, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by either the Preliminary Plan or the subsequent Site Plan within the delineated private road area (collectively, the “Private Road”), subject to the following conditions:

a. The record plat must show the Private Alley in a separate parcel.

b. The Private Road must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338, and the terms and conditions as required by the Montgomery County Code with regard to private roads set forth at § 50-4.3.E et seq.
c. Before issuance of building permit, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Road has been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Preliminary Plan or a subsequent Site Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.

d. A separate bond shall be set aside for ongoing maintenance requirements with respect to the private roads, in an amount approved by M-NCPPC Staff.

Record Plats

17. There shall be no clearing or grading of the site prior to Certification of the Site Plan and Final Forest Conservation Plan and recordation of plat(s).

Easements

18. The record plat must show necessary easements.

19. The record plat must reflect a minimum four-foot wide public infrastructure area adjacent to all Private Alleys.

Notes and Labels

20. The record plat must reflect all areas under common ownership.

21. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Liber 28045 Folio 578 (“Covenant”).

22. The record plat must reflect a common use and access covenant for the benefit of the public over sidewalks and paths not included in public right-of-way. The covenant must be in a form approved by the M-NCPPC Office of the General Counsel and recorded among the Montgomery County Land Records.

Developments with Transfer of Development Rights (TDRs)

23. The record plat(s) must reflect serialization and liber/folio reference for all TDRs utilized by the development.

24. The final number of TDRs will be determined at the time of Site Plan approval.

Certified Preliminary Plan

25. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
26. The Certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

27. The Certified Preliminary Plan must show the following changes:
   a. A pedestrian and bikeway connection through the Subject Property, from Bell Tower Drive to the Nike Missile Local Park access road, and along the Nike Missile Park access road to the parking lot of the Nike Missile Local Park with associated LOD boundary, subject to further coordination with the Parks Department and Planning Staff, with the final details to be determined at Site Plan.
SECTION 2: SITE DESCRIPTION

Site Vicinity
The Meadowvale Property (Property or Subject Property), outlined in red in (Figure 1), is approximately 5.05 acres in size and is located at 18857 Cross Country Lane, Gaithersburg, MD. Centerway Road is to the north, Snouffer School Road is to the east, Woodfield Road and the Midcounty Highway are to the south and Goshen Road is to the west of the Property.

The neighborhood surrounding the Property is predominately residential with units zoned R-200/TDR 4.0 to the north, units zoned R-90 to the west and south, and a Planned Neighborhood (PNZ) zone to the east of the Property. A light industrial area zoned (IL) and Montgomery County Airpark lies to the east of the Property beyond Snouffer School Road. The Property lies within the 1996 Gaithersburg Vicinity Master Plan (Master Plan).

Site Analysis
The Property (Figure 2) is zoned R-200/TDR 5.0 on 5.05 acres and is zoned R-90/TDR 5.0 on 5,134 square feet and is located at the end of Bell Tower Drive, as secondary residential roadway.

The Property is identified as Parcel 54 and is currently improved with one existing single-family house, numerous sheds and a garage. The Property is relatively flat, and gently sloped to the southeast. The
Property lies within the Great Seneca Creek watershed and there are no forest, streams, wetlands, floodplains, or environmental buffers on the Property.

![Aerial view with Property outlined in red](image)

**Figure 2: Aerial view with Property outlined in red**

**Previous Approvals**

**Preliminary Plan Approvals**

On April 25, 1995, the Planning Board approved Preliminary Plan No. 119950360 for the creation of three lots on the Property. This approval was not implemented.

On September 18, 2007, the Planning Board approved Preliminary Plan No. 120060280 by Resolution No. 07-144 for the creation of ten (10) lots on the Property (Figure 3). This approval was not implemented, and the Preliminary Plan approval expired on October 11, 2018.
Project Description
The current proposal is to subdivide the Property into eleven (11) lots for townhouses, and eight (8) lots comprised of seven (7) new single-family detached units and one existing single-family detached unit to be retained (Attachment 1 – Preliminary Plan). The Property has a base density of 2 units per acre on the 5.05 acres that allows for 10 units. The Applicant proposes to purchase nine (9) TDRs, which will allow for a total of 19 units on the Property. Per section 59.4.9.17.2.c, the Project must comply with the R-60 Zone Optional Method MPDU Development Standards. The townhouses will be rear-loaded and will front on a Common Open Space parcel. The proposed single-family detached units are clustered and oriented to either Bell Tower Drive or a shared alley/driveway with a shared Common Open Space parcel in the center. The Project will provide a sixty-foot-wide right-of-way by connecting Cross County Lane and Bell Tower Drive through the Property.

The Project will create two Category II Forest Conservation Easements, approximately 0.47 acres and 0.38 acres in size, on Parcel B. These two Forest Conservation Easements connect to the Nike Missile Park on the east Property line. The Applicant is required to provide a pedestrian path through Parcel B that will connect from the sidewalk on Bell Tower Drive to the Nike Missile Park access road, and continue along the Nike Missile Park access road to the parking lot of the Nike Missile Local Park (see Figure 5). This will require the LOD boundary to be extended and may require additional mitigation on the FFCP. The final design and location will be determined at the time of Site Plan.
COMMUNITY CORRESPONDENCE
The Applicant has complied with all submittal and noticing requirements. Due to the various iterations of the proposed development on the Property, additional meetings occurred through the review period.

Additional Meetings
In addition to the required pre-submission meeting, the following additional meetings were held to respond to the community’s concerns:

Figure 4. Proposed Preliminary Plan

Figure 5. Proposed pedestrian and bikeway connection.
• Staff received correspondence from Councilmember Rice’s office regarding the community’s concerns with the proposed development. Staff met with Councilmember Rice on October 1, 2018 and made a presentation about the proposed development and answered the Councilmember’s questions.

• In early November 2018, Councilmember Rice also met with the President of Meadowvale’s HOA and another resident concerning the proposed development.

• On November 26, 2018, the Applicant met with a “working group” comprising the community’s appointed counsel, the President of Meadowvale’s HOA, and other community members to discuss the application.

• On January 29, 2019, Staff met with the “working group” and answered the community’s concerns with regards to the proposed development.

• On July 16, 2019, Staff met with the “working group” to update the community and consider concerns with regards to the proposed development.

• Staff met with Councilmember Rice on August 26, 2019 and gave an updated presentation about the proposed development and answered the Councilmember’s questions on the final design.

**Key Issues**
A summary of the key issues raised by the Meadowvale and Strawberry Knoll communities/residents and responses from Staff are as follows:

• Residents are concerned about more cars being parked on-street on Cross County Lane.

  The proposed garages and driveways meet the Parking Requirements of 59.6.2.4. The Project will provide on-street parking along one side of Bell Tower Drive to accommodate any additional parking needs by residents and guests.

• Community raised concerns to the Parks Department requesting that this project utilize the Nike Missile Park access road as primarily access to the proposed subdivision. Also, the community requested the project construction to be staged on the Nike Missile Park access road and not from the existing neighborhood.

  The Parks Department did not support either of these requests and provided justification (see Attachment 2). The Parks Department does not support allowing their access roads to parks to be used for private development and staging areas for private construction.

• Community identified Cross County Lane as needing maintenance/repair.

  Planning Staff conducted a site visit to view the property and Cross County Lane. While Staff did not identify any improvements of immediate concern to be addressed by the Applicant as part of the proposed subdivision, Staff did refer the community to the Montgomery County
Department of Transportation and the Department of Permitting Services to try to address any maintenance or repair issues.

Please see Attachment 3 for the community correspondence.

SECTION 4: ANALYSIS AND FINDINGS, 50.4.2.D

1) The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.

The project is being reviewed under R-60 Zone, MPDU Optional Method Development Standards\(^1\), due to utilization of TDRs, per section 59.4.9.17.2.c. The proposed lots were reviewed for compliance with the dimensional requirements for the R-60 Zone, as specified in the Zoning Ordinance. The proposed lot dimensions, size, width, shape and orientation are appropriate for the location of the subdivision and this type of development and will meet all dimensional requirements for the area, frontage, width, and setbacks in the R-60 Zone for MPDU optional method. The application represents infill development in an appropriate location near existing residential subdivision. The proposal is consistent with the intent of the R-60 Zone that reads as follows:

“...provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.”

Pursuant to Section 59.4.4.9 of the current Zoning Ordinance, applicable development standards for a MPDU Optional Method Development Standards of the Property in the R-60 Zone are shown in Table 1.

\(^1\) Due to the acceptance date of this Project of August 28, 2018, it is not required to meet Chapter 25A-5.b. which states “an Applicant for an approval or permit identified in subsection (a) who proposes development of between 11 and 19 dwelling units is not required to provide MPDUs, but must make a payment to the Housing Initiative Fund, as provided by regulation” (effective on October 31, 2018 - Bill 34-17).
Table 1: Data Table

<table>
<thead>
<tr>
<th>Table 1: R-60 Zone, MPDU Optional Method Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SITE</strong> (59.4.4.9.C.1.) <strong>LOT</strong> (59.4.4.9.C.2.) <strong>PLACEMENT</strong> (59.4.4.9.C.3.) <strong>Height (in feet)</strong> (59.4.4.9.C.4.)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>REQUIRED/ALLOWED</strong></th>
<th><strong>PROPOSED</strong></th>
<th><strong>REQUIRED/ALLOWED</strong></th>
<th><strong>PROPOSED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SITE</strong> (59.4.4.9.C.1.)</td>
<td><strong>DETACHED HOUSE</strong></td>
<td><strong>TOWNHOUSE</strong></td>
<td><strong>DETACHED HOUSE</strong></td>
<td><strong>TOWNHOUSE</strong></td>
</tr>
<tr>
<td><strong>DIMENSION (MIN)</strong></td>
<td><strong>USABLE AREA</strong></td>
<td><strong>DEMAND (UNIT/ACRE OF USABLE AREA)</strong></td>
<td><strong>OPEN SPACE (MIN)</strong></td>
<td><strong>COMMON OPEN SPACE (% OF USABLE AREA)</strong></td>
</tr>
<tr>
<td>Specification for Site under MPDU Development (max)</td>
<td>3 AC</td>
<td>60%</td>
<td>5 AC 2</td>
<td></td>
</tr>
<tr>
<td><strong>DENSITY (MAX)</strong></td>
<td>5</td>
<td>3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OPEN SPACE (MIN)</strong></td>
<td>20%</td>
<td>22%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SITE COVERAGE (MAX)</strong></td>
<td>60%</td>
<td>N/A</td>
<td>40% (MAX)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>LOT</strong> (59.4.4.9.C.2.)</td>
<td><strong>LOT AREA</strong></td>
<td><strong>LOT WIDTH AT FRONT BUILDING LINE</strong></td>
<td><strong>LOT WIDTH AT FRONT LOT LINE</strong></td>
<td><strong>FRONTAGE ON STREET OR OPEN SPACE</strong></td>
</tr>
<tr>
<td><strong>DIMENSION (MIN)</strong></td>
<td>3,000 SF</td>
<td>1,000 SF</td>
<td>7,574 SF</td>
<td>1,140 SF (MIN)</td>
</tr>
<tr>
<td><strong>FRONT SETBACK FROM PUBLIC STREET</strong></td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20' (MIN)</td>
</tr>
<tr>
<td><strong>FRONT SETBACK FROM PRIVATE STREET OR OPEN SPACE</strong></td>
<td>10'</td>
<td>10'</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>SIDE STREET SETBACK, ABUTTING LOT FRONTS ON THE SIDE STREET AND IS IN A RESIDENTIAL DETACHED ZONE</strong></td>
<td>20'</td>
<td>20'</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>SIDE STREET SETBACK, ABUTTING LOT FRONTS DOES NOT FRONT ON THE SIDE STREET AND IS NOT IN A RESIDENTIAL DETACHED ZONE</strong></td>
<td>15'</td>
<td>15'</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>SIDE OR REAR SETBACK</strong></td>
<td>DETERMINED AT SITE PLAN</td>
<td>DETERMINED AT SITE PLAN</td>
<td>AS SHOWN AT SITE PLAN</td>
<td>AS SHOWN AT SITE PLAN</td>
</tr>
<tr>
<td><strong>SIDE SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION</strong></td>
<td>EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REAR SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION</strong></td>
<td>EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REAR SETBACK, ALLEY</strong></td>
<td>4'</td>
<td>4'</td>
<td>N/A</td>
<td>4' (MIN)</td>
</tr>
<tr>
<td><strong>HEIGHT (MAX)</strong></td>
<td><strong>PRINCIPAL BUILDING</strong></td>
<td><strong>ACCESSORY STRUCTURE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HEIGHT (MAX)</strong></td>
<td>40'</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Density is only being calculated from the R-200/TDR 5.05-acre portion of the Subject Property.

Table 2: Data Table

<table>
<thead>
<tr>
<th>Transfers of Development Rights</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone</strong></td>
</tr>
<tr>
<td><strong>Area</strong></td>
</tr>
<tr>
<td><strong>Based Density</strong></td>
</tr>
<tr>
<td><strong>Total Based Units</strong></td>
</tr>
<tr>
<td><strong>TDRs</strong></td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
</tr>
</tbody>
</table>

² Per Section 4.9.17.2.b, the development includes “at least 2/3 of the maximum number of development rights” by providing a total of 19 Units. The total unit yield for the Subject Property is 25 units.

2) The preliminary plan substantially conforms to the master plan.

The 1985 Gaithersburg and Vicinity Master Plan (“Master Plan”) recommends a unit yield of 18 to 25 units on the Subject Property. This Project complies with the Master Plan by providing 19 units total for the Subject Property. The proposed building types are comparable to the surrounding neighborhood by
providing a mix of single-family houses and townhouses, and the design and orientation of the proposed
development allows for the density envisioned by the Master Plan and allowed by the zone, while
clustering the proposed lots around open spaces and preserving the maximum amount of open space.

Master-Planned Roadway and Master-Planned Bikeways
The Applicant proposes a “natural trail” connection from the private alley on the eastern side of the site
to the access road to Nike Missile Local Park. The Applicant is currently required to provide a pedestrian
connection through the site and outside of the alley, with final details to be determined at Site Plan. The
2018 Bicycle Master Plan recommends a “neighborhood connector” southeast of the site where Calypso
Lane dead ends adjacent to the Nike Missile Local Park. Neighborhood connectors are short bicycle and
pedestrian paths that provide critical connections in the residential walking and bicycling network. This
proposed connection creates a shortcut into Nike Missile Local Park and increases neighborhood access.
The connector as proposed by the Applicant should be widened and paved and meet the requirements
of the Americans with Disabilities Act (ADA) and the Bicycle Master Plan recommendation. Final details
of the path alignment will be determined at Site Plan.

3) Public facilities will be adequate to support and service the area of the subdivision.

Schools
Based on the following school cluster and individual school capacity analysis performed using the
FY2019 Annual School Test, there is adequate school capacity for the amount and type of development
proposed by this application.

Overview and Applicable School Test
Preliminary plan application #12006028A for Meadowvale is scheduled to come before the Planning
Board for review after July 1, 2019. Therefore, the applicable annual school test is the FY20 Annual
School Test, approved by the Planning Board on June 20, 2019 and effective July 1, 2019. The application
proposes development of eleven (11) new townhouse units, seven (7) new single-family detached units
and one existing dwelling unit to remain.

Calculation of Student Generation
To calculate the number of students generated by the proposed development, the number of dwelling
units is multiplied by the applicable regional student generation rate for each school level. Dwelling
units are categorized by structure type: single family detached, single family attached (townhouse), low-
to mid-rise multifamily unit, or high-rise multifamily unit. The Subject Property is located within the
upcounty region.

Table 3- Per Unit Student Generation Rates – Upcounty Region

<table>
<thead>
<tr>
<th></th>
<th>Elementary School</th>
<th>Middle School</th>
<th>High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Detached</td>
<td>0.210</td>
<td>0.120</td>
<td>0.169</td>
</tr>
<tr>
<td>SF Attached</td>
<td>0.248</td>
<td>0.121</td>
<td>0.157</td>
</tr>
<tr>
<td>MF Low- to Mid-Rise</td>
<td>0.183</td>
<td>0.077</td>
<td>0.093</td>
</tr>
<tr>
<td>MF High-Rise</td>
<td>0.020</td>
<td>0.008</td>
<td>0.010</td>
</tr>
</tbody>
</table>

With a net of 18 single-family townhouse units, the proposed project is estimated to generate the
following number of students:
Table 4- Net number units to students

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Net Number of Units</th>
<th>ES Generation Rates</th>
<th>ES Students Generated</th>
<th>MS Generation Rates</th>
<th>MS Students Generated</th>
<th>HS Generation Rates</th>
<th>HS Students Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Detached</td>
<td>7</td>
<td>0.210</td>
<td>1.470</td>
<td>0.120</td>
<td>0.840</td>
<td>0.169</td>
<td>1.183</td>
</tr>
<tr>
<td>SF Attached</td>
<td>11</td>
<td>0.248</td>
<td>2.728</td>
<td>0.121</td>
<td>1.331</td>
<td>0.157</td>
<td>1.727</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18</td>
<td></td>
<td></td>
<td>4</td>
<td></td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

This project is estimated to generate 4 new elementary school students, 2 new middle school students, and 2 new high school students.

Cluster Adequacy Test
The project is located within the Gaithersburg High School Cluster. The student enrollment and capacity projections from the FY20 Annual School Test for the cluster are noted in the following table:

Table 5- Projected Cluster Totals

<table>
<thead>
<tr>
<th>School Level</th>
<th>Projected Cluster Totals, September 2024</th>
<th>Moratorium Threshold</th>
<th>Estimated Application Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrollment</td>
<td>Program Capacity</td>
<td>% Utilization</td>
<td>Surplus/Deficit</td>
</tr>
<tr>
<td>Elementary</td>
<td>4,694</td>
<td>4,668</td>
<td>100.6%</td>
</tr>
<tr>
<td>Middle</td>
<td>1,882</td>
<td>1,958</td>
<td>96.1%</td>
</tr>
<tr>
<td>High</td>
<td>2,764</td>
<td>2,429</td>
<td>113.8%</td>
</tr>
</tbody>
</table>

The Moratorium Threshold identified in the table is the number of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and therefore trigger a cluster-wide residential development moratorium. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds at all three school levels. Therefore, there is sufficient capacity at the elementary, middle and high school cluster levels to accommodate the estimated number of students generated by this project.

Individual School Adequacy Test
The applicable elementary and middle schools for this project are Strawberry Knoll ES and Gaithersburg MS, respectively. Based on the FY20 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 6- Projected School Totals

<table>
<thead>
<tr>
<th>School</th>
<th>Projected School Totals, September 2024</th>
<th>Moratorium Threshold</th>
<th>Estimated Application Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrollment</td>
<td>Program Capacity</td>
<td>% Utilization</td>
<td>Surplus/Deficit</td>
</tr>
<tr>
<td>Strawberry Knoll ES</td>
<td>463</td>
<td>454</td>
<td>102.0%</td>
</tr>
<tr>
<td>Gaithersburg MS</td>
<td>942</td>
<td>1,009</td>
<td>93.4%</td>
</tr>
</tbody>
</table>

2 The projected enrollment of 701 students at Strawberry Knoll ES has been modified to reflect the estimated impact of a future boundary change that will reassign students from Strawberry Knoll ES to Gaithersburg ES #8 upon the programmed opening of the latter school in September 2022.
Under the individual school adequacy test, a school is deemed inadequate if the projected school utilization rate exceeds 120% and the school seat deficit meets or exceeds 110 seats for an elementary school or 180 seats for a middle school. If a school’s projected enrollment exceeds both thresholds, then the school service area is placed in a residential development moratorium.

The Moratorium Enrollment Thresholds identified in the table above are the numbers of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and the seat deficit threshold. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds for both Strawberry Knoll ES and Gaithersburg MS. Therefore, there is sufficient anticipated school capacity to accommodate the estimated number of students generated by this project.

**Transportation**

**On-Site Vehicular Access**

As proposed, Bell Tower Drive will be extended and connect with Cross Country Lane. Currently, there is a short dead-end street from Cross County Lane that connects to a driveway serving the existing single-family detached house, which will be retained. Access to the proposed development will be primarily served by two private circular alleys/driveways, with associated common open spaces, off Bell Tower Drive. Six (6) single-family detached homes are oriented on a private alley/driveway on the west side of Bell Tower Drive, eleven (11) townhomes will be served by a private alley on the east side of Bell Tower Drive, and two single-family detached homes will have driveway access directly to Bell Tower Drive. This configuration helps reduce the number of curb cuts on Bell Tower Drive, minimize the amount of land needed for development and maximize the amount of open space on the Property.

**Vehicular Access and Neighborhood Circulation**

The Applicant proposes to construct Bell Tower Drive through the Property connecting to Cross County Lane. The cross-section includes a 60-foot wide secondary residential street with two travel lanes, an 8-foot wide parking lane on one side, 5-foot-wide sidewalks, and 8-8.5-foot-wide tree panels on both sides.

The construction of the missing segment of Bell Tower Drive through the Property will increase neighborhood access and connectivity. To address the local neighborhood concerns, the Applicant must work with MCDOT and Staff regarding possible traffic calming measures on Bell Tower Drive at Site Plan.

**Non-Master-Planned Streets and Pedestrian Facilities**

Bell Tower Drive and Cross County Lane are not listed in the Master Plan but are two-lane secondary residential streets with existing 60-foot-wide rights-of-way, approximately 26-foot wide paved travelways, permitted on-street parking, and no bikeway. The built segment of Bell Tower Drive north of the Property has four-foot-wide sidewalks with 12-foot-wide tree panels on both sides. Cross County Lane is a local semi-circular loop street that intersects the southeast side of Strawberry Knoll Road opposite Strawberry Knoll Park. Cross County Lane has a four-foot-wide sidewalk with a 12-foot-wide tree panel on the south side of the street, to where it will intersect with the proposed extension of Bell Tower Drive.

The Nike Missile Park access road is an M-NCPPC Park Road, with a 20-foot-wide paved travelway, that connects Snouffer School Road to access the M-NCPPC park. The applicant is required to provide a pedestrian connection from Bell Tower Drive, through the Subject Property to the play facilities at the
adjacent Nike Missile Park, subject to further coordination with Parks Department and Planning Staff, with final details to be determined at Site Plan.

The private alleys off Bell Tower Drive are proposed to have 16-foot wide rights-of-way.

**Public Transit Service**

Ride On Route 64 operates along Strawberry Knoll Road to the west of the site. Route 64 operates between the Shady Grove Metro Station and Montgomery Village Center every 30 minutes on weekdays and weekends.

**Local Area Transportation Review (LATR)**
The Traffic Statement used the Institute of Transportation Engineers’ Trip Generation rates to calculate the peak-hour trips generated by the proposed seven single-family detached units and eleven townhouses. The table below shows the number of peak-hour trips generated by the proposed residential development within the weekday morning and evening peak periods.

### Table 7- Vehicle Trip Generation

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>ITE Trips</td>
<td>16</td>
<td>17</td>
</tr>
<tr>
<td>Policy Area/Auto Driver Trips</td>
<td>15</td>
<td>16</td>
</tr>
</tbody>
</table>

(*ITE Land Use: Townhouses (220) & Single-family detached units (210); Policy Area vehicle trip adjustment is 93%*)

### Table 8- Trip Distribution by Mode

<table>
<thead>
<tr>
<th>Multimodal Distribution</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Driver Trips (59.9%)</td>
<td>15</td>
<td>16</td>
</tr>
<tr>
<td>Auto Passenger Trips (26.8%)</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Transit Trips (4.6%)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Bicycle Trips (4.0%)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Pedestrian Trips* (8.6%)</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

**Total Person Trips**

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Person Trips</strong></td>
<td><strong>25</strong></td>
<td><strong>26</strong></td>
</tr>
</tbody>
</table>

(*Auto driver trips are derived from the ITE vehicle trip generation rate and adjusted based on the Policy Area*)

Under the 2016-2020 Subdivision Staging Policy, a traffic study is not required as the proposed use generates fewer than 50-person trips within the weekday peak hours. In addition, the number of transit, bicycle, and pedestrian is fewer than the 50-trip standard. Thus, a traffic study of these travel modes is not required to satisfy the LATR test.
Other Public Facilities
The proposed development will be served by public water and sewer systems. The Montgomery County Department of Permitting Services Fire Department Access and Water Supply Section has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services are available and adequate.

4) All Forest Conservation Law, Chapter 22A requirements are satisfied.

Environmental Guidelines
A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for this site was approved by Staff on July 26, 2005 (NRI/FSD No. 420060010), and a Preliminary Forest Conservation Plan (No. 120060280) was approved on June 12, 2007. The amended Preliminary Forest Conservation Plan updates all natural resources information, including the inventory of significant and specimen trees. The Property contains no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of rare, threatened, or endangered species. The proposal is in conformance with the Montgomery County Planning Department’s Environmental Guidelines.

Forest Conservation
The net tract area for the site is 5.34 acres, and the zoning category for the property is high density residential. The Forest Conservation Law requires that afforestation be provided for a minimum of 15% of the net tract area, which is 0.80 acres (34,848 square feet) on this Property. The Preliminary Forest Conservation Plan (PFCP – Attachment 4) proposes to plant 0.85 acres (37,026 square feet) of new forest, protected by two Category II forest conservation easements located on the northern and eastern portions of the Property. A Final Forest Conservation Plan must be approved with the subsequent Site Plan.

Forest Conservation Variance
Section 22A-12(b) (3) of County code identifies certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree’s critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the Forest Conservation Law. The law requires a variance to impact trees that: measure 30 inches or greater, dbh; are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion tree; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

Variance Request
The Applicant submitted a variance request on November 11, 2019, because the development would create an impact to the CRZ of five trees that are considered high priority for retention under Section 22A-12(b) of the County code. Four of these trees are to be removed. It should be noted that the table in the variance request notes that four specimen trees are to be removed, while tree E-07 is to be impacted but retained, however the text of the variance request says that all five specimen trees impacted are to be removed. The table is correct; tree E-07 is to be saved.
Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in an unwarranted hardship. There are nine specimen trees interspersed through the Property, which is zoned R-200 with a TDR overlay of 5.0. The surrounding area is developed with single-family houses. Bell Tower Drive is to be extended through the Property to connect with Cross Country Lane and provide access. The Gaithersburg Vicinity Master Plan recommends this area for residential development. The Property cannot be developed as envisioned by the Master Plan and allowed by the zone, if permission is not granted to disturb the CRZ of any of the variance trees. Staff agrees that this would create an unwarranted hardship for and deny the applicant reasonable and significant use of the Property.

Variance Findings

Per Section 22A-21 and based on review of the variance request and the proposed PFCP, Staff finds the requested variance:

1. **Will not confer on the applicant a special privilege that would be denied to other applicants.**

   The Property is relatively small and oddly shaped, and the public road that is to bisect the Property creates additional constraints. Staff has determined that the impacts to the trees subject to the variance requirement cannot be avoided if the development envisioned by the Master Plan and permitted by zoning is to be allowed. Therefore, the granting of this variance is not a special privilege that would be denied to other applicants.

2. **Is not based on conditions or circumstances which are the result of the actions by the applicant.**

   The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant, but on engineering and site constraints.

3. **Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.**

   The requested variance is not a result of land or building use on a neighboring property.

4. **Will not violate State water quality standards or cause measurable degradation in water quality.**

   The four trees removed must be replaced on site according to a formula that requires one caliper-inch of replacement trees planted for every four inches diameter removed, using planting stock of no less than three (3) inches caliper. This project will remove 143 diameter inches of specimen trees, which will be mitigated by planting a minimum of 35.75 caliper-inches of native shade trees, using planting stock no smaller than three (3) inches caliper, each. This will result in a requirement to plant approximately twelve (12) replacement trees, which must be shown on the Final Forest Conservation Plan. It is assumed that the canopy produced by these trees will replace the canopy from the removed trees within a few years, thereby restoring the water quality functions formerly performed by the trees removed. Therefore, the project will not violate State water quality standards or cause a measurable degradation in water quality.
Variance Recommendation
Staff recommends that the variance be granted.

Stormwater Approval
The Montgomery County Department of Permitting Services issued an approval letter for the stormwater management concept on April 26, 2019. The project plan proposes to meet the stormwater management requirements using dry wells, micro-infiltration trenches, and other micro-bioretention facilities.

SECTION 5: CONCLUSION

The Preliminary Plan application meets all required findings under Chapter 50, the Subdivision Regulations. Therefore, Staff recommends approval of the Preliminary Plan with the conditions specified at the beginning of this report.

Attachments:
1. Preliminary Plan
2. Letter from Parks
3. Community Correspondence
4. Forest Conservation Plan
5. Agency Approval Letters
MEMORANDUM

February 7, 2019

TO: Montgomery County Planning Department Area 2, Cary Sanders and Patrick Butler

VIA: Hyojung Garland, Master Planner/Supervisor, Park Planning and Stewardship
Doug Ludwig, Chief, Northern Region

FROM: Dominic Quattrocchi, AICP, Planner Coordinator, Park Planning and Stewardship

SUBJECT: 12006028A Meadowvale

The Meadowvale preliminary plan in Planning Area 2 near Gaithersburg, proposes 19 lots on 5.05 acres with connection to Bell Tower Drive from the north and Cross Country Lane to the south. Planning Board members received a letter dated 10JAN2019 from a local resident requesting that the entrance and exit to the new development be on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

The Department of Parks knows of no prior precedent of facilitating a private development using a public park owned road, where reasonable and safe alternatives exist. Providing or facilitating private development is not part of the Commission’s mission or specifically the Department of Parks’ provision of recreational platforms and stewardship of Commission lands. Existing safe, logical, master planned built roads and infrastructure are in place, designed to accommodate this private development (See Figure 1 and 2). The property has road frontage to both Bell Tower Drive and Cross Country Lane.

To place significant trip generation on a 2000’ linear Park road to accommodate unneeded access to a private development is a potential safety conflict for Park users and erodes park-like expectations. In addition, it would also add undue burden to Parks infrastructure decreasing life expectancy and requiring funding for increased maintenance and replacement and raise concerns about expectations for plowing and salting in the winter. Local Parks like Nike Missile are not prioritized for snow removal as there are no facilities or structures that require emergency access or public access for programming.
Figure 1. Proposed Preliminary Plan access, supported by the Department of Parks.

Figure 2. Proposed access to Meadowvale Development from community member (in red) not supported by the Dept of Parks
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:  Reviewers:
Anderson, Casey- Chairman  Herssson-Ring, Rhonda – Lead Reviewer
Dreyfuss, Norman – Member  Butler, Patrick – Reviewer
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature]

Ali Ishan

[Date]

18330 Winter Park Rd

Gaithersburg, MD 20879
To: Maryland-National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhoda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Signature

ANDREW GARFIELD
Print Name

1/15/19
Date

57 Cross Country G
Address
GATHEESBURG, MD 20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-cro s sings would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature]

Print Name

Date

18317 Winter Park Ct.

Gaithersburg, MD

#Meadowvale
Attachment 3

To: Maryland National Capital Park and Planning Commission
    Planning Board
    8787 Georgia Avenue
    Silver Spring, MD 20910

Board Members:
Anderson, Casey – Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina – Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPDC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature] [Print Name] [Date]

18300 Winter Pk Ct

[Address]
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman - Member
Fani-Gonzalez, Natali - Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhonda - Lead Reviewer
Butler, Patrick - Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

Brian Coffman 1/17/19

8562 Calypso Lane, Gravette, AR 72736

Address
To: Maryland National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey – Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina – Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/ exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop- off and pick- up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

C. E. Z.  
Signature  

C. E. Trinite  
Print Name  

08 JAN19  
Date

18309 WINTER PARK CT.  
Address  

GAITHERSBURG, MD 20879  

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:  
Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natalie – Member  
Patterson, Tina- Member

Reviewers:  
Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns.

Signature: ____________________________  Print Name: ____________________________  Date: 1/16/19

18711 Cross Country Lane  Gaithersburg, MD 20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission
   Planning Board
   8787 Georgia Avenue
   Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhoda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

David W. Burke

Signature

David Burton

Print Name

31 Jan 19

Date

18929 Cross Country Ln.

Address
Attachment 3

To: Maryland- National Capital Park and Planning Commission
   Planning Board
   8787 Georgia Avenue
   Silver Spring, MD 20910

   Board Members:
   Anderson, Casey- Chairman
   Dreyfuss, Norman – Member
   Fani-Gonzalez, Natali – Member
   Patterson, Tina- Member

   Reviewers:
   Hersson-Ring, Rhonda – Lead Reviewer
   Butler, Patrick – Reviewer

   Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

_________________________  _________________________  ____________
Nomee M. Lewinski            Denise M. Lewinski       1-10-19
Signature                    Print Name                Date

18846 Cross Country Lane
Gaithersburg MD. 20879
Address
Attachment 3

To: Maryland- National Capital Park and Planning Commission
   Planning Board
   8787 Georgia Avenue
   Silver Spring, MD 20910

   Board Members:
   Anderson, Casey- Chairman
   Dreyfuss, Norman – Member
   Fani-Gonzalez, Natali – Member
   Patterson, Tina- Member

   Reviewers:
   Hersson-Ring, Rhonda – Lead Reviewer
   Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
The proposed entrances/ exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop- off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature]  
[Print Name]  
[Date]

8605 CALYPSO LANE  
GAITHERSBURG, MD 20879  

Address
To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Herssson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street crossing would be out of sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Jane L. Trinite
Signature

Jane L. Trinite
Print Name

1/8/19
Date

18409 Winter Pk. Ct,
Gaithersburg, MD 20879
Address
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:  Reviewers:
Anderson, Casey- Chairman  Hersson-Ring, Rhoda – Lead Reviewer
Dreyfuss, Norman – Member  Butler, Patrick – Reviewer
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Signature: Janice Dillon
Print Name: Janice Dillon
Date: 11/15/19

Address: 13820 Cross Country Ln.
Gaithersburg, Md. 20879
Attachment 3

To: Maryland National Capital Park and Planning Commission Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members: Anderson, Casey - Chairman
Dreyfuss, Norman - Member
Fani-Gonzalez, Natali - Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhonda - Lead Reviewer
Butler, Patrick - Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature]

Print Name

Date

18850 Cross Country Lane Gaithersburg MD 20879

Address
Attachment 3

To:      Maryland- National Capital Park and Planning Commission  
         Planning Board  
         8787 Georgia Avenue  
         Silver Spring, MD 20910

Board Members:  Reviewers:  
                 Anderson, Casey- Chairman  Hersson-Ring, Rhonda – Lead Reviewer  
                 Dreyfuss, Norman – Member  Butler, Patrick – Reviewer  
                 Fani-Gonzalez, Natali – Member  
                 Patterson, Tina- Member

Re:      Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPDC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

[Signature]  [Print Name]  [Date]

[Address]

18842 Cross Country Lane
Shickshinny, PA 20879
To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members: Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers: Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Kathleen O. Lyons 1-8-19

Signature Print Name Date

8405 Calypso Lane
Gaithersburg, MD 20879

Address
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-cro-ssing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Signature: [Signature]
Print Name: Lilia Reyna
Date: 1/19/2019

Address: 1850 CROSS COUNTRY LANE
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members: Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers: Herssson-Ring, Rhoda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (120006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

[Signature]

[Print Name]

[Date]

18703 Cross Country Ln

Address Gaithersburg, MD 20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exports of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Sincerely,

[Signature]
Luis Castillo

[Print Name]

[Date]

13850 cross country lane, gothamsburg, md 20879

[Address]
Attachment 3

To: Maryland- National Capital Park and Planning Commission
   Planning Board
   8787 Georgia Avenue
   Silver Spring, MD 20910

Board Members: Anderson, Casey- Chairman
                 Dreyfuss, Norman – Member
                 Fani-Gonzalez, Natali – Member
                 Patterson, Tina- Member

Reviewers: Hersson-Ring, Rhoda – Lead Reviewer
           Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPNC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Margaret F. Luther / Dennis Luther 1-12-19
Signature Print Name Date

8621 Calypso Lane, Gaithersburg, MD 20879
Address
To: Maryland National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman - Member
Fani-Gonzalez, Natali - Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhoda - Lead Reviewer
Butler, Patrick - Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Melanie Hargfield
Signature

MELANIE GARFIELD
Print Name

01/15/19
Date

57 CROSS COUNTRY COURT
GAINESVILLE, MD 20879
Address
To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three-fold:**

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Melanie Stonick

Signature

Melanie Stonick

Print Name

11/10/19

Date

1842 Cross Country Lane

Address

Gaithersburg, MD

20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members: Reviewers:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member
Hersson-Ringskog, Rhoda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Michael Reeling
Signature

Michael Reeling
Print Name

1-24-2019
Date

56 Cross County Ct Gaithersburg MD 20877
Address
Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPDC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out of sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three-fold:**

1. **No new development until the new elementary school would be able to help absorb the overcapacity situation.**
2. **Keep the number of new homes at 11 single family homes as originally planned.**
3. **Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

Signature

Print Name

2/4/19

Address

18679 Cross Country Lane, Gaithersburg, MD 20879
Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPDC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

[Signature]  [Print Name]  [Date]

8616 Calypso Lane

Address
Attachment 3

To:        Maryland- National Capital Park and Planning Commission
          Planning Board
          8787 Georgia Avenue
          Silver Spring, MD 20910

          Board Members:                        Reviewers:
          Anderson, Casey- Chairman             Hersson-Ring, Rhonda - Lead Reviewer
          Dreyfuss, Norman – Member              Butler, Patrick – Reviewer
          Fani-Gonzalez, Natali – Member
          Patterson, Tina- Member

Re:       Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Signature

Print Name

Date

18300 Wilson Park Ct

Gaithersburg, MD 20879

Address
To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:  
Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:  
Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPSC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

[Signature] [Print Name] [Date]

18820 Cross Country Ln,
Gaithersburg, Md. 20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exports of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Scott F. Rodgers
Signature

Scott F. Rodgers
Print Name

01/09/2019
Date

18851 Cross Country Lane, Gaithersburg, MD 20879
Address
To: Maryland National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman - Member
Fani-Gonzalez, Natali - Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhonda - Lead Reviewer
Butler, Patrick - Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of our primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

The proposed entrances/ exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the
townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane.
Visibility around increased parking on the street has caused many a precarious driving and pedestrian
situation. Overflow parking from more homes in the new development will only cause more of a
hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the
property. This summer a water main broke on Strawberry Road located near another new development
and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition,
Cross Country Lane has not been paved in over 30 years. Trust that the Planning Board will be able to
assess and communicate the impact of development on the property to the community in terms of
sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the
   overcapacity situation.

2. Keep the number of new homes at 11 single family homes as originally planned.

3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

[Signature]

[Print Name]

[Date]

18750 Cross Country Ln.
Address Gaithersburg, MD 20877
To: Maryland- National Capital Park and Planning Commission
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey - Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina - Member

Reviewers:
Hersson-Ring, Rhonda – Lead Reviewer
Butler, Patrick – Reviewer

January 31, 2019

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

We are residents of Meadowvale and are writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11-12 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system and residential streets and would jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of our primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. We do not feel that development of more housing should be approved until the new school is close to completion.
Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, we are concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. We trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

Our proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of our concerns,

William E. Coppersmith
18337 Winter Park Ct.
Gaithersburg, MD 20879

Alice B. Coppersmith
18337 Winter Park Ct.
Gaithersburg, MD 20879
Attachment 3

To: Maryland- National Capital Park and Planning Commission Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Members:
Anderson, Casey- Chairman
Dreyfuss, Norman – Member
Fani-Gonzalez, Natali – Member
Patterson, Tina- Member

Reviewers:
Hersson-Ring, Rhoda – Lead Reviewer
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPCC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.
The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street-crossing would be out-of-sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three-fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

W. O. Brewett
Signature

William D. Barnett
Print Name

01/26/18
Date

18804 Cross Country Ln
Germantown, MD 20879
Address
Attachment 5

DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Rosshdieh
Director

August 8, 2019

Mr. Troy Leftwich, Senior Planner
Area 2 Planning Division
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12006028A
Meadowvale

Dear Mr. Leftwich

We have completed our review of the revised preliminary plan uploaded to eplans dated July 28, 2019 and reviewed by the Development Review Committee at its September 25, 2018 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

PRELIMINARY PLAN COMMENTS:

1. The Bell Tower Drive roadway section shall be per MC-2002.02 as shown in the preliminary plan.
2. Storm Drain Analysis: The storm drain analysis uploaded to eplans dated July 28, 2019 has been approved. No improvements are needed to the downstream public storm drain system by the applicant for this project.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. Trees in the County rights of way — spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.

5. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets/alley, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

6. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
   
a. Handicap ramps, curb & gutter, pavement striping, sidewalk, lawn panel, storm drainage and appurtenances and street trees along Bell Tower Drive. The Bell Tower Drive roadway section shall be per MC-2002.02 as shown in the preliminary plan.

   * NOTE: The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.

   b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

   c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

   d. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.

   e. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.
Mr. Troy Leftwich  
Preliminary Plan No. 12006028A  
August 8, 2019  
Page 3  

Sincerely,  

[Signature]  

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy  

Enclosures:  

1. Attachment # 1: Sight Distance Form(s)  

cc: Letters notebook  

cc-e: Kevin Huang  
      Endesco, Inc  
      Atiq Panjshiri  
      MCDPS RWPR  
      Sam Farhadi  
      MCDPS RWPR  
      Mark Etheridge  
      MCDPS WRM  
      Mary Fertig  
      MCDPS WRM  
      Marie LaBaw  
      MCDPS Fire  
      Mark Terry  
      MCDOT DTEO  
      Rebecca Torma  
      MCDOT OTP
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale

Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive

Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 (Driveway 1)

Sight Distance (feet) OK? Right 318' Yes Left 151' Yes

Street/Driveway #2 (Driveway 2)

Sight Distance (feet) OK? Right 331' Yes Left 257' Yes

Comments:
No obstacles on the left side through whole corridor.

GUIDELINES

<table>
<thead>
<tr>
<th>Classification or Posted Speed (use higher value)</th>
<th>Required Sight Distance in Each Direction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25 mph</td>
<td>150'</td>
</tr>
<tr>
<td>Secondary - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250'</td>
</tr>
<tr>
<td>Arterial - 40 (46)</td>
<td>325'</td>
</tr>
<tr>
<td>Major - 50 (55)</td>
<td>475'</td>
</tr>
<tr>
<td></td>
<td>550'</td>
</tr>
</tbody>
</table>

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.

Montgomery County Review:

Approved

Disapproved:

By:

Date: 8/8/19
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale

Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive

Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 (Driveway 3)

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right 379'</td>
<td>Yes</td>
</tr>
<tr>
<td>Left 463'</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Street/Driveway #2 (Driveway 4)

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right 330'</td>
<td>Yes</td>
</tr>
<tr>
<td>Left 374'</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Comments:

GUIDELINES

<table>
<thead>
<tr>
<th>Classification or Posted Speed (use higher value)</th>
<th>Required Sight Distance in Each Direction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25 mph</td>
<td>150'</td>
</tr>
<tr>
<td>Secondary - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250'</td>
</tr>
<tr>
<td>Arterial - 40 (45)</td>
<td>325'</td>
</tr>
<tr>
<td>Major - 50 (55)</td>
<td>400'</td>
</tr>
<tr>
<td></td>
<td>475'</td>
</tr>
<tr>
<td></td>
<td>550'</td>
</tr>
</tbody>
</table>

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.

Montgomery County Review:

☑ Approved
☐ Disapproved:

By:

Date: 8/8/19

Form Reformatted: March, 2000

08/02/2019
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale

Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive

Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 (Driveway 5)

- Sight Distance (feet) OK?
  - Right 315' Yes
  - Left 286' Yes

Street/Driveway #2 (Lot 19 Driveway)

- Sight Distance (feet) OK?
  - Right 311' Yes
  - Left 501' Yes

Comments:

GUIDELINES

<table>
<thead>
<tr>
<th>Classification or Posted Speed (use higher value)</th>
<th>Required Sight Distance in Each Direction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25 mph</td>
<td>150'</td>
</tr>
<tr>
<td>Secondary - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250'</td>
</tr>
<tr>
<td>Arterial - 40 (45)</td>
<td>325' (400')</td>
</tr>
<tr>
<td>Major - 50 (55)</td>
<td>475' (550')</td>
</tr>
</tbody>
</table>

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.

08/02/2019

Montgomery County Review:

☑ Approved

☐ Disapproved:

By:

Date: 8/8/19

Form Reformatted: March, 2000
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale  
Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive  
Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 (Cross Country Lane)  
Street/Driveway #2

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
<th>Right</th>
<th>945'</th>
<th>Yes</th>
<th>Right</th>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Left</td>
<td></td>
<td>400'</td>
<td></td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

GUIDELINES

<table>
<thead>
<tr>
<th>Classification or Posted Speed (use higher value)</th>
<th>Required Sight Distance in Each Direction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25 mph</td>
<td>150'</td>
</tr>
<tr>
<td>Secondary - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200'</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250'</td>
</tr>
<tr>
<td>Arterial - (45)</td>
<td>325'</td>
</tr>
<tr>
<td>Major - (55)</td>
<td>400'</td>
</tr>
<tr>
<td></td>
<td>475'</td>
</tr>
<tr>
<td></td>
<td>550'</td>
</tr>
</tbody>
</table>

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093  
PLS/P.E. MD Reg. No.

Montgomery County Review:

☑ Approved  
☐ Disapproved:

By:  
Date: 8/8/19

Form Reformatted: March, 2000
Dear Mr. Haung:

Based on a review by the Department of Permitting Services Review Staff, the review of the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept proposes to meet required stormwater management goals for each single family detached residential lot individually with drywells and micro infiltration trenches, for the public roads via two micro-bioretention facilities located on parcels and via two micro-bioretention facilities to treat the fee simple townhouse lots and associated infrastructure. The measures are intended to be sized to compensate for portions of the project that cannot drain to an ESD measures including public road extensions.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this development.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Each single family detached lot must provide full treatment with the use of ESD practices.

5. Use MCDPS latest design criteria at time of permit submittal.
Mr. Kevin Haung  
April 26, 2019  
Page 2 of 2

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at mary.fertig@montgomerycountymd.gov or at 240-777-6202.

Sincerely,

Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: mmf

cc: SM File # 220154

SF detached: ESD met on per lot basis  
Townhouses:  
ESD: Required/Provided 3360cf / 3656cf  
Right-of-Way:  
ESD: Required/Provided 3474cf / 3474cf  
STRUCTURAL: n/a  
WAIVED: n/a
January 9, 2020

Mr. Troy Leftwich
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Meadowvale
Preliminary Plan Amendment No. 12006028A

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. Please note that the language in Chapter 25A-5(b) which requires a payment to the Housing Initiative Fund for developments of between 11 and 19 units does not apply to this development because the original site plan was approved prior to October 31, 2018, when this amendment to Chapter 25A became effective, per Section 3(b) of Bill No. 34-17 (emphasis added):

Unless an applicant elects to be reviewed under the standards and procedures of Chapter 25A in effect on or after October 31, 2018, any such application accepted as complete or approved before October 31, 2018 and any sketch plan accepted as complete before October 31, 2018, must be approved or amended in a manner that satisfies Chapter 25A as it existed on October 30, 2018. The approval of any of these applications, or amendments to these applications, will allow the applicant to proceed through any other required application or step in the process within the time allowed by law or plan approval, under the standards and procedures of Chapter 25A in effect on October 30, 2018.

Sincerely,

Lisa Schwartz, Manager
Affordable Housing Programs Section

cc: Kevin Huang, Endesco, Inc.