

# ATTACHMENT G

MEMORANDUM

To: Montgomery County Planning Board

From: Great Seneca Science Corridor – Implementation Advisory Committee

Date: March 15, 2022

Re: Elms at PSTA Site Plan

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The members of the Great Seneca Science Corridor – Implementation Advisory Committee (IAC) submit these comments for your consideration in reviewing the Elms at PSTA Site Plan (Site Plan). Our intention is not to contradict anything that has already been approved, but to weigh in on how the proposed site plan meets the goals established in the 2010 *Great Seneca Science Corridor Master Plan* (Master Plan). It is our expectation that the Site Plan, has been reviewed in accordance with the accompanying Great Seneca Science Corridor Design Guidelines and is in conformance with the Guidelines.

**Green Space** – One of our overarching concerns is whether the amount of greenspace proposed is adequate. Of course, we would like to see as much green space as feasible to enhance the environment and the aesthetic and recreational enjoyment of the property. We understand that the area referred to as “Parcel A”, at the northeastern corner of the site at the intersection of Key West Avenue and Great Seneca Highway, will serve as an important stormwater management facility for the site, but it is also intended to serve as usable green space. We recommend that whatever treatment is used for the proposed natural surface trail, takes into consideration the topography and rain/water cycles to ensure that the area be an effective asset for the community through the year in various rain/water/weather cycles.

**Streetscape and Connectivity** – The Master Plan calls for streetscape and landscape elements that support walking, provide a range of experiences and a sense of place (Master Plan, p. 30). This site is located on two major thoroughfares, Great Seneca Highway and Key West Avenue, and should help define them. The development should create greater interaction between the proposed buildings and the street which would support greater walkability and shape the public realm. The streetscape and urban design elements should reflect a more engaging and active street life as envisioned in the Master Plan with strong pedestrian connectivity to neighboring retail space and a strong presence on the streets. The development should not look like another apartment / townhome community in the middle of suburbs.

**LSC Loop Trail** – As a prominent feature in the Master Plan, this area of the LSC Loop Trail should be built to the high design standards agreed upon for the entirety of the trail.

**Future Transit** – It should be conditional that new homeowners of this residential development are made aware of future transit improvements incorporated into the plan to avoid objections to any future transit lines or stations. This would be similar to the CCT right of way in Crown Farm.

**Community Parking** – The proposed athletic field is a planned community amenity, open to the public. There should be some clarity as to the accommodation of public parking related to the proposed athletic field.

Thank you for our consideration.