

ATTACHMENT G

MEMORANDUM

To: Montgomery County Planning Board

From: Great Seneca Science Corridor – Implementation Advisory Committee

Date: March 15, 2022

Re: Traville Parcel N Site Plan

The members of the Great Seneca Science Corridor – Implementation Advisory Committee (IAC) submit these comments for your consideration in reviewing the Traville Parcel N 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.

We are excited to see this site move forward to bring additional biotech jobs to the Life Sciences Center. Our comments are as follows:

Our biggest concern with the proposed plan is the ingress / egress onto Darnestown Road. If there is no traffic study, we strongly recommend that the new entry off Darnestown be a requirement of building B.

We also want to make sure there are strong pedestrian connections to the surrounding properties of the Universities at Shady Grove, the retail centers, and the new Elms at PSTA. We would like to see complete sidewalks the length of Darnestown road within the site plan, with cross walks and pedestrian signaling.

Building A – As part of the Site Plan approval for Building A, the applicant agreed to install a side path on Darnestown Road and improve sidewalks on Traville Gateway Drive. It is our understanding that these improvements will complete the sidewalk network on these two roads that front the Traville Parcel. The committee supports the installation and improvements of sidewalks.

We also recommend more clearly stated sustainability goals / plans for the site.

Thank you for our consideration.