

Tuesday, August 20, 2024 at 15:01:35 Eastern Daylight Time

Subject: Chick-Fila Project Clarksburg, MD
Date: Friday, May 24, 2024 at 10:14:01 AM Eastern Daylight Time
From: monir khanjani
To: Estes, Phillip

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning:

This email is to the Montgomery County Planning and DOT from a concerned resident of Cabin Branch neighborhood in Clarksburg.

First I like to thank Mr. Estes for calling me back to discuss my concerns about this project. Once he heard my concerns, which I plan to follow up with our neighborhood Board members, he suggested I send an email so he can share with the Montgomery County planning and DOT.

I have grave concerns about the location of Chick Fila and the back up traffic it will cause for neighbors needing to use the traffic circle at Gosnell, which is the only way to highway 270 that residents use heavily. The increase of traffic in that area has warranted that a traffic light has been installed at the Northbound Exit and another light on the 270 bridge. Since 2017, the construction of homes has expanded and the number of resident homes has at least tripled with the following residential projects:

1. Cabin Branch built another community with thousands of additional homes along Rt. 121
2. +55 Community called "The Village at Cabin Branch"
3. "Creekside @ Cabin Branch"

The site location is .1 mile from Cabin Branch neighborhood and .2 miles from my home on Cabin Branch Avenue. I also understand that there will be a drive through. My question and concern are:

1. How are you planning to manage traffic so it will not block the traffic circle for residents and for the correctional staff and public safety vehicles, as Gosnell Rd leads to Whelan Road to the Montgomery County Correctional Facility.
2. What due diligence and walk throughs are the planning & DOT will do to protect the Residents and the County jail from the back up traffic that will be caused by the long lines and heavy traffic caused by this project.
3. Will there be a walk through to other Chick Fila locations such as the one in Germantown, to see with your own eyes the extent of lines and back up traffic?
4. Why other sites are not considered in Clarksburg where there is more space and less interference with existing neighborhoods and facilities?
5. What community meetings/town halls are planned with the neighborhood and Department of Corrections to discuss this project, hear concerns and share your traffic plans?

There are 4 Chick fila's in the area that I can think of, all are in a commercial locations and has caused heavy traffic in the shopping centers and crazy long lines which causes me to avoid that shopping center at all costs, but me and the other thousands of neighbors cannot avoid the one off of Gosnell as it is so close to my home & we all need to drive through it several times a day to access Highway 270.

Though commercial progress and more retail is good, this specific project will be extremely disruptive and the traffic that will cause outweighs the benefits.

Thank you for taking the time to read my email. I look forward to hearing back from you,

Monir Khanjani, MSW,LCSW-C, NBCCH

"Life is not about the number of breaths you take, but about the Moments that take your breath away" ... Anonymous

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Monday, July 22, 2024 at 14:32:44 Eastern Daylight Time

Subject: RE: Support for Chick-Fil-A Clarksburg – Site Plan 82014016C
Date: Monday, July 22, 2024 at 1:15:11 PM Eastern Daylight Time
From: Matt Swaim
To: MCP-Chair, Estes, Phillip
Category: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Harris and Planning Board Members,

As a resident of the Cabin Branch neighborhood since July of 2020, I am writing to voice my support for the planned Chick-Fil-A restaurant as a welcome addition to our diverse and growing community.

I was able to attend the initial community meeting in which the redevelopment plans were explained in thorough detail, including traffic flow considerations. Since we've lived in Cabin Branch, we've seen the addition of a CVS and a 7-Eleven along that same corridor, along with rumors of a hotel and other possible development projects. To my recollection over the past four years, Chick-Fil-A is the first potential new Cabin Branch business to have publicly invited the community into that kind of detailed conversation before beginning a building project. As a resident in the neighborhood they intend to share with me, I am grateful they sought to consult with us.

I am also glad to know that outdoor seating is planned as part of this project. The only other outdoor seating for any food options in our part of Clarksburg is embedded deep in the Outlet Mall. Having an outdoor seating option at what is essentially the top corner of our neighborhood means that Cabin Branch — which is one of the most walkable and bikeable neighborhoods in the region — will finally have a convenient family dining option beyond the mall food court and the gas station roller grill.

It is worth noting that as of right now, the closest drive-thru restaurant to Cabin Branch is McDonald's in Milestone, a little over two miles away. Having been in my share of both McDonald's and Chick-Fil-A drive thru lanes over the years, I can tell you which of the two is a significantly more pleasant and efficient experience, and it is not McDonald's.

Also, a note from the value/cost perspective: last I checked, a medium Chick-Fil-A chicken sandwich combo meal clocks in at \$10.29, while a medium Quarter Pounder Combo at McDonald's in Milestone is \$10.39. Now I know there are probably plenty of people out there who think that a QPC with chemical composite fries at McDonald's is ten cents better than a chicken sandwich and waffle fries made out of real live potatoes at Chick-Fil-A. But for my part, if I have ten dollars and change, and a choice, give me the chicken every time. If the only people who patronize this new location are Cabin Branch residents looking for decent food at a reasonable price handed to them by a friendly person, it'll probably still be one of the most successful restaurants in the area.

Finally, one of the greatest things about Cabin Branch is its diversity. Dozens of nationalities are represented in this neighborhood; many representing their family's first generation here in the United States. And with them, they bring an extraordinary and beautiful religious diversity. I am blessed to have neighbors who are Jewish, Muslim, Hindu, and more. And while each of them have their own unique convictions regarding dietary priorities and how they choose to exercise them, it turns out that chicken, of all things, falls under the general permitted purview of most of them.

There is much more I could say about my personal support for the idea of a Chick-Fil-A in Cabin Branch. But in the meantime, I want to thank you for taking my remarks into consideration, and thank Chick-Fil-A for making the proactive effort to reach out to the community as part of this process.

Regards

Matt Swaim
Clarksburg, MD

Via email: MCP-Chair@mncppc-mc.org

Artie Harris, Planning Board Chair
& Members of the Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Chick-Fil-A Clarksburg – Site Plan 82014016C

Dear Chair Harris and Members of the Planning Board,

As a resident at Cabin Branch, I am writing to express my strong support for the proposed Chick-Fil-A restaurant in Clarksburg. The proposed project will bring a much-needed, new dining option to the Cabin Branch community in Clarksburg and improve conditions for walking and biking to and from the nearby residential neighborhoods and Premium Outlets.

This area of Clarksburg has needed an additional dining option since the Premium Outlets opened several years ago and the surrounding community has been waiting for a new anchor restaurant at this specific location for some time. Many of my neighbors and I were thrilled to learn that this site is proposed for a new Chick-Fil-A. We are familiar with Chick-Fil-A's high quality food standards, customer service and contributions to the community. This is exactly the type of restaurant that we were envisioning for this location and we are excited about the possibility of it opening in the near future.

In addition to the restaurant use, I am supportive of Chick-Fil-A's proposed design for this location. Unlike many other drive-thru restaurants, this Chick-Fil-A is proposing compatible architecture that fits into the surrounding context at the nearby Premium Outlets. It also appears that Chick-Fil-A is sited closely to the circle along Clarksburg Road and Gosnell Farm Drive to create a more active pedestrian environment at the entrance to the Premium Outlets and Cabin Branch. Siting the proposed restaurant at this location will allow for the drive-thru lines to be contained entirely on the subject property – so not to impact traffic on the surrounding roads. This strategic design will benefit the surrounding Cabin Branch community and visitors to the Premium Outlets.

Thank you for considering my input and I hope you'll join me in supporting this exciting new project in Cabin Branch.

Sincerely,

Douglass Barrios

Douglass Barrios
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Vincent G. Biase
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September 9, 2024

Mr. Phillip Estes, AICP
Planner III – Planning Coordinator
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

Re: Chick-fil-A Clarksburg – Site Plan Amendment 82014016C

Dear Mr. Estes:

On behalf of Chick-fil-A (the “**Applicant**”), we are submitting this letter to provide additional information in response to comments received from a neighbor in the Cabin Branch residential community. The Applicant is proposing a Site Plan Amendment (82014016C) to redevelop the existing surface parking lot on a portion of the property located at 22705 Clarksburg Road in Clarksburg, Maryland (the “**Property**”)¹ with a new Chick-fil-A restaurant and drive-thru (the “**Project**”). The Project represents efficient land use in the Cabin Branch community through infill development of an existing surface parking lot and is consistent with the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* (the “**Master Plan**”), by serving as a complementary use in the context of the surrounding retail and residential development. With input from Montgomery County Planning Department Staff and other County reviewing agencies, the Project has been thoughtfully designed with high-quality, compatible building materials and sited along the streetscape to integrate into its surrounding context while adding visual interest at a gateway location. The Project also proposes to significantly improve landscaping and stormwater management beyond existing conditions.

The Project substantially conforms with the Master Plan, the *Cabin Branch Design Guidelines* (the “**Design Guidelines**”), applicable County functional master plans, and also complies with applicable use, parking, and dimensional zoning regulations. Notably, the Project

¹ The Property is part of a larger Site Plan area, which is approximately 84.24 acres of net lot area generally located within the northernmost portion of the Cabin Branch development. The Site Plan Amendment is proposed for a portion of Lot 1 of the Cabin Branch Subdivision, as recorded in the Land Records of Montgomery County at Plat No. 25001.

fits into the prior development approvals and adequate public facilities for the overall Cabin Branch development. To this end, the Project is served by adequate public facilities—including transportation facilities—to accommodate future patrons and Chick-fil-A employees.

The Applicant values community engagement. Although not required in the site plan amendment process, the Applicant participated in outreach with the Cabin Branch community prior to formally submitting its application. This voluntary outreach included correspondence with members of the surrounding community and relevant stakeholders. The Applicant also hosted a voluntary community meeting on January 11, 2024, where the Applicant’s representative and its consultants shared development plans and fielded questions from interested community members. We appreciated the support that neighbors provided for the project and welcome the opportunity to provide additional feedback as follows:

1. The Project implements the previously approved, adequate transportation facilities for the Cabin Branch development and will not adversely impact traffic in the surrounding community.

This Project is proposed within the larger, previously approved mixed-use Cabin Branch development. The Cabin Branch development was originally approved in 2004 to include a large amount of residential and commercial uses. The Cabin Branch development approvals were modified in 2014, and again in 2017, to incorporate the Clarksburg Premium Outlets. These prior entitlements analyzed and approved transportation infrastructure to support proposed mixed-use development throughout Cabin Branch, including development on the subject property. Trips to and from the proposed Chick-Fil-A site were included in the traffic analysis for the previously approved transportation network. Notably—even with the subsequent 2017 amendment to include the entire Clarksburg Premium Outlets development—the current overall approved area generates less traffic than what was originally approved for Cabin Branch in 2004. As such, the surrounding transportation network was designed, reviewed, and approved by County Staff to adequately accommodate traffic generated not only from the Premium Outlets and the subject property, but also the larger Cabin Branch residential community development.

Chick-Fil-A is aware of the demand for their restaurants. Even with the site’s existing transportation capacity, the Applicant is sensitive to the community’s traffic concerns. Accordingly, the Applicant has intentionally designed the Project to keep drive-thru queuing on-site. Where the Code only requires a queuing capacity of 5 cars, the site has been designed with over ±840 feet of total queue length, divided across two lanes. Moreover, as demonstrated by the submitted plans and detailed Traffic Statement prepared by the Applicant’s traffic engineer, any traffic generated by the proposed Chick-Fil-A has been accounted for in the previous analysis and design associated with previous approvals for the overall Cabin Branch development. Please note that, as part of this Site Plan Amendment process, the Applicant’s Traffic Statement was analyzed

by (1) M-NCPPC Transportation Staff, (2) Montgomery County Department of Transportation Staff, and (3) Maryland State Highway Administration to confirm transportation adequacy.

2. The Project will not block the adjacent traffic circle on Clarksburg Road for residents of Cabin Branch, public safety vehicles, or correctional staff at the Montgomery County Correctional Facility.

As discussed above, the Project is proposed within the existing development capacity of prior approvals for the overall Cabin Branch development. Accordingly, future transportation impacts or trips associated with a restaurant use at the subject pad site have been accounted for in the approved Cabin Branch transportation network. Additionally, the proposed drive-thru queuing and operations are contained entirely on-site and, thus, will not interrupt vehicular traffic on adjacent roadways. Due to this capacity and the proposed drive-thru operations, the Project will not (1) block the adjacent traffic circle and impact residents, public safety vehicles, or correctional staff at the Montgomery County Correctional Facility; or (2) block vehicular traffic travelling from residential portions of Cabin Branch to I-270.

As it specifically relates to traffic impacts for residents of Cabin Branch, the Applicant is proposing additional bicycle and pedestrian infrastructure along the Property's frontage to encourage multimodal transportation. In the previous site plan approval, the Planning Board required construction of significant bicycle and pedestrian improvements. As part of this site plan amendment, Planning Staff has required additional improvements, including bicycle and pedestrian improvements along the Property's frontage on Gosnell Farm Drive (*i.e.*, a new shared use path). Specifically, the Applicant is proposing a new 8' wide shared use path along the Property's frontage on Gosnell Farm Drive. This shared use path is in substantial conformance with the County's *Bicycle Master Plan* recommendations and "Implementation Through Development Approvals" procedures. Additionally, the Applicant is also providing pedestrian infrastructure and connectivity to a potential future Bus Rapid Transit stop along the Property's frontage on the traffic circle to improve connectivity in the surrounding community and reduce short vehicular trips between the Premium Outlets, the Project, and the residential community.

3. The Project will utilize Chick-fil-A's award-winning queuing and drive-thru system to efficiently manage vehicular traffic and stacking on-site.

The proposed drive-thru is intentionally designed and configured to accommodate queuing on the subject property. To this end, the Applicant is proposing a total queuing length of approximately 840' along the northern perimeter of the existing surface parking lot, which is divided between dual drive-thru lanes. This layout not only satisfies and significantly exceeds the applicable underlying zoning queuing requirements, but also helps ensure that Chick-fil-A can implement its 2023 *Quick-Service Restaurant* (QSR) award-winning drive-thru service effectively

and efficiently on-site. As such, the proposed drive-thru operations will not impact vehicular traffic along Gosnell Farm Drive or other adjacent roadways.

4. Due to its prior approvals, lot configuration, and assessed market demand, the proposed site is appropriate for a new Chick-fil-A location.

The Applicant is excited to open a location within the Cabin Branch community in Clarksburg. As part of its market research and diligence process for the Project, the Applicant determined that there was appropriate demand for a new Chick-fil-A in Clarksburg, and that this project could be effectively developed to meet demand without detrimentally impacting the streets and neighborhoods adjacent to the site. Importantly, the subject site was previously approved for commercial uses and the site is appropriately configured to operate a drive-thru entirely on-site. Moreover, as demonstrated by prior Planning Department analysis, a restaurant use at this location fits into the approved capacity for the overall Cabin Branch development and utilizes existing, constructed and adequate public facilities. For these noteworthy reasons, among others, the Applicant proposes the Project at this specific location within Cabin Branch.

As it relates to existing Chick-fil-A locations in Montgomery County, this new location will be representative of Chick-fil-A's current design and operational standards. The Germantown Road location was constructed in the early 2000s under different standards. The proposed development on Clarksburg Road has significantly more on-site queuing capacity, and will utilize the latest service model and standards designed to maximize efficiency and meet Chick-fil-A's latest operational and service standards.

5. The Applicant encourages outreach from the surrounding community and looks forward to continuing conversation with its neighbors in Cabin Branch regarding transportation and vehicular traffic.

As noted earlier, though not required in the site plan amendment process, the Applicant conducted a voluntary community meeting on January 11, 2024 where the Applicant's representative and its consultants shared development plans and fielded questions from interested community members. In addition to hosting a voluntary community meeting to discuss the Project, the Applicant has welcomed questions and comments from the surrounding community. The Applicant will continue to collaborate with the community.

The Applicant is excited to move forward with the redevelopment of the Property and eventually open its doors to the Cabin Branch community. The Project will utilize the existing vacant surface parking lot to serve as a complementary use in the context of the surrounding retail and residential development. Thoughtful design and strategic siting will activate the streetscape and pedestrian environment to integrate this new use into its context while adding visual interest. These improvements are all proposed as part of the Project—which fits into the prior development

approvals for Cabin Branch—and will be served by adequate public facilities. The Applicant looks forward to continuing to work with the County agencies and surrounding community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy P. Silber", with a stylized flourish at the end.

Stacy P. Silber

A handwritten signature in blue ink, appearing to read "Vincent G. Biase", with a stylized flourish at the end.

Vincent G. Biase

cc: Austin Whitley