

Attachment E

Feldman, Aaron

From: Garcia, Michael
Sent: Tuesday, July 14, 2015 7:58 AM
To: Feldman, Aaron
Subject: FW: Rockwood Manor Driveway Improvements

She sent me this last night.

Michael W. Garcia, AICP
M-NCPPC - Montgomery County | Planning Area 3
Telephone: (301) 495-4549
Michael.Garcia@montgomeryplanning.org

From: LaBaw, Marie [mailto:Marie.LaBaw@montgomerycountymd.gov]
Sent: Monday, July 13, 2015 8:45 PM
To: Garcia, Michael
Subject: Re: Rockwood Manor Driveway Improvements

The existing site is non-conforming to current fire department vehicular access requirements. The proposed alterations to the driveway will improve access and emergency response efficiency.

S Marie LaBaw, PhD, PE
Office of the Fire Marshal
Montgomery County Fire and Rescue Services
100 Edison Park Dr, 2nd Floor
Gaithersburg, MD 20878
(240) 773-8917 Office (240) 777-2465 FAX
e-mail address: Marie.LaBaw@montgomerycountymd.gov

From: Garcia, Michael <Michael.Garcia@montgomeryplanning.org>
Sent: Monday, July 13, 2015 5:00 PM
To: LaBaw, Marie
Subject: RE: Rockwood Manor Driveway Improvements

Marie,

I know Aaron has been trying to get a hold of you but he hasn't been successful. I am emailing to see what else you need from Aaron in order to say that the proposed design is better than the existing conditions today. Would it be helpful if he turned his email into a list of items that you can write "agree", "don't agree", or "need additional information"? I just want for him to be able to get something in writing from you. Let me know please. I will follow up with another email and phone call tomorrow.

-Mike

Michael W. Garcia, AICP
M-NCPPC - Montgomery County | Planning Area 3
Telephone: (301) 495-4549

From: Feldman, Aaron
Sent: Friday, June 26, 2015 1:41 PM
To: marie.labaw
Cc: Garcia, Michael
Subject: Rockwood Manor Driveway Improvements

Marie –

Thank you very much for taking the time to meet with Mike and me yesterday regarding the proposed improvements at Rockwood Manor. I was on site this morning and confirmed a number of items that we discussed. As it turns out the 1985 construction drawing for driveway and parking lot improvements is the most accurate site plan we have for the site. I have attached that with updated dimensions and notes, summarized below:

1. There are three fire hydrants that exist on the property's frontage (one of which is shown on the attached existing conditions site plan; all three are shown on the attached proposed site plan):
 - a. The closest hydrant to the building is on MacArthur Boulevard, about 50 feet north of the entry drive.
 - b. There is a hydrant at the corner of MacArthur Boulevard and Belfast Road.
 - c. There is a hydrant on Belfast Road, directly across from the intersection with Whiterim Terrace.
2. The existing curb apron is approximately 72' wide, however that quickly narrows down to 18' to accommodate the two large oak trees that flank the entrance. While the northern curb line cannot shift due to the existing tree (curb line shown in red on the attached plan), there is an opportunity to move the existing pier and expand the entry drive south to allow for easier passage of a fire truck through this area. Once we move to the construction documentation phase of the project, we will run AutoTurn to confirm that any drive alignment allows for plenty of clearance for a fire truck.
3. The existing entry drive is as narrow as 12' in places. If we relocate the parking spaces along the entry drive (which we plan to do as part of this renovation) we can create a 15' wide entry drive (18' if absolutely necessary, though not preferred) all the way up to the existing brick wall.
4. The existing brick wall presents a choke point for the site. The gap in the wall is only 16' across, but we can widen the existing 11' drive to 14' at this point.
5. Once past the brick wall, the entire northern edge of pavement must remain in order to preserve the critical root zones of the three large oaks around the building's main entrance. We must also preserve a small segment of the southern limits of paving to preserve a fourth large oak tree.
6. Despite these limitations, we can get a 20' x 80' clear pavement area for fire apparatus laydown that extends from the existing brick wall to just beyond the front entrance of the main building.

I also attached, for your reference, an annotated version of the recommended treatment plan from our Feasibility Study (this is the plan I will be presenting to the Planning Board for their approval). Because we are in the very beginning stages of design for this project, the elements of this plan are still quite flexible. A few items worth pointing out within this plan:

1. After doing some subsurface tree root exploration, we determined that it is best to keep the existing entry drive where it is along MacArthur Boulevard, instead of shifting it south as shown on this plan. We still plan to modify the drive so the turning movement of a fire truck is accommodated.
2. We are still planning to relocate all of the parking spaces along the entry drive as shown on this plan. The parking lot to the east of the Manor House has been re-designed to accommodate all 85 parking spaces on site.
3. We will also be sure to design all curb aprons to a sufficient width as to allow a fire truck through.
4. At the front of the Manor House, I have outlined the approximate location of the 20'x80' fire laydown area. We can continue to refine this area as we get farther into design. We can also shift the accessible parking spaces farther to the south to ensure they are not in conflict with the fire access area.
5. The egress drive from the site onto Belfast Road will need to cross a fairly deep drainage swale, requiring us to construct a bridge at this location. I have outlined the general limits of the bridge, but this will need to be refined once we get more detailed topography in the area. Any comments from you as to requirements of that

bridge would be welcome. We will be sure to design a bridge that has sufficient load bearing capacity for a fire truck.

6. I checked the dimensions along Belfast Road, and the curb-to-curb width of the roadway is 26' (24' asphalt plus a 1' concrete gutter on either side).

Finally, I've attached a copy of the AutoTurn models that our consultant created for the existing condition as well as the proposed condition. I understand that the dimensions of the truck they used do not match current standards exactly, and we will be sure to re-confirm any dimensions as we get into final design. If you are interested in reading the full feasibility study (from which these models came), it is available on our project webpage, here: http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm.

Now, what I would like from you is a letter of support for this design effort that I can include in my staff report for the planning board. As we discussed yesterday, I am hoping that you can state that, from a fire code compliance perspective, the property is currently in an unsafe, nonconforming condition (as documented by the AutoTurn models I provided). Our proposal to create a one-way drive with ingress from MacArthur Boulevard to Belfast Road with associated internal driveway improvements makes significant strides toward providing a site that is accessible for fire equipment, increasing the site safety and security. If you want to include any specific language about items for us to consider moving forward, that would also be helpful to guide us as the design develops.

Our Planning Board hearing is scheduled for Thursday, 30 July, and we hope to post our staff memo for public review on 17 July. I know it's a bit short notice, but would it be possible to get information from you by Friday, 10 July? That would give me enough time to incorporate your information into the staff memo. Please let me know if you are able to meet this deadline, or if you have any questions.

Thank you very much for your help.

Aaron

Aaron Feldman

Landscape Architect | Park Development | Montgomery County Parks
Maryland-National Capital Park and Planning Commission
9500 Brunett Avenue | Silver Spring | Maryland | 20901
telephone 301.650.2887 | fax 301.585.1921
www.montgomeryparks.org

Feldman, Aaron

From: Garcia, Michael
Sent: Thursday, August 27, 2015 2:34 PM
To: McManus, Patricia
Cc: Cole, Larry; Feldman, Aaron
Subject: RE: Rockwood Manor Park - Transportation Study Requirements

Tricia,

A traffic study is not required for the site because the use is already existing, there is no proposal to increase the usage of the facility (even so, it would still need to generate 30 net new trips), and you all are just looking at driveway modifications. Ms. Rosenfeld's reading of the guidelines is incorrect. We could discuss this further if you like and I could provide a written response to her statement if needed. Let me know if there is anything else I can help out with for this project.

-Mike

Michael W. Garcia, AICP
M-NCPPC - Montgomery County | Planning Area 3
Telephone: (301) 495-4549
Michael.Garcia@montgomeryplanning.org

From: McManus, Patricia
Sent: Thursday, August 27, 2015 1:43 PM
To: Garcia, Michael
Cc: Cole, Larry; Feldman, Aaron
Subject: Rockwood Manor Park - Transportation Study Requirements

Hi Mike,

We're working on developing a scope of work for consultants to develop alternative driveway proposals for Rockwood Manor Park, as requested by the Planning Board. We're working on new alternative(s) that keep the entrance and exit to the facility on MacArthur Boulevard, but we also intend to further develop the alternative we already recommended with a one-way driveway system that enters from MacArthur Blvd. and exits onto Belfast Road. In her public testimony on behalf of Woodrock residents, Michele Rosenfeld stated that we are required to conduct a traffic analysis and study to comply with the LATR and PAMR Guidelines. I wanted to confirm whether this project is required to have an adequate public facilities review. We are proposing to relocate an exit driveway, but are not proposing any new use for the existing facility. For daytime conferences at the facility which terminate at the end of a workday, it's possible that we may generate more than 30 total peak hour vehicle trips on a weekday (the one daytime event we counted had 26 cars leaving the facility during peak hours.) There are usually not large events held during the week, but the facility has the capacity to handle up to 150 people for the largest event (usually weekend weddings) and has a parking capacity of about 85 spaces.

I'm not sure I've interpreted the guidelines correctly, but did notice on page 16 there is an exception to the general LATR process for the Potomac Policy Area, which states that the only developments subject to LATR are those with impact to specific intersections (none of which affect our site.) We will have our consultant verify transportation study requirements, but any initial guidance you can provide to us would be appreciated.

Thanks very much,

Feldman, Aaron

From: McManus, Patricia
Sent: Friday, June 03, 2016 12:47 PM
To: Liang, Kyle; Feldman, Aaron
Cc: Terry, Mark
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Thanks so much, Kyle. This information is very helpful, and we will make the change. Tricia

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Friday, June 03, 2016 10:51 AM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Cc: Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Aaron:

I measured sight distance on Belfast Road at the proposed new access. The measured distance looking to left was about 200'. Based on AASHTO, the distance met the requirement for the stopping distance of 30 MPH. However, I believed that the travel speed on this section was about 35 MPH due to the low volumes and less impacts along the travel section. Therefore, I recommend to locate the access point of the driveway about 60' northwest on Belfast Road to maintain 250' sight distance.

Thanks.

Kyle K. Liang
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Thursday, May 26, 2016 11:50 AM
To: Liang, Kyle; McManus, Patricia
Cc: Terry, Mark
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Kyle –

Attached is a copy of the existing conditions plan along with the five alternatives we are studying. Alternative 1 (page 2 of the document) is the alternative we are currently recommending. Please let me know if you have any additional questions.

Thanks,
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Thursday, May 26, 2016 11:43 AM

To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Cc: Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Tricia:

Can you send me the plan again? I need to evaluate the sight distances at the location of the new intersection. Thanks.

Kyle K. Liang

*100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)*

From: McManus, Patricia [<mailto:patricia.mcmanus@montgomeryparks.org>]
Sent: Thursday, May 26, 2016 10:49 AM
To: Liang, Kyle; Feldman, Aaron
Cc: Terry, Mark
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Hello Kyle,

We had field walk on site Tuesday with the public to review the driveway alternatives. Questions keep arising about the required sight distance for the alternative that has a one-way exit onto Belfast Drive (our recommended alternative). Would you please confirm the required sight distance, so we're clear in our staff report?

Thanks,

Tricia

P.S. The advance Planning Board agenda is currently showing the scheduled time for our item at 2:00 pm. I'm not sure whether it will get pushed back to the evening as we requested or not. We will keep you updated.

From: McManus, Patricia
Sent: Thursday, May 19, 2016 10:00 AM
To: Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Cc: sam.farhadi <sam.farhadi@montgomerycountymd.gov>; atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Hi Kyle,

The agendas aren't set or posted on-line until 1-2 weeks before the scheduled date. We requested an evening item to allow for public testimony, so it will likely be after their dinner break (or late afternoon at the earliest). Here's a link to access the Planning Board agendas, which will be kept updated: http://www.montgomeryplanningboard.org/meetings_archive/

We'll give you the best information we have on the time as the date gets closer, however they take the items as they get through them so don't stick to an exact time for each item. The location for the meeting will be the Planning Department's Montgomery Regional Office, located at 8787 Georgia Avenue in Silver Spring (corner of Georgia Avenue and Spring Street). Parking is available at the back of the building (from the Spring Street side), and the building entrance is there as well. Depending on the time of day, you may or may not need to use the metered parking. The Planning Board hearing room is straight ahead when you enter.

Thanks again,

Tricia

P.S. We'll continue to remain in touch with updated information and will send you our staff report, once it's completed.

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Thursday, May 19, 2016 9:44 AM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Cc: sam.farhadi <sam.farhadi@montgomerycountymd.gov>; atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Aaron:

What time on June 23 please? So far, I don't fine the agenda for the hearing on June 26.

Kyle K. Liang
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Thursday, May 19, 2016 8:33 AM
To: Liang, Kyle; McManus, Patricia
Cc: Farhadi, Sam; Panjshiri, Atiq; Ma, Michael; Terry, Mark
Subject: Re: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Kyle -

I do not think we are going to need another meeting prior to the Planning Board hearing. We just want to make sure you are able to attend the hearing, currently scheduled for 23 June in the evening.

As I explained when we last met, our recommended driveway alignment alternative has been met with a lot of concern from the community regarding pedestrian and vehicular safety. As a result, the Planning Board will likely be asking some technical questions. Those answers will carry a lot more weight coming from someone from your office than they would from mine.

Thanks,
Aaron

Aaron Feldman
Landscape Architect | Park Development Division
[Maryland-National Capital Park and Planning Commission](#)
9500 Brunett Avenue | Silver Spring, Maryland 20901
p.301.650.2887 | f.301.585.1921
www.montgomeryparks.org

From: Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>
Sent: Wednesday, May 18, 2016 3:51:17 PM
To: McManus, Patricia
Cc: sam.farhadi; Feldman, Aaron; atiq.panjshiri; Ma, Michael; Terry, Mark
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Tricia:

Can you let me know where and when the meeting please? Thanks.

Kyle K. Liang

100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: McManus, Patricia [<mailto:patricia.mcmanus@montgomeryparks.org>]
Sent: Thursday, May 12, 2016 2:55 PM
To: Liang, Kyle; Terry, Mark
Cc: Farhadi, Sam; Feldman, Aaron; Panjshiri, Atiq; Ma, Michael
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Thanks very much, Kyle. That would be a great help! Tricia

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Thursday, May 12, 2016 1:52 PM
To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Cc: sam.farhadi <sam.farhadi@montgomerycountymd.gov>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>; atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Tricia:

Mark and I discussed this project and asked me to attend the meeting. I will attend the meeting on June 23 and answer questions. Thanks.

Kyle K. Liang

100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: McManus, Patricia [<mailto:patricia.mcmanus@montgomeryparks.org>]
Sent: Thursday, May 12, 2016 12:13 PM
To: Terry, Mark; Liang, Kyle
Cc: Farhadi, Sam; Feldman, Aaron; Panjshiri, Atiq; Ma, Michael
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Thanks for your response, Mark. I know that Aaron has already met with Kyle. What would be most helpful to us at this point is if one of you would attend the Planning Board Meeting, which is now scheduled for June 23, and be available to help answer questions from the Board. We've requested an evening agenda item to allow for community testimony. Would that work for you?

Thanks,
Tricia

Patricia McManus, PLA, ASLA
Design Section Chief
Park Development Division

The Maryland-National Capital Park & Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-3580 / Fax: 301-585-1921
patricia.mcmanus@MontgomeryParks.org

From: Terry, Mark [<mailto:Mark.Terry@montgomerycountymd.gov>]
Sent: Thursday, May 12, 2016 11:47 AM
To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>
Cc: sam.farhadi <sam.farhadi@montgomerycountymd.gov>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>; atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Hi Tricia,

Sorry for the delayed response, I will not be available on any of the dates as I will be out of the office until June 6th. Kyle has informed me of your intention/concerns and assures me that he will be able make recommendations commensurate with your needs.

Mark

Mark Terry, Acting Chief
Traffic Engineering Studies Section

From: McManus, Patricia [<mailto:patricia.mcmanus@montgomeryparks.org>]
Sent: Monday, May 09, 2016 3:25 PM
To: Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Cc: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>; Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Thanks for your response, Kyle. Mark, would you please let us know what times work for you?
Thanks,
Tricia McManus

Patricia McManus, PLA, ASLA
Design Section Chief
Park Development Division

The Maryland-National Capital Park & Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-3580 / Fax: 301-585-1921
patricia.mcmanus@MontgomeryParks.org

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Thursday, May 05, 2016 2:55 PM
To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Cc: sam.farhadi <sam.farhadi@montgomerycountymd.gov>; Feldman, Aaron <aaron.feldman@montgomeryparks.org>; atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Ma, Michael <Michael.Ma@montgomeryparks.org>
Subject: RE: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

I am OK for all list hours. Thanks.

Kyle K. Liang

100 Edison Park Drive, 4th Floor

Gaithersburg, MD 20878

240-777-2190, 240-777-2080 (fax)

From: McManus, Patricia [<mailto:patricia.mcmanus@montgomeryparks.org>]

Sent: Thursday, May 05, 2016 11:41 AM

To: Terry, Mark; Liang, Kyle

Cc: Farhadi, Sam; Feldman, Aaron; Panjshiri, Atiq; Ma, Michael

Subject: Rockwood Manor - Driveway Alternatives and Planning Board Meeting

Hello Mark and Kyle,

Thank you for your assistance and guidance with this project. I realize that Kyle met with Aaron, but I'm hoping we can meet one more time with both of you at your office to review the alternatives and clarify your recommendations for the project. I'm not sure whether you are aware, but this project is highly controversial with the surrounding neighborhood. We are presenting alternatives to the Planning Board in June and would like to be very clear about project requirements and your recommendations and areas of concern with respect to the driveway alignment alternatives. We would like to have your point of view with respect to the alternatives clearly outlined in writing, or have you attend the Planning Board meeting to help us address any questions from the Planning Board and the citizens (who may bring their own transportation consultants to the meeting). The Planning Board meeting is tentatively scheduled for the evening of June 16 or June 23, and park staff will be finalizing our recommendation in late May or early June.

I checked Aaron and my schedule, and we would be available to meet with you on the following dates:

Tuesday, May 10: 2-5 pm

Wednesday, May 11: 3-5 pm

Monday, May 16: 9am – 1 pm

Tuesday, May 17: 9-11am, 2-4 pm

Wednesday, May 18: 2-5 pm

Thursday, May 19: All day

Please let us know which times work for you. Links to the project webpage and information are attached below:

Link to project webpage:

http://www.montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm

Direct link to driveway alignment alternatives (this link may be modified/finalized in the next few days, but the alternatives will also be available from the main webpage link above if this one doesn't work):

http://www.montgomeryparks.org/pdd/cip/documents/driveway_alignment_text_4.26.16.pdf

I look forward to hearing from you.

Thank you,

Tricia McManus

Patricia McManus, PLA, ASLA

Design Section Chief

Park Development Division

The Maryland-National Capital Park & Planning Commission

Montgomery County Department of Parks

9500 Brunett Avenue, Silver Spring, MD 20901

Phone: 301-495-3580 / Fax: 301-585-1921

patricia.mcmanus@MontgomeryParks.org

From: Farhadi, Sam [<mailto:Sam.Farhadi@montgomerycountymd.gov>]
Sent: Thursday, April 28, 2016 3:16 PM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Cc: Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Hi Aaron,

I agree with Kyle. However adequate sight distance has to be verified first.

Sam

From: Liang, Kyle
Sent: Wednesday, April 27, 2016 5:08 PM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Cc: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Aaron:

I believed that the Alternative 1 is an option we recommended. I cannot find the regulation for the spaces between driveway to a public street. Mr. Sam Farhadi may provide guidance for this issue.

Thanks

Kyle K. Liang
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Wednesday, April 27, 2016 3:18 PM
To: Liang, Kyle
Subject: RE: Rockwood Manor Entry Drive Realignment

Kyle –

Thanks for reviewing the traffic analysis and the concept plans. To be clear, would you agree with the statement that Alternative 1 (entrance only on MacArthur Boulevard and right-turn exit only on Belfast Road) would be the safest and most efficient of the alternatives from a traffic standpoint?

Also, does the location of the exit drive meet the minimum distance requirements for placing a driveway in relation to an intersection (Whiterim Terrace and/or MacArthur Boulevard)? Would we need any sort of waiver, or is it just a permit approval?

Thanks,
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Wednesday, April 27, 2016 3:06 PM

To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>

Subject: RE: Rockwood Manor Entry Drive Realignment

Aaron:

I reviewed the study report and the concept plan, and agreed the traffic analysis for the existing and new accesses on Macarthur Blvd (one way entrance only) and on Belfast Road (one way exit only). The exit from driveway to Belfast Rd will be right turn only. We also recommend to improve the trail from Belfast Road to parking lot, and sidewalks/trails inside of Rockwood Manor to provide walkable access for the local communities.

Please let me know if you have any questions. Thank you.

Kyle K. Liang

100 Edison Park Drive, 4th Floor

Gaithersburg, MD 20878

240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]

Sent: Wednesday, April 27, 2016 1:27 PM

To: Liang, Kyle

Subject: RE: Rockwood Manor Entry Drive Realignment

Hi Kyle –

Just checking in on the status of my request, below. We are planning to post the driveway design alternatives for public comment next week and are looking to go to the Planning Board on 16 June. Ideally, I would like to have something from you to include in our staff report to the Planning Board, which will be submitted around 16 May. Please let me know if this is possible, or if you need any additional information.

Thanks again,

Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Feldman, Aaron

Sent: Wednesday, April 20, 2016 2:15 PM

To: 'Liang, Kyle' <Kyle.Liang@montgomerycountymd.gov>

Subject: RE: Rockwood Manor Entry Drive Realignment

Kyle –

Thank you very much for taking the time to meet with me this morning. As promised, I am attaching the traffic study that was done for the intersection of Belfast Road and MacArthur Boulevard. I am also attaching a copy of the driveway alignment that we are hoping to recommend. I would greatly appreciate a letter from you that endorses this alternative and makes any recommendations for improvement. Also, would you be able to send me the minimum distance requirements for placing this driveway from an intersection (either MacArthur Boulevard or Whiterim Terrace)? If it is below the minimum requirements, would we need to apply for a waiver? What would be the chances of approval?

Again, thanks for all of your help. I look forward to hearing from you.

Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Friday, April 15, 2016 3:20 PM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Subject: RE: Rockwood Manor Entry Drive Realignment

It is fine for me.Thanks.

Kyle K. Liang
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Friday, April 15, 2016 12:14 PM
To: Liang, Kyle
Subject: RE: Rockwood Manor Entry Drive Realignment

How about 10 am on Wednesday, 20 April?

Aaron Feldman | M-NCPPC | 301.650.2887

From: Liang, Kyle [<mailto:Kyle.Liang@montgomerycountymd.gov>]
Sent: Friday, April 15, 2016 11:55 AM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>
Cc: Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Aaron:

I am open all these days. When do you want to meet please?

Kyle K. Liang
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
240-777-2190, 240-777-2080 (fax)

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Friday, April 15, 2016 8:29 AM
To: Liang, Kyle
Cc: Terry, Mark
Subject: RE: Rockwood Manor Entry Drive Realignment

Hi Kyle –

Would you be available sometime on Tuesday, Wednesday or Thursday of next week (19-21 April) to discuss the Rockwood Manor entry drive? I would be happy to meet you at your office. Please let me know what works for you.

Thanks,
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Feldman, Aaron
Sent: Wednesday, April 06, 2016 9:56 AM
To: 'Terry, Mark' <Mark.Terry@montgomerycountymd.gov>; Lees, Fred <Fred.Lees@montgomerycountymd.gov>
Cc: atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Mark -

Many thanks for making the connection.

Kyle – I look forward to hearing from you when you return.

Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Terry, Mark [<mailto:Mark.Terry@montgomerycountymd.gov>]
Sent: Wednesday, April 06, 2016 9:28 AM
To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>; Lees, Fred <Fred.Lees@montgomerycountymd.gov>
Cc: atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Liang, Kyle <Kyle.Liang@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Aaron- My Area Engineer responsible for the Rockwood Manor area, Kyle Liang, is on leave this week and will return on Tuesday. I have copied him sharing your concerns and will have him contact you to discuss your plans and possible options.

Mark

mark.terry@montgomerycountymd.gov †

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]
Sent: Tuesday, April 05, 2016 4:57 PM
To: Lees, Fred <Fred.Lees@montgomerycountymd.gov>
Cc: Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>
Subject: RE: Rockwood Manor Entry Drive Realignment

Fred- thank you for getting back to me so quickly. Given where we are in the design process, I think we might be a little early to bring anything to DPS, but will be sure to keep Atiq in the loop as we get a design hammered out.

Mark - I would greatly appreciate the opportunity to meet with you or someone on your staff to go over this project and get your input into any additional study we would need to conduct. I am happy to come to your office or to meet on site, whichever would be most beneficial.

Regards,
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

From: Lees, Fred [<mailto:Fred.Lees@montgomerycountymd.gov>]
Sent: Tuesday, April 05, 2016 3:39 PM

To: Feldman, Aaron <aaron.feldman@montgomeryparks.org>

Cc: atiq.panjshiri <atiq.panjshiri@montgomerycountymd.gov>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>

Subject: RE: Rockwood Manor Entry Drive Realignment

Aaron,

Ultimately you'll need to work with our Department of Permitting Services to get a permit for whatever you decide to do, so I've cc'd Atiq Panjshiri at DPS to keep them in the loop. I've also cc'd Mark Terry, Acting Chief of our Traffic Engineering Studies Section. He or one of his staff would be an appropriate place to start a conversation about safety and operational ramifications of relocating or modifying your driveway entrance.

Fred

From: Feldman, Aaron [<mailto:aaron.feldman@montgomeryparks.org>]

Sent: Monday, April 04, 2016 5:01 PM

To: Lees, Fred <Fred.Lees@montgomerycountymd.gov>

Subject: Rockwood Manor Entry Drive Realignment

Fred –

Mitra Pedoeem suggested you might be able to give me some guidance on a project I have been working on at Rockwood Manor in Potomac. The main goal of the project is to improve emergency and service vehicle access, enhance vehicular circulation and reduce pedestrian/vehicular conflict all while preserving as many of the site's mature tree canopy as possible. To achieve these goals, we looked at a number of options for reconfiguring the site's circulation, including relocating the points of vehicular entry and egress. Given the constraints of the site, we are limited in the number of locations we can place a driveway and I was hoping to speak to you (or someone in your division) about the requirements and implications of shifting the driveways along the adjacent county roadways. I would be happy to meet on site to go over the alternatives we have come up with; I can also forward the drawings we have developed to illustrate our concepts to date.

Thank you in advance for your help. I look forward to hearing from you.

Regards,

Aaron

Aaron Feldman

Landscape Architect | Park Development | Montgomery County Parks

Maryland-National Capital Park and Planning Commission

9500 Brunett Avenue | Silver Spring | Maryland | 20901

telephone 301.650.2887 | fax 301.585.1921

www.montgomeryparks.org

Feldman, Aaron

From: Turnbull, Christy
Sent: Friday, June 03, 2016 3:48 PM
To: Feldman, Aaron
Subject: FW: White Oak in front of the Rockwood Manor House

Just FYI

From: Turnbull, Christy
Sent: Friday, June 03, 2016 3:47 PM
To: Berry, Thomas <Thomas.Berry@montgomeryparks.org>
Cc: Burkes, Colter <Colter.Burkes@montgomeryparks.org>; Jones, Ryan <Ryan.Jones@montgomeryparks.org>; Finney, Gina <Gina.Finney@montgomeryparks.org>; Cadigan, Nancy <Nancy.Cadigan@montgomeryparks.org>
Subject: RE: White Oak in front of the Rockwood Manor House

I appreciate your follow up- If you could please let my on-site facility manager, Gina Finney know when this is going to take place that would be great just so it doesn't take place during a wedding-

Truly appreciate your help-

Christy Turnbull

Division Chief
Enterprise Division

Montgomery Parks
Maryland-National Capital Park and Planning Commission
10611 New Hampshire Avenue Silver Spring, MD 20903
Direct 301.495.2592



Please consider the environment before printing this e-mail!

From: Berry, Thomas
Sent: Friday, June 03, 2016 3:35 PM
To: Turnbull, Christy <Christy.Turnbull@montgomeryparks.org>
Cc: Burkes, Colter <Colter.Burkes@montgomeryparks.org>; Jones, Ryan <Ryan.Jones@montgomeryparks.org>
Subject: White Oak in front of the Rockwood Manor House

Hi Christy,

I recently completed an inspection of one of the white oaks in front of the Rockwood Manor House and wanted to put the upcoming work on your radar.

In June 2015 the tree crew received a work order for the removal of a large dead branch in the oak (wo# 116109). Upon its removal, a large cavity in the adjacent lead was exposed. I was brought out in April 2016 to resistograph the tree lead

and determine the strength loss resulting from the cavity. My findings indicate that the tree's lead is experiencing 77% strength loss from the cavity which makes it compromised and in need of removal (wo# 199726). Ryan Jones will be coordinating the removal of lead (I have cc'd him to this email). Please let me know if you have any questions or would like to meet to discuss this work further.

Thank you,

Thomas

THOMAS BERRY

URBAN FORESTER – HORTICULTURE, FORESTRY, AND ENVIRONMENTAL EDUCATION DIVISION
MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
W 301.670.8061 | F 301.947.4527 | THOMAS.BERRY@MONTGOMERYPARKS.ORG

CHECK OUT OUR WEBSITE FOR INFORMATION ON OUR TREE PROGRAMS AT:
[HTTP://WWW.MONTGOMERYPARKS.ORG/TREES](http://WWW.MONTGOMERYPARKS.ORG/TREES)