



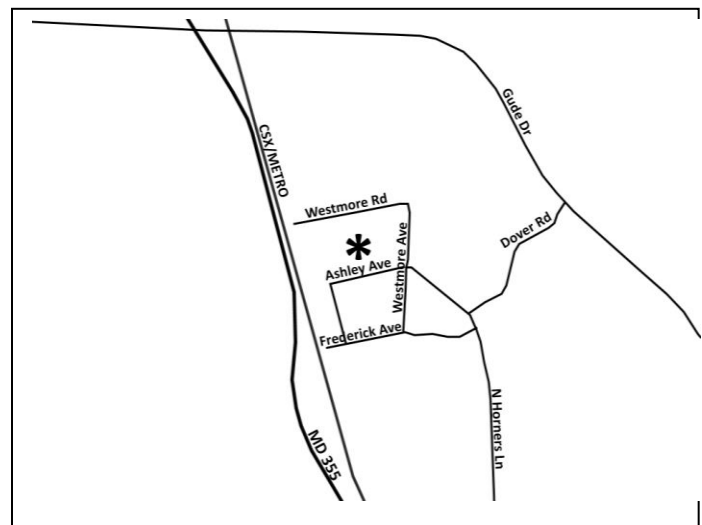
1000 Westmore Avenue Acquisition, Mandatory Referral, MR2016028

- PB Patrick Butler, Planner Coordinator, Area 2 Division, Patrick.Butler@montgomeryplanning.org 301-495-4561
- KA Khalid Afzal, Planning Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org 301-495-4650
- JK Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org 301-495-4653

Description

- Request for the acquisition of 1000 Westmore Avenue to relocate an unspecified portion of the Montgomery County Public Schools bus parking from the Shady Grove maintenance depot to this property (Attachment 1);
- Located in the northwest corner of the intersection of Westmore Avenue and Ashley Avenue, Rockville, within the *Upper Rock Creek Master Plan* area;
- Approximately 10.07 acres, IM-2.5 H-50 Zone;
- Applicant: Montgomery County Office of the Executive;
- Application accepted: 4/22/16.

Completed: 6/6/16



Summary

- Staff recommends disapproval of the proposed acquisition and transmittal of comments to the Applicant.
- Staff finds the proposed acquisition of the Property for the bus depot use is inconsistent with the recommendations of the Master Plan and the intent statement of the IM zone. Given the lack of information provided for analysis, the noise and air pollution typically associated with a bus depot could potentially be substantially higher than the light industrial interim uses envisioned by the Master Plan. A bus depot use of this Property could potentially have significant negative impacts regarding traffic, noise, safety, compatibility and environment on the surrounding uses, especially the residential Lincoln Park community.
- The review of this is limited to the proposed acquisition of the Property for the purposes of parking and related function for an unspecified number of Montgomery County Public Schools buses only. Any development proposal for the property for this or other uses by the County will require a separate mandatory referral review by the Planning Board.
- A Site Selection Study/Analysis has not been shared with Staff. Staff likely cannot support the acquisition of this site, or any other site, until a comprehensive analysis has been conducted and submitted for review.

SITE DESCRIPTION

The Property (outlined in red) is located in the northwest corner of the intersection of Westmore Avenue and Ashley Avenue within the *2004 Approved and Adopted Upper Rock Creek Master Plan* (Master Plan) area. The Property abuts the City of Rockville on the north, west, and south. The uses to the south of the Property are predominantly residential. The uses to the north and east are predominantly industrial. The CSX and Metro lines abut the Property on the west, and the Montgomery College is located to the west of Rockville Pike (MD 355). There are various commercial properties along MD 355 across the railroad tracks to the west of the Property.



Image 1: Vicinity Map

The 10.07-acre (438,600sf) Property is an unrecorded parcel, Parcel P92 shown on Tax Map GR343. It is covered almost entirely with a gravel parking lot, and is currently used for outdoor storage of various vehicles, materials, and supplies. It gently slopes from west to east and has 7.97 acres of existing forest located along the western and southern borders of the Property. There are no streams, wetlands, 100-year floodplains, steep slopes or highly erodible soils onsite.



Image 2: Site Aerial View

PROJECT DESCRIPTION

Background

Annexation

In 2006, the owners of the Property filed a petition (ANX 2005-00138) to annex the property into the City of Rockville in order to be able to develop it with residential uses. The request was reviewed by the Montgomery County Planning Board at a public hearing in November of 2006. The Planning Board agreed with its Staff's analysis and recommendation that the proposed annexation was consistent with the 2004 Upper Rock Creek Master Plan (Master Plan), which had assumed that the Property did not have connections to water and sewer, and recommended "residential development for this property, which will allow for its annexation and reclassification of a residential zone by the City of Rockville." It further recommended strong support for residential development of this property over the long term and to support recommendations in appropriate City of Rockville master plans for residential development, including elderly housing, if annexation occurs. (Page 31).

The Applicant later withdrew the application stating the environmental hazards in the vicinity of the property documented by the Montgomery County Fire and Rescue Service (MCFRS), Local Emergency Planning Council (LEPC) as reason for withdrawing the application.

Preliminary Plan No. 120100170

On March 24, 2012, by Resolution MCPB Resolution No. 11-134, the Planning Board approved Preliminary Plan No. 120100170, Lincoln Park, for one lot to construct a 15,000-square-foot material storage building and a 27,160-square-foot warehouse on the Property under the I-1 Zone. The City's Mayor and the Chief of Planning wrote two letters opposing this Preliminary Plan primarily because the City's 2007 Lincoln Park Neighborhood Plan and the Master Plan envisioned annexation of the Property and its long-term redevelopment as residential.

The City was also concerned about potential impacts to the surrounding residential properties by the continued light industrial use on the Property. Specifically, the City was concerned about a lack of fire suppression service, the impact of additional traffic and access to the site, the potential for excessive noise generated by the proposed use, negative air quality, and visual impacts resulting from lighting of the site. Although the Property was located in the County, it was (and still is) outside of the Washington Suburban Sanitary Commission (WSSC) service district. The City of Rockville has provided water and sewer service to the Property via the existing 1" water and 4" sewer lines, which currently serve the 600-square-foot office building on the site. The City felt that the industrial use of this property should not be continued, nor expanded, and refused to upgrade the capacity of the water and sewer lines for the light industrial use. It stated that if upgrades to the water and sewer services became necessary, or if fire suppression or fire hydrant coverage was insufficient, the City would request that the Property be annexed into the City to provide those upgrades. Per the City and MCFRS, the approved development would require the nearest hydrant to flow at 1,000 gpm, and according to the City's flow test at the time, the nearest hydrant flowed at 1,024 gpm.

Proposal

Per the Maryland Annotated Code, Land Use Article Section 20-301, the Montgomery County Department of General Services (MCDGS) seeks a Mandatory Referral approval for the acquisition of the Property in order to relocate an unspecified portion of the Montgomery County Public Schools bus parking from the Shady Grove maintenance depot to this Property. The Property will be served by public water and public sewer by the City of Rockville. Any upgrades to the existing water and sewer lines are subject to approval by the City of Rockville. This review is limited to the proposed acquisition request only. No plans, program of development or other details of the proposed use have been submitted to the Planning Department.

Community Outreach

Planning Department Staff mailed out a public notice on May 13, 2016, with the tentative Planning Board hearing date of June 16, 2016.

Staff has received multiple letters, emails, and phone calls from various residents, civic associations, and the City of Rockville (Attachments 2 and 3). The Lincoln Park community's concerns are centered primarily on the idea of locating a bus depot adjacent to a residential neighborhood, and on property that is ultimately planned for residential development by both the County and the City. The community is also concerned about devalued residential property near a use expected to generate noise, pollution, increased bus traffic, pedestrian and child safety issues, and the visual degradation of the site and the abutting areas.

City's 2007 Lincoln Park Neighborhood Plan

The single-family residential properties to the south of the Property are located within the City's Lincoln Park Neighborhood Plan. An objective of the Neighborhood Plan addresses the Property specifically (referred to as the WINX site, p. 16):

“Eliminate industrial uses and zoning for redevelopment areas such as the Board of Education property on North Stonestreet Avenue, the WINX site on Ashley Avenue, and the industrial areas on Frederick Avenue and North Horners Lane.”

The City's Neighborhood Plan encourages the redevelopment of this Property as residential, which should “seamlessly relate to the eclectic and vernacular nature of the existing homes in the Lincoln Park neighborhood”, and be a mix of single-family detached, attached, and semi-detached units. Given the Neighborhood Plan objective to eliminate industrial uses and zoning from this site the City does not support the proposed acquisition and use of this site for a bus depot.

ANALYSIS

Master Plan

The proposed bus depot use is not in substantial conformance with the 2004 *Approved and Adopted Upper Rock Creek* Master Plan. The Master Plan identifies the Property as the WINX Property and contains the following recommendations (page 31):

1. Retain the property in the I-1 Zone, to allow low-intensity light industrial uses that do not require community water and sewer service.
2. Support strongly residential development of this property over the long term and support recommendations in appropriate City of Rockville master plans for residential development, including elderly housing, if annexation occurs.

The Master Plan's recommendations (Attachment 4) are premised in part on the conflicting situation that the Property was not within the City of Rockville's boundary and therefore not eligible for City's water and sewer service, but it was also not in the Washington Suburban Sanitary Commission's service area, and therefore could not be served by WSSC. As a result, the Master Plan assumed that the Property's location outside the City limits meant that it was not being served. However, a small existing building on the site, it was later discovered, was indeed served by the City's water and sewer service department.

Because the property owners at the time of Master Plan update in 2006 had no plans to annex the Property into the City of Rockville, the Plan's desired outcome—residential development adhering to the City's Lincoln Park Neighborhood Plan—was uncertain. Other types of development—outdoor storage facilities, automobile parking or storage, for example—that did not require sanitary facilities were also possible. The Master Plan assumed that the radio transmission towers that occupied the site at the time were likely to remain for the life of the Master Plan since the owners of the Property had not expressed interest in annexation. Accordingly, the Master Plan contemplated light industrial activities and determined them to be an acceptable interim use of the Property. It therefore retained the existing light-industrial zone and assumed that in the long term the Property will be redeveloped with residential uses.

Staff believes that the amount of noise and traffic expected to be produced by a bus depot directly across Ashley Avenue from the Lincoln Park Neighborhood on the Property has the potential to go well beyond the low-intensity light industrial, and interim uses that were envisioned by the Master Plan. Although, given the limited information provided at this time, it is difficult to effectively analyze the negative impacts of the proposed use on the surrounding neighborhood, and where and when these impacts are likely to occur. Therefore, Staff believes that a permanent bus storage depot and related functions at this location would not be in substantial conformance with the Master Plan vision and recommendations for this Property.

IM Zone

The Property is zoned IM-2.5 H-50. As stated in the Montgomery County Zoning Ordinance, “The IM zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal.” Staff believes that the use of the Property for a bus depot is contrary to the intent statement of the IM Zone. According to the Zoning Ordinance, the IL (Light Industrial) Zone, “is appropriate as a transitional Industrial zone between a Residentially zoned area and land classified in the IM and IH zones.” Since no such transitional area exists between the residentially zoned area of Lincoln Park and the IM zoned Property, Staff believes any use on the Property should be carefully considered with respect to compatibility with the existing Lincoln Park Neighborhood located directly across Ashley Avenue, which is approximately 14 feet wide.

Transportation

Site Location and Vehicular Site Access Points

The Property is located on the north side of Ashley Avenue between Westmore Avenue and the CSX railroad tracks, and is surrounded by the City of Rockville’s corporate limits on three sides. The two existing vehicular access points are from Ashley Avenue and Westmore Avenue. The pavement width of most streets in the Lincoln Park Neighborhood are approximately 22 feet. Both Ashley Avenue and Westmore Avenue along with many of the streets and sidewalks in the Lincoln Park Neighborhood appear narrow and/or substandard. Although it is difficult to effectively analyze the negative impacts of a bus depot on the surrounding neighborhood without analyzing the full program of development, Staff believes that the most likely route for the buses parked here--Westmore Avenue south to N. Horners Lane, southeast to Dover Street east, and then northeast to E. Gude Drive—will have significant negative impacts on these streets and the residential and others uses along this route. Going south directly from Ashley Avenue via N. Stonestreet Avenue will be even less desirable since the buses will travel a longer distance through narrow roads and residential uses before reaching a major street suitable for such traffic.

Master/Sector-Planned Roadway and Bikeway

Westmore Avenue runs along the eastern side of the property and is located within Montgomery County (i.e., outside the City of Rockville’s corporate limits). According to the *Upper Rock Creek Master Plan*, Westmore Avenue is designated as an industrial roadway with a 70-foot right-of-way and no bikeway. The existing Westmore Avenue has a right-of-way of 70 feet along the southern half and 35 to 40 feet along the northern half of the property frontage.

Ashley Avenue is located within the City of Rockville’s corporate limits. It is a secondary residential street that provides local access for up to 2,000 vehicles per day, and is not listed in the adopted 2002 Rockville *Comprehensive Master Plan*. Currently, it has a 30-foot wide right-of-way (with approximately

14 feet of pavement), whereas the standard right-of-way width for a secondary residential road within the City is 50 feet. According to the adopted 2004 Rockville *Bikeway Master Plan Update*, a signed shared roadway is designated along Ashley Avenue.

Available Transit Service

The nearest transit service is provided by Ride On route 59 that operates on Frederick Avenue approximately 1,000 feet south the site.

Pedestrian Facilities

There is an existing four-foot-wide sidewalk on the opposite side of Ashley Avenue and no sidewalks along Westmore Avenue.

Environment

The Property contains 7.97 acres of forest and an existing Category I Conservation Easement onsite. The topography slopes from west to east but does not include any moderate or steep slopes. The Property contains no streams wetlands or environmental buffers and is within the Upper Rock Creek watershed; a Class IV watershed. The Montgomery County Department of Environmental Protection's "Countywide Stream Protection Strategy" (February 1998) documents the subwatershed condition as poor. The proposed bus depot use on this site will likely result in the clearing of the site, and will likely necessitate the need to remove the Category I Easement onsite.

CONCLUSION

Staff finds the proposed acquisition of the Property for the bus depot use is inconsistent with the recommendations of the Master Plan and the intent statement of the IM zone. Given the lack of information provided for analysis, the noise and air pollution typically associated with a bus depot could potentially be substantially higher than the light industrial interim uses envisioned by the Master Plan. A bus depot use of this Property could potentially have significant negative impacts regarding traffic, noise, safety, compatibility and environment on the surrounding uses, especially the residential Lincoln Park community. Furthermore, Staff was not provided with a Site Selection Study/Analysis by DGS, thus, Staff likely cannot support the acquisition of this site, or any other site, until such an analysis has been conducted and submitted for review. Therefore, Staff recommends the Planning Board transmit comments to the Applicant recommending disapproval of the acquisition.

ATTACHMENTS

1. Acquisition Request
2. City of Rockville Letter
3. Community Correspondence
4. Master Plan Recommendations (Pages 31 and 32)

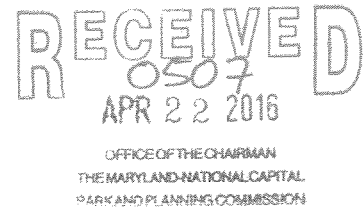
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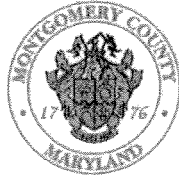
From: Warner, Ronnie <Ronnie.Warner@montgomerycountymd.gov>
Sent: Friday, April 22, 2016 11:10 AM
To: MCP-Chair
Cc: Wright, Gwen; Conlon, Catherine; Brenneman, Cynthia
Subject: Mandatory Referral for County Property Acquisition
Attachments: 160422 Mandatory Referral for County Property Acquisition.pdf

Mr. Anderson:

Attached please find the County's request for an administrative mandatory referral review for property acquisition.

Ronnie L. Warner, LEED Green Associate
Redevelopment Manager
Office of Planning and Development
101 Monroe Street, 9th Floor, Rockville, Maryland 20850
O: 240.777.6071 | C: 240.483.1147
<http://www.montgomerycountymd.gov/DGS/Home.html>





DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

April 22, 2016

Mr. Casey Anderson
Planning Board Chair
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Mandatory Referral for 1000 Westmore Avenue, Rockville

Dear Mr. Anderson:

In connection with the redevelopment of the County Service Park, the Department of General Services (DGS) is hereby requesting an administrative mandatory referral review for the acquisition of 1000 Westmore Avenue in Rockville.

Montgomery County is deeply committed to fostering efficient land use and to maximizing the value of its properties in accordance with "smart growth" policies. The relocation of the existing County Service Park facilities and redevelopment of this site encouraging transit-oriented mixed-use development in close proximity to public transit facilities in compliance with the Shady Grove Sector Plan is part of this planning.

PROPERTY

- The parcel the County will acquire is described in the attached Exhibit A

BACKGROUND

The redevelopment of the County Service Park is an integral part of the County's Smart Growth Initiative. Jeremiah Park is the 45-acre portion of the County Service Park located on the east side of Crabbs Branch Way. Jeremiah Park is approved to include 345 townhouses and 344 multi-family units. Approximately eight acres total for a four-acre park and a four-acre elementary school site are to be dedicated in Jeremiah Park. Ten percent of the residential units will be Workforce Housing units and fifteen percent will be Moderately Priced Dwelling Units.

Office of the Director
101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov/dgs

Mr. Casey Anderson
April 22, 2016
Page 2

DGS and MCPS have been working together to identify an interim solution for the relocation of the Shady Grove maintenance depot and bus parking to several sites to allow the redevelopment of Jeremiah Park and to provide MCPS the time necessary to refine a long term solution. The solution includes using EMTOC for maintenance and parking, and the Westmore site as well as other sites DGS is pursuing for the balance of the parking.

In the summer of 2015, the County Executive requested and the County Council approved a supplemental appropriation for the MCPS Bus Depot and Maintenance Relocation Project (CIP Project No. 360903) for the purpose of land acquisition for the relocation of the MCPS Bus Depot from County Service Park to allow the transit-oriented development as stipulated in the Shady Grove Sector Plan. A portion of this funding will be used to acquire the Westmore site.

The Westmore site must go through mandatory referral for its acquisition by the County as required. We are requesting this application be acted on administratively as there is no development plan available at this time.

Please feel free to contact me at 240.777.6192 should you have any questions.

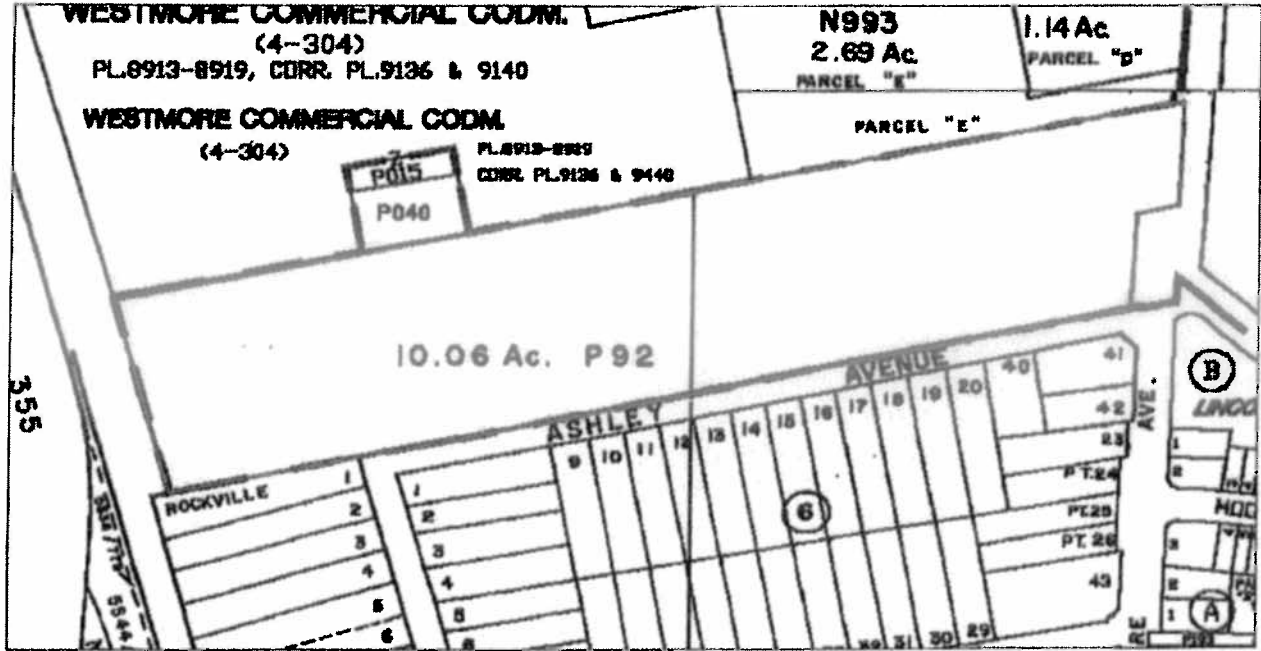
Sincerely,



Greg Ossont
Deputy Director

Cc: Gwen Wright, M-NCPPC
Catherine Conlon, M-NCPPC
Ronnie Warner, DGS
Cynthia Brenneman, DGS

EXHIBIT A
PROPERTY





City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

240-314-5000
TTY 240-314-8137

June 1, 2016

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Anderson and Commissioners:

Recently you received a letter from the Lincoln Park Civic Association leadership, requesting that all efforts to create a bus depot at 1000 Westmore Avenue (aka the WINX Property) cease. The City of Rockville's Mayor and Council strongly support the community in their request, and respectfully ask that 1000 Westmore Avenue and any other property in or adjacent to a neighborhood, be removed from consideration for bus parking.

As you are aware, the Lincoln Park Community is an historic African American neighborhood. The Lincoln Park Neighborhood Plans (LPNP) of 1984 and 2007, and the 2002 Rockville Comprehensive Master Plan recommend the WINX Property for residential development. The 2007 Approved and Adopted LPNP further states "The County's Upper Rock Creek Master Plan, recognizing that the property has limited utility for development in the County I-1 Zone, strongly supports residential development of the property per recommendations in City Master Plans."

Additionally, the Westmore site is well off any main road, accessible only by narrow, winding city streets which were not built in width or strength to handle hundreds of buses each day. The buses would pass directly behind Legacy at Lincoln Park – a community built to replace a 1950's housing project. This public/private partnership was championed by the community, vigorously supported by the Mayor and Council and has won awards for its inclusiveness and nod to the history of Lincoln Park. The entrance to 1000 Westmore Avenue is within 50 feet of the only playground in the Lincoln Park neighborhood. The site is also immediately adjacent to Ashley Avenue – a narrow street lined with homes facing the site, and currently has limited access to City water or sewer.

The Mayor, Councilmembers and City staff are very understanding of the County's need for bus parking and we want to work with all partners in securing a permanent site. Our staff has provided us with a map showing the location of the current bus depots and the areas they serve, and it appears that the City of Rockville is at the southern-most point of the service area. Therefore, it seems

MAYOR
Bridget Donnell Newton

COUNCIL
Beryl L. Feinberg
Virginia D. Onley
Julie Palakovich Carr
Mark Pierzchala

ACTING CITY MANAGER
Craig L. Simoneau

CITY CLERK
DIRECTOR OF COUNCIL OPERATIONS
Kathleen Conway

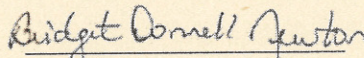
CITY ATTORNEY
Debra Yerg Daniel

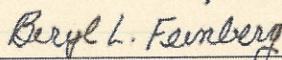
Mr. Casey Anderson
Page 2
June 1, 2016

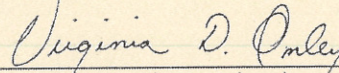
that there are other options which could be permanent, more cost effective and strategic in location rather than locating the replacement depot next to existing neighborhoods.

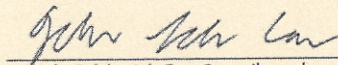
The Mayor and Council stand ready to work with you on a permanent resolution to this issue, and would be most appreciative of your prompt attention in removing both the Carver and Westmore sites from consideration.

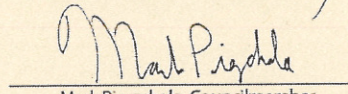
Sincerely,


Bridget Donnell Newton, Mayor


Beryl L. Feinberg, Councilmember


Virginia D. Onley, Councilmember


Julie Palakovich Carr, Councilmember


Mark Pierzchała, Councilmember

cc: Isiah Leggett, Montgomery County Executive
Nancy Floreen, President, Montgomery County Council and
Montgomery County Councilmembers
David Dise, Director, Montgomery County Department of
General Services
Michael Durso, President, Montgomery County Public Schools
and Montgomery County Public Schools Boardmembers
City of Rockville Staff

Butler, Patrick

From: Anita <asummerour@comcast.net>
Sent: Friday, May 27, 2016 3:59 PM
To: Butler, Patrick
Subject: 1000 WESTMORE AVE., ROCKVILLE, MARYLAND

Mr. Butler,

I am a resident of Lincoln Park. I am adamantly opposed to the plan by Montgomery County to purchase property at 1000 Westmore Ave. to be used as a school bus depot. Chapter 2: Land Use of the February 2007 Lincoln Park Neighborhood Plan objective number 3 is to eliminate industrial uses and zoning for redevelopment areas such as the Board of Education property on North Stonestreet Ave, the WINX site on Ashley Avenue and the industrial areas on Frederick Avenue and North Horners Lane. Part of the Board of Education site on North Stonestreet Ave. is a parking lot for rusting tractor trailers that Lincoln Park residents have to drive and walk by everyday.

All of the reasons, i.e. environmental, noise, safety, traffic, etc. that Martins Lane, College Square, Plymouth Woods and Woodley Gardens gave for objecting to the redevelopment of the Carver Educational Services Center as a bus depot apply to the Westmore site. There only way to exit the Westmore site would open Lincoln Park's neighborhood streets to 100 school busses trying to leave in the morning and at various times during the day when they would be returning.

Thank you for considering my comments.

Butler, Patrick

From: Luanne and Mark Lindeman <Lindeman88@verizon.net>
Sent: Thursday, June 02, 2016 8:37 AM
To: Butler, Patrick
Subject: Bus Depots in Rockville

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Butler,

I am writing this email in opposition to installing a bus depot at 1000 Westmore Road in Rockville, MD. The planned depot will be directly across the street from 14 single family homes and 60 (new) townhomes. A bus depot will cause health issues, noise, more traffic, and a depression in home values and would be an inappropriate use for land so close to the Rockville Town Center. Lincoln Park's Neighborhood Plan, which was adopted and approved by the City of Rockville in 2007, speaks strongly against this type of use for that property on Westmore Road. Please ask the County to take Westmore Road AND the Carver location out of any consideration as bus depots.

Thank you.

Luanne Lindeman
503 Nelson St.
Rockville, MD 20850

May 31, 2016

Dear Patrick,

I am writing on behalf of the East Rockville Civic Association, which represents approximately 800 homes in East Rockville and is directly adjacent to Lincoln Park. We are dismayed that the County would consider historic Lincoln Park as an appropriate site for parking hundreds of school buses.

The narrow streets shared by our neighborhoods, as well as the two light industrial zones in the immediate area, cannot handle the additional extensive traffic that would come with school bus parking. We are already limited by few gateways into our neighborhoods, and the large volume of cars, on-street parking, pedestrians, and bicyclists make navigating our streets difficult as it is. Adding buses and staff vehicles will make a bad situation worse.

This property has one very narrow entrance, and is bounded by train tracks, gas fields, and homes. In case of an emergency there is no way to get the buses and employees out quickly while also allowing fire and rescue vehicles fast access into the site. This puts both staff and residents in harm's way.

The acquisition of this property would make the County the largest property owner in the Lincoln Park/East Rockville area. The property already owned by the county is an eyesore. The abandoned trailers at the historic Lincoln High School are a disgrace. Arguably, the unkempt properties already owned by the County on North Stonestreet Avenue suppress property values in the area.

In the County's Upper Rock Creek Master Plan, Land Use Plan, page 31, the property is referred to as the WINX Property. The recommendation of the County in that plan is that the City of Rockville annex the property, and that its best use is residential. The property is also part of the Lincoln Park Conservation Plan. The County's failure to plan adequately for a permanent bus depot when the Jeremiah Park property is sold to developers is supplanting existing, legitimate County and City plans. Undermining older neighborhoods by devaluing their property and disrupting the lives of the residents is not "smart growth."

The property at 1000 Westmore Avenue is clearly not suited for bus parking. As tax payers and residents, we demand that the County find a suitable, permanent solution to the bus problem that does not include parking them in residential areas.

Sincerely,

Suzan Pitman
President, East Rockville Civic Association

Butler, Patrick

From: Alexa Fraser <ahf@iobst.com>
Sent: Friday, May 27, 2016 8:01 PM
To: Butler, Patrick
Subject: Lincoln Park Depot NO

Dear Mr. Butler,

I am writing this letter in opposition to installing a bus depot at 1000 Westmore Road in Rockville, Md. Lincoln Park has been the dumping ground for the school board for decades. The main entrance into our neighborhood is ruined by 423 empty trailers and now a bus depot has been considered for the other end of the community. The planned depot will be directly across the street from 14 single family homes and 60 (new) townhomes. A bus depot will cause health issues, noise and more traffic. Lincoln Park's Neighborhood Plan, which was adopted and approved by the City of Rockville in 2007, speaks strongly against this type of use for that property on Westmore Road. Please ask the County to reconsider using the Westmore Road and the Carver location for bus depots.

This is an environmental justice issue

Sincerely,

Alexa Fraser
Rockville

Butler, Patrick

From: Legacy At Lincoln Park <lalphoa@gmail.com>
Sent: Tuesday, May 31, 2016 4:50 PM
To: Butler, Patrick
Subject: Opposition to the Bus Depot at 1000 Westmore Ave, Rockville, MD.

Dear Mr. Butler,

This letter is written on behalf of the Legacy at Lincoln Park Homeowner's Association, which consists of 60 homes located on Moore Drive and Westmore Avenue in Rockville, MD. This neighborhood was built through a public/private partnership between Rockville House Enterprises (RHE) and developer, Urban Atlantic Development Inc. and completed in 2008.

We are writing to express our strong opposition to the acquisition of property at 1000 Westmore Avenue to be used for industrial purposes. We understand the purpose of the acquisition is to place a bus depot of ~100 or more diesel school buses, a maintenance facility and other undesirable commercial/industrial uses at this location. This type of activity would severely impact the quality of life for Lincoln Park residents, decrease neighboring property values, allow for increased traffic, pollution and noise, and create an unsafe environment for residents and their children.

We urge the Planning Board to deny the proposals for a bus depot to be located on Westmore Avenue and the Carver Educational Services Center.

We appreciate your consideration.

Thank you,

Angela C. Younger, President
Legacy at Lincoln Park Homeowners Association

--

Angela

Thank you,
Legacy at Lincoln Park, HOA

Butler, Patrick

From: Fran Hawkins <fran.hawkins@verizon.net>
Sent: Friday, May 27, 2016 2:16 PM
To: Butler, Patrick
Cc: 'Anita'; taoenergy@aol.com; tdefino@aol.com; 'Suzan Pitman'; 'Kate Scott'; cindy.rh@verizon.net; alex.dacedenito@gmail.com; 'Angela Younger'
Subject: Opposition to the Bus Depot at 1000 Westmore Road, Rockville, Md.

May 27, 1026

Dear Mr. Butler,

I am writing this letter in opposition to installing a bus depot at 1000 Westmore Road in Rockville, Md. Lincoln Park has been the "dumping ground" for the school board for decades. The main entrance into our neighborhood is ruined by 423 empty trailers and now a bus depot has been considered for the other end of the community. The planned depot will be directly across the street from 14 single family homes and 60 (new) townhomes. A bus depot will cause health issues, noise and more traffic. Lincoln Park's Neighborhood Plan, which was adopted and approved by the City of Rockville in 2007, speaks strongly against this type of use for that property on Westmore Road. Please ask the County to reconsider using the Westmore Road and the Carver location for bus depots. Your kind consideration is appreciated.

Sincerely,

Fran K. Hawkins
335 Lincoln Avenue
Rockville, Md. 20850
Member of Lincoln Park Civic Association

Butler, Patrick

From: taoenergy@aol.com
Sent: Monday, May 30, 2016 11:42 PM
To: Butler, Patrick
Subject: Our opposition to the School Bus Depot at 1000 Westmore Road, Rockville, Maryland.

May 30, 2016.

Hello Mr. Butler,

We know you have received a lot of letters in reference to the above topic; We want to let you know that the entire citizenry of Lincoln Park is opposed to the plan of transforming the property at 1000 Westmore Avenue into a school Bus depot. We have presented our concerns on Monday, May 16th, 2016 at the Rockville citizen forum in front of Mayor and Council, and we are ready to present our opposition at the County Council meeting as well.

We felt that there is a complete disregard for our neighborhood approved plan. It's as if we are throwing away all the people's work from 2002-2007. It's absolutely a waste of time for the citizens of Lincoln Park neighborhood committee, the city of Rockville Planning Commission and the Mayor and Council, to plan for our city, and just over night the county comes and decides to throw all our work and efforts away. This attitude says a lot about future committees in Montgomery County as a whole, the hours, days and years of service of people. I will advise your office to go over our plan for WINX property and do what was approved in 2007.

We believe that the life of citizens of Lincoln Park is equally valuable to the life of people of Jeremiah Park and their future home owners. Right now, we don't want to have the impression that the county officials think that Jeremiah land is good for living/ smart growth and the Westmore/Lincoln Park is for unwanted items from Jeremiah. At this stage, we don't want to believe that the county wants to play one neighborhood against the other.

We don't know how much more a neighborhood can take. We have the Washington gas on the eastern side, the abandoned empty trailers on western side. We will support the county in its effort to look for a permanent site. We all know that a so-called temporary site can become permanent, just like the one on Stone Street with the trailers on west side of Lincoln Park.

In conclusion, we are asking that the County reconsiders using the Westmore Road and the Carver location for bus depots.

Sincerely,

Dr. Alexandra Dace Denito
Vice President of Lincoln Park Civic Association
&
Dr. Tolulope A. Odunlami, LEED@AP {BD+C}, ARCON
President of Lincoln Park Civic Association

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May 31, 2016

Mr. Patrick Butler
Planner Coordinator
Area 2 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20190

Re: Rockville Housing Enterprises' Opposition to the proposed Bus Depot at 1000 Westmore Ave.

Rockville Housing Enterprises Board of Commissioners would like to communicate our ardent opposition to the acquisition and/or use of the property at 1000 Westmore Avenue in Rockville, Maryland, for the purpose of housing the school bus depot. This location is adjacent to the Legacy neighborhood which consists of 60 homeowner dwellings. The Legacy neighborhood was once a crime laden community that was a blemish to the City of Rockville and neighboring areas. With a financial investment of over \$20 million dollars, Rockville Housing Enterprises worked very hard to redevelop the Legacy community into the thriving homeowner community that is it today.

As a current lender and investor in the community, Rockville Housing Enterprises believes that the placement of an intrusive use, such as the proposed bus depot, in such close proximity to the Legacy community will result in the decline of the quality of the neighborhood and over time erode the fabric and character of the community.

Rockville Housing Enterprises respectfully requests the County reconsider the placement of the proposed bus depot at 1000 Westmore Ave.

Kindest Regards;


Jessica Anderson
Executive Director
Rockville Housing Enterprises



WINX Property

This 10-acre property is surrounded on three sides by the City of Rockville. On the fourth, across Westmore Avenue, is Washington Gas Light Company's storage facility. The site is wooded and is currently used to house radio transmission towers.

The WINX property can only be reached through Rockville's Lincoln Park community, one of the County's oldest African-American communities. It is bounded on three sides by the City of Rockville, and, importantly, is located in Rockville's water and sewer service district and outside the established limits of the Washington Suburban Sanitary District. Therefore, any relatively intensive residential or non-residential use requires the property to be annexed, because existing city policy allows for the provision of water or sewer service only to properties within the city's corporate limits. WSSC's water and sewerage systems cannot reasonably serve this site.

The City has included this parcel within its Urban Growth Limits, which encompass areas the City considers within its policy and land use planning "sphere of influence." It meets criteria established in 1970 for setting these limits. It is in an area that can be efficiently served by City water and sewer service and it is logically part of the Lincoln Park neighborhood. The City's 1993 Master Plan reiterated recommendations from a 1984 Neighborhood Plan for Lincoln Park for residential development of the property in the city's R-60 Zone.

The property's sewer and water service status limits its usefulness for light industrial uses to low-intensity uses, such as outdoor storage or off-street parking, that do not require sanitary sewer service. The radio transmission towers now on this property may remain in place for the life of this Master Plan, and the owners of the property have not expressed interest in annexation, which they must initiate. The ability to use the property for light industrial uses that do not require infrastructure should therefore not be foreclosed.

This Plan recognizes that the 10-acre WINX property has issues of access and compatibility that diminish its usefulness for light industrial activities. For the long term, this Plan recommends residential development for this property, which will allow for its annexation and reclassification to a residential zone by the City of Rockville. The City maintains a Moderately Priced Dwelling Unit program similar to the County's and development of this property would include such units. The property also is suitable for an elderly housing project. Such a project, designed in a way that insures compatibility with the Lincoln Park community, could make a significant contribution to affordable or elderly housing.

Recommendations

- Retain the property in the I-1 Zone, to allow low intensity light industrial uses that do not require community water and sewer service.
- Support strongly residential development of this property over the long term and support recommendations in appropriate City of Rockville master plans for residential development, including elderly housing, if annexation occurs.

PROPOSED LAND USE/ZONING – WINX PROPERTY

