

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB
10/1/01
Item #11

MEMORANDUM

DATE: September 27, 2001
TO: Montgomery County Planning Board
VIA: John Carter, Chief, Community – Based Planning Division *JAC*
FROM: Bill Landfair, AICP, for the Department of Park and Planning *WRL*

REVIEW TYPE: Development Plan Amendment
REVIEW BASIS: Chapter 59, Zoning Ordinance
APPLICANT: CSAAC, Inc.
CASE NUMBER: DPA 01-4

ZONE: Town Sector
MASTER PLAN: Gaithersburg Vicinity Master Plan
LOCATION: East Village Avenue, Montgomery Village

FILING DATE: February 5, 2001
PLANNING BOARD: October 1, 2001
PUBLIC HEARING: October 24 and 25 (if necessary)

STAFF RECOMMENDATION: APPROVAL of Development Plan Amendment No. DPA 01-4 and accompanying Supplementary Plan.

The staff notes that there is opposition to the Development Plan Amendment and recommends that a public hearing be held by the Hearing Examiner prior to consideration of the amendment by the District Council.

SUMMARY

The applicant, CSAAC, Inc. (Community Services for Autistic Adults and Children), seeks to amend approved Development Plan No. 88-1 under the Town Sector Zone for a 10.76 acre parcel of land located north of the intersection of Lewisberry Drive and East Village Avenue in Montgomery Village. The property

is located in East Village, Section 12, part of Area III-K of the Montgomery Village Town Sector. The property is currently designated on the approved Development Plan for a public elementary school. Montgomery County Public Schools has now determined that it will not need this site for purposes of a public school. The applicant wishes to amend the Development Plan to allow for development of its administrative headquarters.

The applicant is a private, non-profit provider of educational and other support services to children and adults with autism. The applicant currently operates out of the former Broom Middle School owned by Montgomery County in Rockville. To relieve overcrowding and provide a more permanent location for its headquarters, the applicant seeks to construct a building on the subject property that will house all of the administrative functions of the organization. The proposed facility will be approximately 36,000 square feet in size.

The Development Plan Amendment has received a great deal of citizen interest. Many citizens have expressed support or opposition of the Development Plan Amendment through letters and meetings with staff. Those in opposition have raised concerns about compatibility with the surrounding neighborhood. They view the use as a commercial business that will have a disruptive effect on the residential character of the neighborhood. Those in support have cited the applicant's status as a nonprofit provider of educational and other support services to individuals with autism.

The staff is in support of the Development Plan Amendment and accompanying supplementary plan. The proposed use will be compatible with the community and will not adversely affect the intent of the Gaithersburg Vicinity Master Plan. The scale and density of the facility is similar to that of the school use designated for the property in the Master Plan. Substantial setbacks and green area will be provided. Three acres of the property will be dedicated to the community for open space or recreational use. The Development Plan Amendment will be in conformance with the purpose clause and zoning requirements for the Town Sector Zone. The amendment will provide a community serving facility that contributes to a pattern of self-sufficiency for Montgomery Village. Many of those benefiting from its services are either residents or employees in the community.

BACKGROUND

Subject Property – The subject property is located on the north side of East Village Avenue between Harron Valley Way and Fulks Farm Road. The irregularly shaped property is comprised of 10.76 acres of land and has approximately 1,140 feet of frontage along East Village Avenue. The site once functioned as a landscape staging area supplying trees used to enhance the common areas and neighborhoods of Montgomery Village. Now the topography reflects open space dominated by tall grass. A single specimen tree is located in the center of the property. It is a Mockernut Hickory *Carya tomentosa* measuring

28" dbh (diameter at breast height). Evergreen trees ranging in height from 8' to 20' are located along the north, east, and west property boundaries. Along the east property line, the trees are located on top of a berm. A paved hiker/biker pathway meanders along the frontage with East Village Avenue. Two underpasses connect this pathway to the south side of the road.

Surrounding Area –The surrounding neighborhood is zoned Town Sector and predominantly residential in character. Residential development is medium density with 5 – 7 dwelling units per acre. Adjoining the subject property to the north is a PEPCO transmission line. Further to the north is the Gablefield development of single-family homes. Adjoining to the east is the single-family community of Ashford. Ten residences in this development share a boundary with the subject property. Confronting to the south is The Estates development of single-family homes, the DeSimon Recreation Area, another section of the Ashford community and the Meadowgate townhouse development. Adjoining the subject property to the west is a Montessori School. Other uses in the vicinity include the Lake Marion Community Center.

Development Plan Amendment – The applicant seeks to amend approved Development Plan No. 88-1 (approved October 23, 1990) under the Town Sector Zone. The subject property is currently designated on the approved Development Plan as a site for a public elementary school. As such, the property has been reserved until dedicated upon determination that there was a need to construct a public school. Montgomery County Public Schools has now determined that it will not need the property for an elementary school and the property has been "released" to the owner. The applicant wishes to amend the Development Plan to allow for development of its administrative headquarters on the property.

The applicant was established in 1979 to provide community-based residential education and employment services to 200 children and adults with autism in Montgomery County. The services include: 1) placement of autistic persons in group residential homes owned, maintained, operated and staffed by the applicant or an affiliate; 2) provision of off-site supported employment and vocational services to autistic adults; 3) off-site educational and vocational training to autistic children and adolescents (ages 7-21); and 4) off-site intensive early intervention services for young autistic children (ages 24 months-5 years). Approximately one-third of the homes operated by the applicant are located within Montgomery Village. The State of Maryland and Montgomery County fund most of the applicant's activities.

The applicant currently operates out of the former Broom Middle School owned by Montgomery County located on Twinbrook Parkway in Rockville. To relieve overcrowding and provide a more permanent location for its headquarters, the applicant seeks to construct a building on the subject property that will house all of the administrative functions of the organization. These include training and

staff development, financial and accounting functions, management of employment services, and provision of training and instruction to parents of learning disabled children. From this location, the applicant will coordinate and manage its off-site residential group homes, employment and vocational placements of autistic adults, educational and vocational training placements of autistic children and adolescents and its psychologist and parent training for early behavioral treatment intervention delivered to preschoolers in their homes.

The proposed facility will consist of a one-story building measuring approximately 36,000 square feet in size. The building functions will include office and support space, work training clinic space, and a multi-purpose room suitable for training, meetings, seminars, activities and other related services. The normal hours of operation will be weekdays from 9:00 a.m. to 5:00 p.m. The building will be buffered from the community by a combination of berms and landscaping. Lighting will be designed to not spill into the adjoining residential neighborhood. Parking will be provided to the rear of the building to mitigate the view from the road. A total of 108 parking spaces will be provided in accordance with code requirements. Vehicular access will be directly opposite Silverfield Drive. Sidewalk connections will be provided to the existing hiker/biker pathway along East Village Avenue. An enclosed play area will be provided for toddlers whose parents are being trained at the facility.

The applicant intends to develop in one or two phases depending upon the availability of funding. A two-year build out time is anticipated at this time. No dedication of land is required for right-of-way. However, in accordance with the recommendations of the Master Plan, the applicant will dedicate approximately three acres of land to the Montgomery Village Foundation and/or East Village Homes Corporation for open space or recreational use. As shown on the attached supplementary plan, this land is described as "Parcel B" and located along the eastern edge of the property. It is adjacent to the Ashford community and opposite the DeSimon Recreation Area. The exact size and delineation of this parcel will be determined at site plan review.

Approval Procedures – For the Town Sector Zone, a supplementary plan accompanies the Development Plan Amendment to provide more specific information about the development program. The Planning Board must approve the supplementary plan in the course of its recommendation to the District Council on the amendment. While the Board's approval of the supplementary plan does not constitute a precedent for the Council, it will assist in their more general review of the amendment. Following zoning, subsequent approval procedures include site plan review and subdivision approval by the Planning Board. If necessary, and with certain limitations, the supplementary plan may be revised to conform to the approved site plan and preliminary plan.

ANALYSIS

Master Plan

The proposed use will be compatible, and desirable within the community and will not adversely affect the intent of the Gaithersburg Vicinity Master Plan for the following reasons:

- The Master Plan recommends an institutional use for the subject property (a public elementary school). The scale and density of the proposed facility is similar to that of the use designated for the property in the Master Plan. The building footprint is less than a typical elementary school square footage. Substantial setbacks and green area (approximately 70%) will be provided. The maximum density will not exceed a Floor Area Ratio (FAR) of .10. In addition, three acres will be dedicated to the community for open space or recreational use.
- Further refinement of the site design, landscaping, and lighting will occur at time of site plan review to insure compatibility of the proposed project with the surrounding community. Specifically, the screening of residential views must be achieved, and a comparable level of landscaping provided to fit into the residential character of the community.

Relationship to Master Plan

The property is located within the Airpark District of the 1985 Approved and Adopted Gaithersburg Vicinity Master Plan. The Master Plan states that the Airpark District is the area most seriously affected by over flights of aircraft using the Montgomery County Airpark. See Figures 1 and 2. It identifies the subject property as part of Analysis Area 53 and recommends medium-density residential use. The subject property is zoned Town Sector Zone in accordance with the recommendations of the Master Plan. It was not studied during the 1985 Master Plan process and, therefore, reflects the land use and zoning set forth in the 1971 Gaithersburg Vicinity Master Plan. The Town Sector Zone was confirmed in 1986 as part of the Gaithersburg Vicinity Master Plan Sectional Map Amendment.

In addition, the Master Plan designates the subject property as a future elementary school site as shown on the proposed Land Use Plan. This recommendation was based on Montgomery County Public Schools (MCPS) 15-Year Comprehensive Plan for Education Facilities. The MCPS demographic projections showed a continued decline in the school-age population in Montgomery County as a whole throughout the 1980's. These projections were consistent with the Planning Board's growth forecast model. Based on these projections, the planned number of school sites indicated on the 1985 Master

Plan Land Use Plan Map had been significantly reduced from the 1971 Gaithersburg Vicinity Master Plan.

When Montgomery Village was developed in the mid-1960s, the subject property was reserved as an elementary school site and Kettler Brothers Inc., the developers of the Village, retained ownership. In 1996, MCPS relinquished its future claim on the property and allowed for development of the property by its owner. According to MCPS staff, projected school enrollments and the near build-out of the Village showed that new elementary schools would not be needed on the subject property or a site located on Rothbury Drive in the Northgate community.

Finally, the Master Plan states on page 95, that "it is important that at least a portion of each undeveloped school site in Montgomery Village be transferred to the Montgomery Village Association for field sport recreation, if the site is not needed for school construction. For example, that the ball field site on Apple Ridge Road should be retained by the Montgomery Village Foundation, even if a portion of the site is ultimately used for non-school purposes".

The Master Plan states that since schools provide important community recreation facilities, when a school site is declared surplus its suitability for a local-use park should be given serious consideration. Additionally, as fewer schools are being constructed, there is a greater demand for parks to provide public active recreation facilities.

With respect to the nature of the use, staff finds that it falls under the category of a charitable or philanthropic institution which is defined by the Zoning Ordinance as "a private, nonprofit organization whose primary function is to provide either health, social, recreational, religious or benevolent services, or research or educational activities in areas of benefit to the public such as health, medicine or conservation of natural resources". The use is allowed by right or by special exception in many zones of the county including most single-family residential zones. There are three subcategories of the use, each with their own unique characteristics: residential use; recreational or conservation; and office.

Design Issues

Further refinement of the site design, landscaping, and lighting will occur at time of site plan review to insure compatibility of the proposed project with the surrounding community.

Building Size and Configuration

The proposed building size is 36,000 square feet, slightly smaller than a small elementary school that is typically 40,000 square feet in size. The proposed configuration is unusual and presents an undulating façade with recessed

setbacks that will help reduce the sense of building bulk and length. The combination of the small size and unique configuration will help establish a compatible relationship with the surrounding community. The layout of the building is such that it allows for multiple opportunities for courtyard areas around the building.

Building Orientation, Layout and Parking

The proposed building orientation places the front door on the backside of the building thus minimizing the level of activity along East Village Avenue. Parking is located at the rear of the building, obscured from the street, but within partial view of the adjacent neighbors. This view will be mitigated by an existing berm that is planted with evergreen trees. The proposed parking lot setbacks, however, are comparable to a school's parking and bus bay locations. The overall layout creates an acceptable arrangement of building and parking given the surrounding nature of the existing residential community and the need to maintain compatible relationships.

Landscape, Screening, and Lighting

The proposed landscape and screening will need to be supplemented to achieve adequate screening from neighboring properties. At site plan review, additional mixed hardwoods and evergreen screening should be proposed adjacent to the parking area to ensure adequate screening for the affected neighbors. There is also a need to provide an improved landscape treatment along East Village Avenue to establish a compatible setting with the neighborhood. In addition, the applicant should consider reconfiguring that portion of the building closest to the entrance to provide a larger setback from East Village Avenue. A larger setback will provide more opportunities for landscaping at the entrance in a way that is compatible with the residential setting. Light intrusion must be limited into adjacent properties through the use of sharply cut off luminaires placed in locations that reduce visual impacts.

Requirements of the Zone – The Town Sector Zone is a planned development zone. As such, many of the specific restrictions that are regulated in other zoning categories, including the height, bulk and arrangement of buildings and the location of various land uses, are eliminated in favor of an approved development plan. The use of a development plan provides more flexibility and permits a mixture of uses and densities to achieve more environmentally sensitive development, promote open space, and provide other community amenities.

The Town Sector Zone is the most flexible of all the planned development zones and the degree of specificity normally required of the development plan does not apply. Instead, a more generalized land use plan governs the general shape and character of development. The land use plan does not require the same

information about staging or development programs as the development plan requires for other planned development zones. In part, the supplementary plan helps to provide more specific information about the development program otherwise lacking on the Development Plan. As such, post-zoning review including site plan and preliminary plan plays a more vital role for the Town Sector Zone than other planned development zones.

The Town Sector Zone contains several standards for eligibility. The purpose clause for the zone is found in Section 59-C-7.21 of the Zoning Ordinance and states in part:

It is the purpose of this zone to provide a classification which will permit development of or additions to planned new towns or additions to existing urban developments. Such towns shall contain, insofar as possible, all of the residential, commercial, community and industrial facilities needed to make possible a town that is reasonably self-sufficient for all purposes, except major employment and central business district shopping. Adequate provision shall be made for the maintenance of open space...

* * *

A new town...[should contain] as nearly as possible all of the commercial, employment, cultural and recreational facilities desirable and necessary for the satisfaction of the needs of its residents...[have a density that makes] the most efficient use of public utilities, but low enough to permit the incorporation of large amounts of open land within the town for recreational and scenic purposes...[have] transportation facilities adequate to serve the anticipated total population...[and] public sewer and water shall be available at the site or planned for construction. [Emphasis supplied].

In addition to the substantive provisions of the Town Sector Zone, there are five specific performance standards which apply to all planned development zones, and are set forth in Section 59-D-1.61 of the Zoning Ordinance. These standards include compliance with the use and density recommendations of the master plan, compliance with the zoning requirements for the zone including compatibility, safe and adequate vehicular and pedestrian circulation systems, prevention of soil erosion and preservation of natural features, and assurance of perpetual maintenance of common areas.

Master Plan Compliance

As noted above, the staff finds that the Development Plan Amendment will not adversely affect the intent of the Gaithersburg Master Plan. The Master Plan recommends an institutional use for the subject property (public elementary school). The scale and density of the proposed facility is similar to that of the designated school use. The building footprint is less than that of a typical

elementary school. Approximately 70% of the property will be maintained as open space. An additional three acres will be dedicated to the community for open space or recreational use.

Further refinement of the site design, landscaping, and lighting will occur at time of site plan review to insure compatibility of the proposed project with the surrounding community. Specifically, adequate screening of residential views should be achieved, and a comparable level of landscaping provided to fit into the residential character of the community.

Zoning Requirements

The Development Plan Amendment will be in conformance with the purpose clause and zoning requirements for the Town Sector Zone. The amendment will permit the development of a community serving facility that contributes to the pattern of self-sufficiency for Montgomery Village. Many of those benefiting from its services are either residents or employees in the community. A substantial portion of the property will be maintained as open space to ensure compatibility with the surrounding neighborhood. The location of the property within an area of medium density development will assure efficient use of public utilities. The property is designated Category 1 for both water and sewer service. A 12" water main and an 8" sewer line are located within the East Village Avenue right-of-way. Adequate transportation facilities are currently available to serve the proposed development. The site will have access from East Village Avenue, providing access to MD 124 to the east and the rest of Montgomery Village to the west. The area is served by public transportation. Approximately three acres of the property will be dedicated to the Montgomery Village Foundation or East Village Homes Corporation for use as open space or recreational use.

Vehicular and Pedestrian Systems

The proposed internal vehicular and pedestrian circulation system will be safe, adequate and efficient. This issue will be reviewed further at site plan.

Prevention of Soil Erosion and Preservation of Natural Features

The amount of green area and dedication of open space will minimize the amount of ground disturbance and soil erosion as well as preserve the natural features of the site. The location of the building and parking generally follows the natural contours of the property and avoids the steep slopes created through earlier grading activities. The only specimen tree on site, a Mocknut Hickory, will be preserved. Applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 will be satisfied at site plan review.

Conformance with the forest conservation requirements will include a tree protection plan for the specimen tree that includes an analysis of the trees condition and the anticipated grading within the critical root zone. Water resource protection will include a stormwater management concept and sediment/erosion control plan approved by the Montgomery County Department of Permitting Services.

Perpetual Maintenance of Common Areas

The existing hiker/biker pathway located within the subject property, parallel to East Village Avenue, is accessible to the general public and provides an important link for the community to the recreation area south of East Village Avenue. The applicant will maintain this pathway. Maintenance of the three-acre parcel to be dedicated to the community will be the responsibility of the eventual owner.

Transportation – The Transportation Planning staff has conducted an Adequate Public Facilities (APF) review of the Development Plan Amendment and will recommend the following conditions as part of the APF test at preliminary plan review:

1. Limit the Development Plan Amendment to an institutional use consisting of a maximum of 36,000 square feet of office, training, and support space.
2. Limit the number of administrative employees to 40 who are arriving and departing during the weekday morning peak period (7:00 to 9:00 a.m.) and during the evening peak period (4:00 to 6:00 p.m.). The remaining employees are part-time who arrive and depart outside the morning and evening peak periods.
3. At the time of preliminary plan review, satisfy the following components of the APF test:
 - a. Local Area Transportation Review: Enter into a Traffic Mitigation Agreement (TMA) with the Planning Board to limit the use to 40 administrative employees who arrive or depart during the weekday morning and evening peak periods. The TMA should contain the necessary assurances to guarantee compliance with the limit of 40 administrative employees. With this TMA, the site-generated traffic will be less than 50 peak-hour trips during the morning and evening peak periods. Therefore, a traffic study will not be required to satisfy Local Area Transportation Review (LATR).
 - b. Policy Area Review (or Staging Ceiling Condition): Under the "Full Cost Developer Participation" provision in the *FY 02 Annual Growth Policy*, participate in the existing MD 124 Road Club by widening

Woodfield Road (MD 124) from two to four lanes between Airpark Road and Fieldcrest Road. This widening will reduce congestion on MD 124, a major north-south roadway, on the eastern border of the Montgomery Village/Airpark Policy Area and add transportation capacity to the Policy Area. The additional capacity will result in mitigating all of the traffic generated by the proposed facility, and the approved land uses of the other Road Club members. The applicant's share of the Road Club's funding was determined by members of the privately sponsored MD 124 Road Club.

Local Area Transportation Review

The applicant's transportation consultant submitted a traffic statement that proffered to limit the administrative office to 40 employees. A traffic study is not required to satisfy LATR with the 40-employee limit because the proposed land use would generate fewer than 50 peak-hour trips during the morning and evening peak periods. In addition, an APF Agreement will be required because without the 40-employee limit the proposed office of 36,000 square feet would generate 50 or more peak-hour trips using the trip-generation rates for general office uses. The table below gives the number of peak-hour trips for alternative land uses in comparison to the proposed land use:

Land Use	Square Feet or Number	Peak-Hour Trips	
		Morning	Evening
Alternative Land Uses:			
General Office Use	36,000	53	72
Townhouses	60-80 Units	29-38	50-66
Single-Family Detached Units	25-50 Units	24-48	28-56
Elementary School	500 Students	145	N/A*
CSAAC with 40 Employees:			
Administrative Office/Training	40 Employees	40	40

*Elementary schools end classes before the weekday evening peak period.

The traffic generated by the proposed use will be less than the alternative land uses except for townhouses during the morning peak period, the lower range of single-family detached units during both peak periods, and an elementary school during the evening peak period.

Levels of Congestion at Nearby Intersections

The congestion levels at nearby intersections were not analyzed because a traffic study is not required to satisfy LATR. No recent traffic data from other sources is available to determine intersection congestion along East Village

Avenue. If that data were available, those intersections must not exceed their critical lane volumes (CLV) standard of 1,500 for the Montgomery Village/Airpark Policy Area.

Policy Area Review/Staging Ceiling Condition

The Montgomery Village/Airpark has a deficit of negative 365 jobs under the *FY 02 Annual Growth Policy* transportation staging ceiling as of August 31, 2001. Office use of 36,000 square feet is equivalent to 72 jobs using the "other" land use multiplier of 500 square feet per job. Policy Area Review is satisfied with Recommendation No. 3b under the "Full Cost Developer Participation" provision in the *FY 02 Annual Growth Policy*.

Master Plan Roadway

In accordance with the Gaithersburg Vicinity Master Plan, East Village Avenue is designated as a primary roadway with four lanes and a median within a 70-foot right-of-way.

On-Going Roadway Improvement

The Maryland State Highway Administration's Capital Transportation Program (CTP) MD 124 (Woodfield Road) Project Planning Study, No. MO632A11, is an on-going study to improve Woodfield Road from Midcounty Highway to Warfield Road. The Planning Board hearing was held on December 7, 2000, where the recommended alternative was to widen from two to four lanes within the 120-foot, master planned right-of-way and include a sidewalk and a bikeway.

Community Concerns – The Development Plan Amendment has received a great deal of citizen interest. Many citizens have expressed support or opposition of the Development Plan Amendment through letters and meetings with staff. Those in opposition perceive the use as a commercial business that will have a disruptive effect on the residential character of the neighborhood. Their expectations for the property over the years were that it would be developed with a public elementary school or residences, or in the alternative, preserved as open space. Other concerns include traffic and the effect on property values.

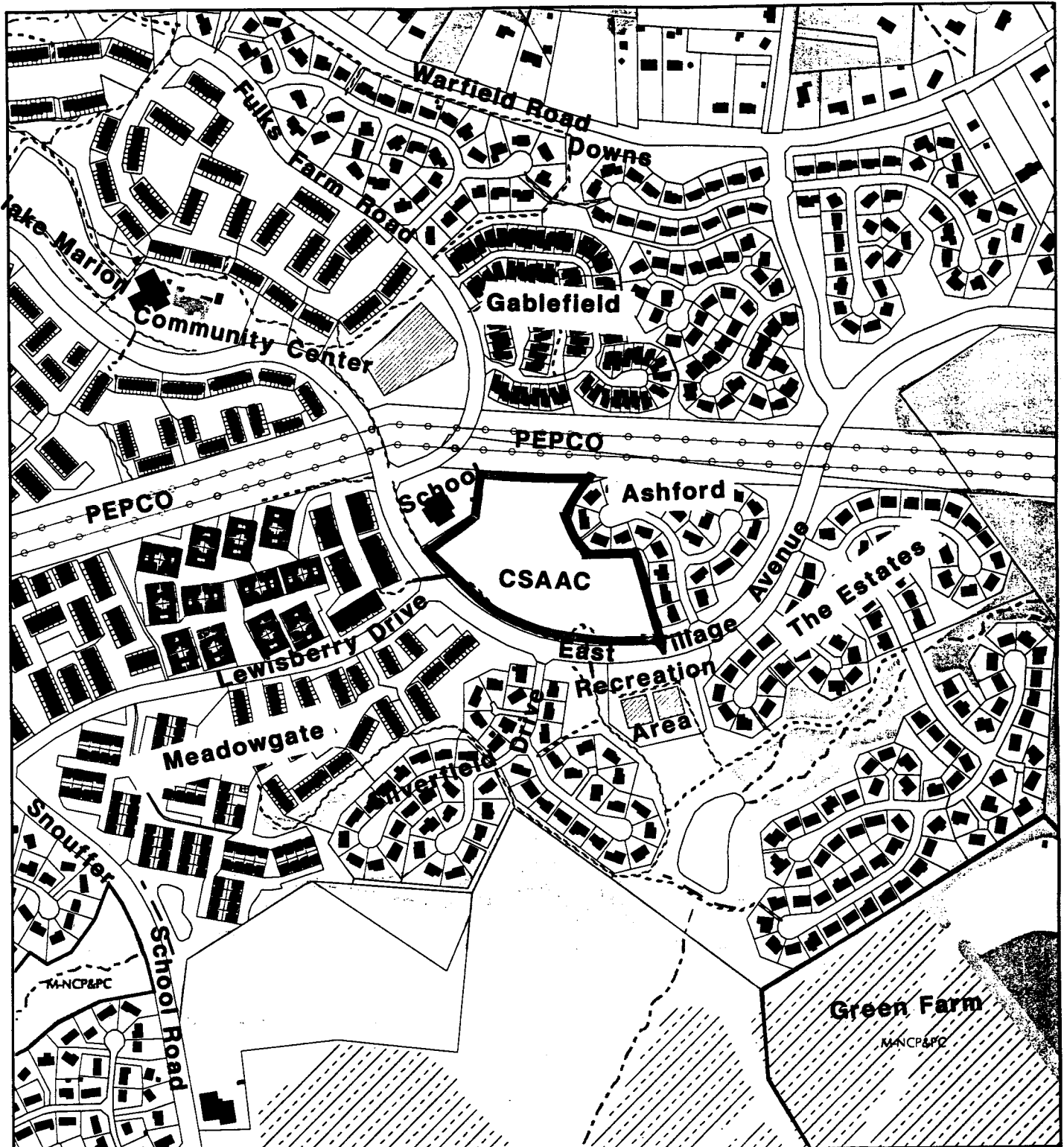
Those in support have cited the applicant's status as a nonprofit provider of educational and other support services to individuals with autism. They note that the location of the property is convenient to the homes and employment of individuals in need of the services and support, served by public transportation, and the relative impact on the neighborhood compared to a public elementary school.

Conclusion – Upon review of the Development Plan Amendment the staff concludes that it is in compliance with the requirements of the Town Sector Zone with respect to the purpose clause and performance standards. The use will also be in substantial conformance with the Gaithersburg Vicinity Master Plan. For these reasons, and because the Development Plan Amendment will aid in the accomplishment of a coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District, the Development Plan Amendment should be approved. Staff is also in support of the accompanying supplementary plan.

Attachments

VICINITY MAP FOR

EAST MONTGOMERY VILLAGE (227NW08)



Map compiled on September 26, 2001 at 4:29 PM | Site located on base sheet no - 227NW08

NOTICE

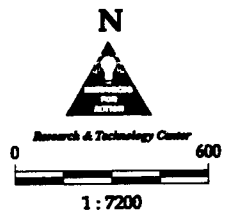
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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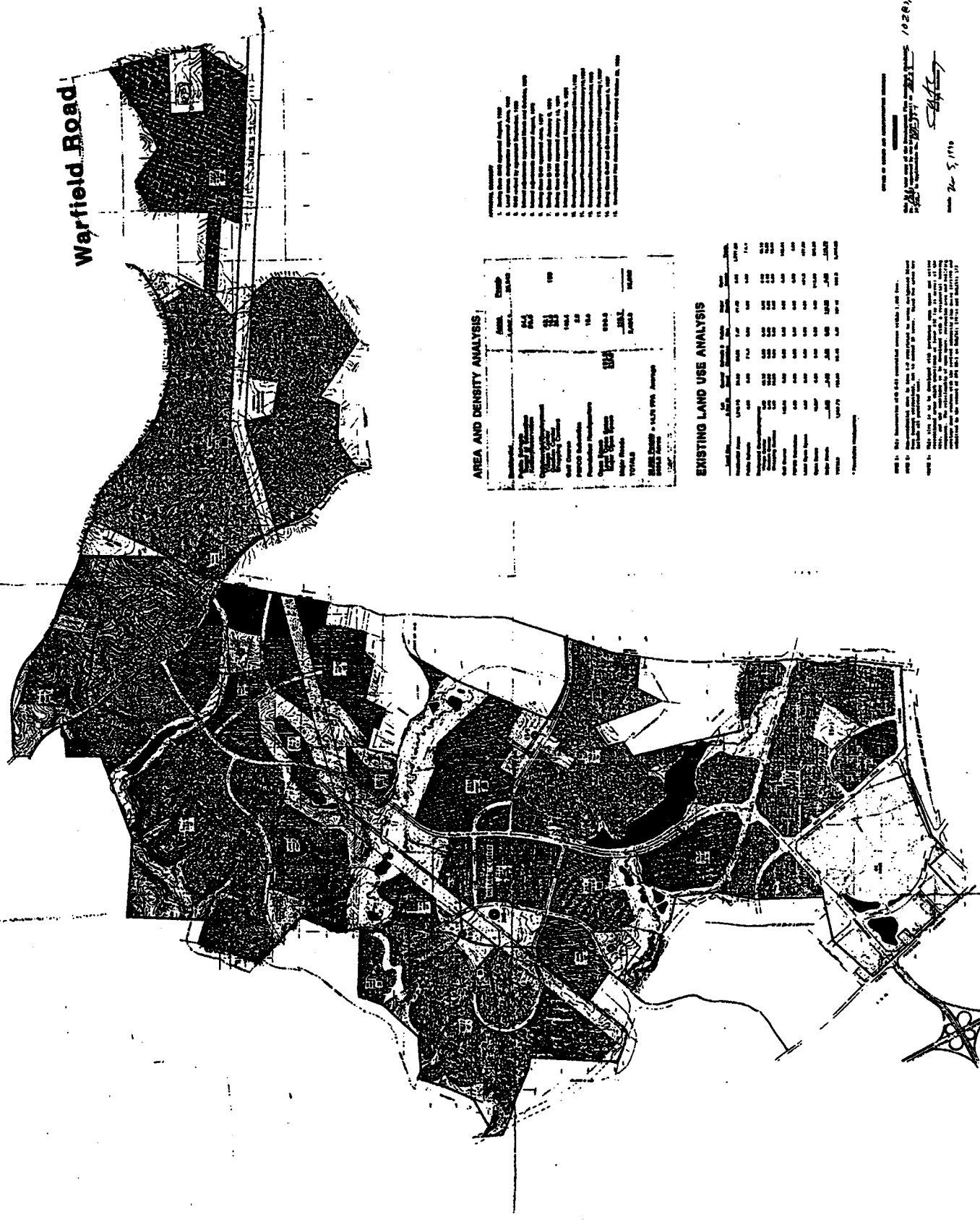
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
6787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



1:7200

Warfield Road



AREA AND DENSITY ANALYSIS

Category	Area (Acres)	Density (Units/Acre)
Single-Family Detached	14.5	1.0
Single-Family Attached	1.5	1.0
Two-Family Detached	1.5	2.0
Two-Family Attached	1.5	2.0
Three-Family Detached	1.5	3.0
Three-Family Attached	1.5	3.0
Four-Family Detached	1.5	4.0
Four-Family Attached	1.5	4.0
Five-Family Detached	1.5	5.0
Five-Family Attached	1.5	5.0
Six-Family Detached	1.5	6.0
Six-Family Attached	1.5	6.0
Seven-Family Detached	1.5	7.0
Seven-Family Attached	1.5	7.0
Eight-Family Detached	1.5	8.0
Eight-Family Attached	1.5	8.0
Nine-Family Detached	1.5	9.0
Nine-Family Attached	1.5	9.0
Ten-Family Detached	1.5	10.0
Ten-Family Attached	1.5	10.0
Other	1.5	1.0
TOTAL	144.0	1.0

EXISTING LAND USE ANALYSIS

Category	Area (Acres)	Density (Units/Acre)
Single-Family Detached	14.5	1.0
Single-Family Attached	1.5	1.0
Two-Family Detached	1.5	2.0
Two-Family Attached	1.5	2.0
Three-Family Detached	1.5	3.0
Three-Family Attached	1.5	3.0
Four-Family Detached	1.5	4.0
Four-Family Attached	1.5	4.0
Five-Family Detached	1.5	5.0
Five-Family Attached	1.5	5.0
Six-Family Detached	1.5	6.0
Six-Family Attached	1.5	6.0
Seven-Family Detached	1.5	7.0
Seven-Family Attached	1.5	7.0
Eight-Family Detached	1.5	8.0
Eight-Family Attached	1.5	8.0
Nine-Family Detached	1.5	9.0
Nine-Family Attached	1.5	9.0
Ten-Family Detached	1.5	10.0
Ten-Family Attached	1.5	10.0
Other	1.5	1.0
TOTAL	144.0	1.0

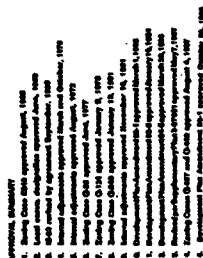
NOTES: 1. This map is a preliminary map and is not intended to be used for legal purposes. 2. The map is based on the best available information and is not intended to be used for legal purposes. 3. The map is not intended to be used for legal purposes.

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2005-11-17
2005-11-17

TOWN OF MONTGOMERY
PLANNING DEPARTMENT
1000 N. 10TH AVE., SUITE 100
MONTGOMERY, AL 36102
404.241.1234

TOWN SECTOR PLAN
LAND USE AND CIRCULATION

MONTGOMERY VILLAGE
SUBSECTOR 1
1000 N. 10TH AVE., SUITE 100
MONTGOMERY, AL 36102
404.241.1234

[illegible][illegible]

EXISTING LAND USE ANALYSIS

[illegible]

NOTE 3: This intervention with a city controlled areas within 1,000 feet.

AREA AND DENSITY ANALYSIS

	Acres	People
Residential	1297.1	35,842
Public Schools	54.4	
Forest of Education	9.24	
College/University	42.1	150
Village Center	10.0	
Shopping Center	32.8	
Shopping Centers	10.76	
CSAC	148.4	
Golf Course	2.0	
PEPCO Substation	10.5	
Foundation Headquarters	481.9	
Open Space	215.0	
Local Open Space	686.8	
Major Open Space	115.7	
Major Roads	2434.8	35,902
TOTALS	2434.8	35,902
35,902 People = 14.78 PPA Average		
2434.8 Acres		

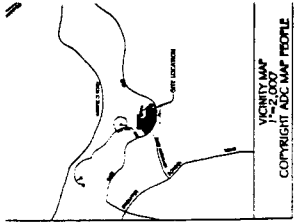
APPROVAL SUMMARY

1. Zoning Case E-40 approved August, 1968
2. Local comm. designation approved June, 1969
3. M-53 revised by agreement September, 1969
4. Internal adjustments approved March and October, 1970
5. Internal adjustments approved August, 1972
6. Zoning Case G-33 approved June, 1977
7. Zoning Case G-124 approved January 9, 1979
8. Zoning Case G-340 approved January 13, 1981
9. Internal adjustments approved November 10, 1981
10. Development Plan Amendment 23-1 approved March 1, 1983
11. Development Plan Amendment 23-2 approved January 10, 1984
12. Development Plan Amendment 24-1 approved March 28, 1985
13. Revised per Supplementary Plan 3-87001 approved May 7, 1987
14. Zoning Cases G-487 and G-488 approved August 4, 1987
15. Development Plan Amendment 25-1 approved October 23, 1988

EXISTING LAND USE ANALYSIS

Land Use	Lot & Piv St	Comm/Inst	Schools & Churches	Public Use	Major Roads	Open Space	Totals
Residential Areas	1,210.79	23.30	24.05	7.47	21.45	0.00	1,297.06
Public Schools	0.00	0.00	63.64	0.00	0.00	0.00	74.4
Designated Comm/Employment							
Village Center	0.00	42.10	0.00	0.00	0.00	0.00	42.10
Shopping Center	0.00	10.00	0.00	0.00	0.00	0.00	10.00
Shopping Centers	0.00	32.80	0.00	0.00	0.00	0.00	32.80
CSAC		10.76					
Golf Course	148.44	0.00	0.00	0.00	0.00	0.00	148.44
PEPCO Substation	0.00	0.00	0.00	2.00	0.00	0.00	2.00
Local Open Space	0.00	0.00	0.00	0.00	0.00	481.9	481.9
Open Space	10.00*	0.00	0.00	0.00	0.00	215.00	225.00
Major Roads	0.00	0.00	0.00	0.00	115.70	0.00	115.70
TOTALS	1,369.73	133.96	67.69	9.47	137.15	696.9	2,434.80

* Foundation Headquarters



**Montgomery Village
East Village Section 12**

[illegible]

Legend

- South Lane
 Seat List Type
 15 25% Steps
 Steps 25% and greater
 20% Mechanical Pulley
 Expansion 1 inch
 < 1" Band Pass
 < 1" White Pass
 < 1" Black Pass
 < 1" Splice
 < 1" Separation
 < 1" Separation

Landscape Architect Certificate

Date _____

Larry L. Weidman
Registered Landscape Architect
Maryland License # 1706

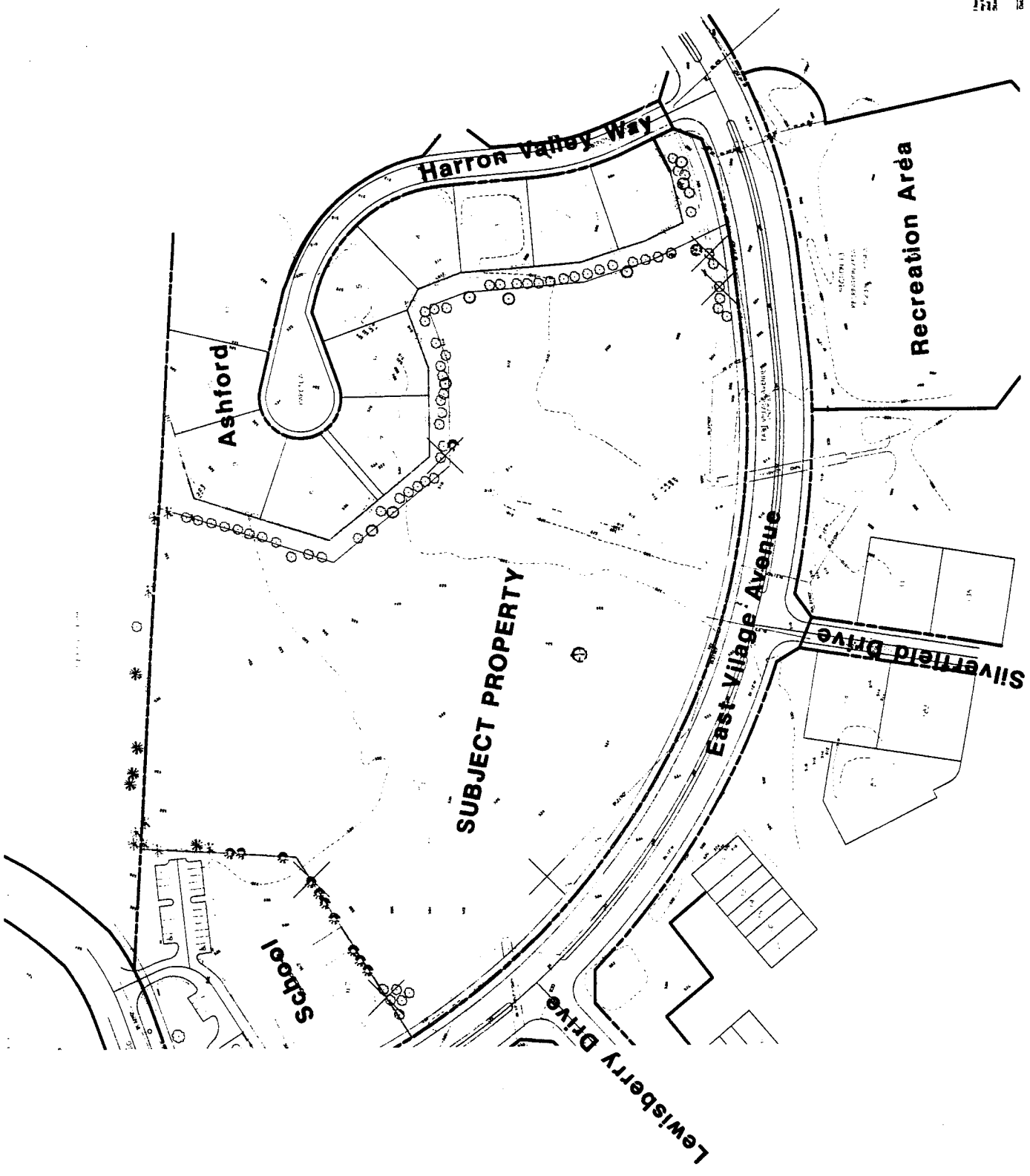
R&A
RODGERS & ASSOCIATES
1235 GAITHER ROAD
GAITHERSBURG, MARYLAND
20877

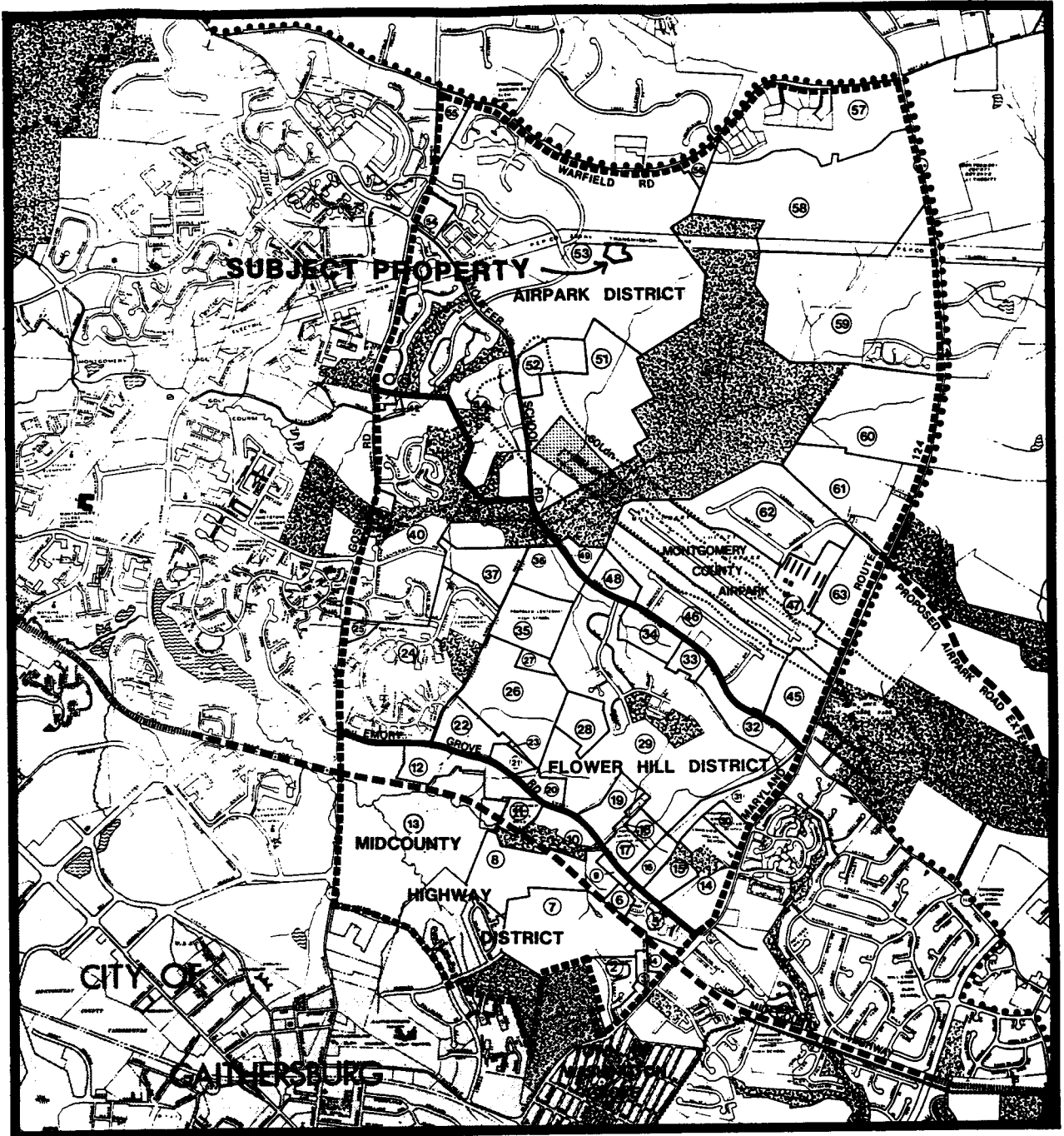
East Village, Section 12
Montgomery Village
1st Election District
Montgomery County, MD

Natural Resource Inventory

Owner/Developer
Community Services for
At-Risk Adults & Children, Inc. (CSAC)
751 Travlersway Parkway
Rockville, MD 20851
Attn: Matthew Hanson
Phone: (301) 762-1650
Fax: (301) 763-5230

PRELIMINARY NOT FOR CONSTRUCTION





AIRPARK AREA-ANALYSIS AREAS

- Planning Area Boundary
- Study Area Boundary
- Proposed Highway
- Projected Noise Contours
- Municipalities

■ Parks

Midcounty Highway District: 1-13

Flower Hill District: 14-43

Airpark District: 44-63

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
Montgomery County Maryland

January, 1985



Fig. 16



AIRPARK AREA-RECOMMENDED GENERALIZED BASE ZONING

- Planning Area Boundary
- Study Area Boundary
- Projected Noise Contours
- █ Municipalities

- █ Parks
- █ Properties Recommended For PN Zone
- █ Proposed TDR Receiving Areas

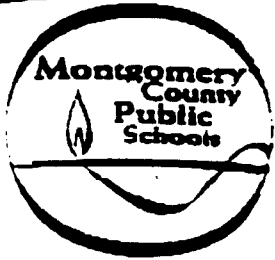
NOTE: See Fold Out Map For Details

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
Montgomery County Maryland

January, 1985



Fig. 15



850 Hungerford Drive • Rockville, Maryland • 20850-1747
TELEPHONE 279-3405

June 12, 1996

C. Robert Dalrymple, Esquire
Linowes and Blocher
1010 Wayne Avenue, 10th Floor
Silver Spring, Maryland 20907

Dear Mr. Dalrymple:

Re: Montgomery Village School Sites

This is in response to your letter of May 30 regarding the release of the Rothbury Drive and the East Village elementary school sites.

The enrollment projections for Montgomery Village do not indicate a need for these two school sites. In this year's request for the MCPS Capital Improvements Program, the Superintendent recommended that MCPS relinquish future claim on these sites allowing for development of the property by its owners. As the Council has completed its action and approved the Capital Improvements Program, these sites can be released now.

Please inform your clients of this action and thank them for their patience in this matter.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill", is written over the printed name.

William M. Wilder
Director, Department of Facilities Management

WMW:sw

Enclosure

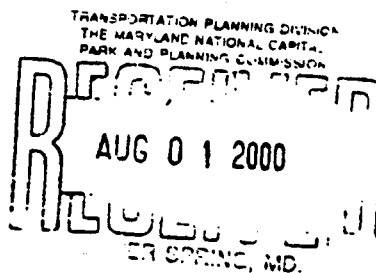
Copy to:
Ms. Turpin



Kimley-Horn
and Associates, Inc.

July 28, 2000

Mr. Edward Axler
M-NCPPC Transportation Planning
8787 Georgia Avenue
Silver Spring, MD 20910



■
Suite 2000
11710 Plaza America Drive
Reston, Virginia
20190

Re: Staging Ceiling Calculations
Woodfield Road between Snauffer School Road and Fieldcrest Road

Dear Mr. Axler:

As a follow-up to our meeting on July 27th concerning the CSAAC (Community Services for Autistic Adults and Children) administration offices, this letter serves as our request for you to conduct a review of staging ceiling calculations resulting from the road club widening of Woodfield Road (MD Route 124) between Snauffer School Road and Fieldcrest Road.

This section of road is to be widened by the road club from two lanes to four lanes. This improvement is intended to satisfy local area transportation review (LATR) and policy area review (PAR) for these developments. The proposed CSAAC administrative offices will result in 40 employees, which is equivalent to 10,000 square feet of office space.

We specifically request that you examine the calculations that determined the amount of residential and jobs capacity created by the Woodfield Road widening. Further, please determine if the proposed CSAAC office jobs figure could be accommodated within the capacity created by the Woodfield Road project. This would allow CSAAC to join the road club and obtain credit for the capacity.

We look forward to the results of your review. In addition, when Ron Welke returns, we need to meet to review the traffic issues regarding this proposed development.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Edward Y. Papazian, P.E.
Project Manager

G:\Papazian\Axler728.doc

■
TEL 703 871 5017
FAX 703 871 5018



Kimley-Horn
and Associates, Inc.

MEMORANDUM

TO: Edward Axler
Ronald C. Welke
M-NCPPC Transportation Planning

From: Edward Y. Papazian, P.E. *EYP*

Date: September 18, 2000

Subject: Policy Area and Local Area Transportation Review Findings
Community Services for Autistic Adults and Children (CSAAC)
Administrative Offices

This memorandum is intended to confirm findings regarding the ability for the proposed Community Services for Autistic Adults and Children (CSAAC) administrative offices to address policy area transportation review (PATR) by participating in the road club widening of Woodfield Road (MD Route 124) between Snouffer School Road and Fieldcrest Road. This memorandum further describes our understanding regarding local area transportation review (LATR).

We understand that the staging ceiling for jobs that would be generated by the CSAAC administrative offices can be accommodated within the capacity created by the Woodfield Road widening. As a result, CSAAC will participate in the road club for this widening.

Based on the satisfaction of PATR by participating in the road club for the Woodfield Road widening, LATR would be satisfied without the need for a traffic impact study as long as the proposed CSAAC office will generate fewer than 50 peak hour vehicle trips. CSAAC commits that its proposed administrative office will generate fewer than 50 peak hour vehicle trips.

Please confirm that my understanding of the results of your review of PATR and my understanding of the LATR conclusions are accurate.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 12, 2000

Mr. Edward Papazian.
Kimley-Horn and Associates, Inc.
9411 Lee Highway, Suite A
Fairfax, Virginia 22031

RE: Community Services for Autistic
Adults and Children (CSAAC)

Dear Mr. Papazian:

We are writing in response to your memorandum dated September 18, 2000 (enclosed) regarding satisfying Policy Area Review and Local Area Transportation Review for the referenced project.

Since there is a moratorium in the Montgomery Village/Airpark Policy Area, the traffic generated by the proposed 25,000 square feet of general office use (i.e., to be used as the administrative offices for CSAAC) must be mitigated to satisfy Policy Area Review.

Transportation Planning staff has performed a "staging ceiling flexibility" analysis in order to satisfy the Policy Area Review component of the Adequate Public Facilities (APF) test. The "staging ceiling flexibility" analysis was performed based on the results of Park and Planning's computer model, TRAVEL/2, to project the traffic impacts on transportation facilities from future land uses and to determine the recommended staging ceiling capacities in the *FY 2001 Annual Growth Policy*.

The TRAVEL/2 model projected vehicular volume during the evening peak-hour along Woodfield Road in each direction for all existing and approved, but not built development. Thus, the model included the approved land uses of the MD 124 Road Club members. The projected northbound volume in the peak direction along Woodfield Road was compared to the roadway capacity per lane per hour. The projected northbound volume was more than the capacity of one lane but approximately 60% of the capacity if this roadway segment is widened to four lanes as required by the Road Club.

You have proposed to participate in the existing MD 124 Road Club for additional transportation capacity in the Montgomery Village/Airpark Policy Area. The additional transportation capacity would result from the widening of Woodfield Road (MD 124); from two to four lanes between Airpark Road and Fieldcrest Road. This additional capacity would mitigate all of the traffic generated by approved land uses of the other Road Club members plus your proposed office use. Your share of the funding would be determined

by members of the privately-sponsored MD 124 Road Club which is coordinated through Dick Pettit.

The other component of the APF test is "Local Area Transportation Review" (LATR). Your July 28, 2000 letter was submitted as the traffic statement which proffered to limit the administrative office to 40 employees. A traffic study is not required to satisfy LATR with the 40-employee limit when the proposed land use would generate fewer than 50 peak-hour trips during the morning peak period (7:00 to 9:00 a.m.) and during the evening peak period (4:00 to 6:00 p.m.). In addition, an APF Agreement will be required because, without the 40-employee limit, the proposed office of 25,000 square feet would generate 50 or more peak-hour trips using the trip-generation rates for general office uses.

If you have any further questions, please call me at 301-495-4525.

Sincerely yours,



Edward Axler, Planner/Coordinator
Transportation Planning

EA:cmd

Encl.

cc: Dick Pettit

Community Services - ltr to Papazian.WPD