



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: November 7, 2003
TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
Khalid Afzal, Team Leader, Georgia Avenue

FROM: Nkosi Yearwood, Planner (495-1332) *N.Y.*
Community-Based Planning Division

SUBJECT 1: Forest Conservation Plan for Mandatory Referral No. 03502-F&RS-1 Wheaton Volunteer Rescue Squad Located at Arcola Avenue and Georgia Avenue, R-90 and RT-15 Zone, Kensington-Wheaton

SUBJECT 2: Mandatory Referral 03502-F&RS-1, Wheaton Volunteer Rescue Squad Located at Arcola Avenue and Georgia Avenue, R-90 and RT-15 Zone, Kensington-Wheaton

RECOMMENDATION: APPROVAL with the following comments:

Transportation

- a. Dedicate 60 feet from the centerline of Georgia Avenue to provide for 120 feet of right-of-way, and dedicate 40 feet from the centerline of Arcola Avenue to provide 80 feet of right-of-way.
- b. Coordinate with the Washington Metropolitan Area Transit Authority (WMATA) and the Department of Public Works and Transportation (DPWT) to provide a new bus shelter and trash bin to replace the current Metro sign at the intersection of Georgia Avenue and Arcola Avenue.
- c. Create signs that clearly designate employee and visitor parking, including overflow parking for Wheaton Library and Rafferty Center.

Community

- a. Coordinate with Wheaton Hills Civic Association and property owners along Georgia Avenue between Hermitage Avenue, and Dawson Street to provide noise attenuation measures.
- b. Limit the number of non-Wheaton Volunteer Rescue Squad sponsored events to 50 events annually.

Landscape and Lighting

- a. Prior to the issuance of building permits, submit a final landscape and lighting plan to the M-NCPPC staff. Coordinate with Batchellors Forest/Good Counsel development to create a cohesive landscape plan that addresses Georgia Avenue and community open space.

Environment

- a. Staff recommends the approval of the Forest Conservation Plan.
- b. Submit a final Stormwater Management Plan to the Department of Permitting Services (DPS).

PROJECT DESCRIPTION

The Wheaton Volunteer Rescue Squad (WVRS) proposes a new headquarters building at the corner of Georgia Avenue and Arcola Avenue. The two-level building, approximately 28,000 square feet in size, will consist primarily of living and operational functions of the Rescue Squad on the first level and the second level will consist primarily of a community hall and offices. WVRS anticipates sponsoring approximately 15 events annually and will lease the space to community groups or individuals for events, approximately 50 times annually. Events will occur primarily on weekends with some night events. Primary access to the building is from Arcola Avenue with parking for employees and event attendees adjacent to the building. Construction will begin in the spring of 2004 with completion in 2005.

Background

The Wheaton Volunteer Rescue Squad (WVRS) provides advanced life support, ambulance service, and rescue services to Montgomery County residents. Services are provided throughout the year on a daily basis. Established in 1955, WVRS is currently located at 11435 Grandview Avenue in the Wheaton Central Business District (CBD). Approximately 10 personnel are on-site at any one time with a maximum capacity of 28 personnel on-site. The Rescue Squad currently operates two rescue squad trucks, three mobile intensive care units, three basic life support ambulances, and three support vehicles equipped with sirens. The existing facility has become outdated for the needs of the Rescue Squad.

Site Selection

In the mid 1980s, the Rescue Squad purchased three lots along Arcola Avenue—Lots 3, 4 and 5—to build a new facility. The Rescue Squad began design studies in 2001, and reconsidered their location after meeting with neighborhood associations and other interested parties. WVRS examined other sites in the Wheaton area, including the vacant WMATA parcel on Georgia Avenue, south of Good Counsel High School, and the existing site on Grandview Avenue. These and other alternative locations did not meet the needs of the Rescue Squad.

During the rezoning process (G-798) for Good Counsel High School in 2002, Wheaton residents suggested that the intersection of Georgia Avenue and Arcola Avenue be explored for the new rescue station. Following the Planning Board's hearing on the rezoning petition, representatives from WVRS, Good Counsel High School, Batchellors Forest, LLP, the contract purchaser for the Good Counsel site, and neighboring home and civic associations met on several occasions to resolve issues related to the location of the Rescue Squad.

A consensus was reached that the site located at the intersection of Georgia Avenue and Arcola Avenue provided the best alternative. The final binding element for Good Counsel's rezoning petition, approved by the County Council, states that the Rescue Squad will be located at the southeast corner of Georgia and Arcola Avenues. (See attachment for approved binding elements.)

PROJECT ANALYSIS

Finding (1) – The project will be consistent with the Kensington-Wheaton Master Plan.

The proposed use is consistent with the land use and zoning objectives of the Approved and Adopted (1989) Kensington-Wheaton Master Plan. The location of an institutional use along a major highway protects the existing residential neighborhood. This proposal is similar to other public uses along Georgia Avenue, including Wheaton Regional Library, Wheaton Recreation Center and the fire station at Georgia Avenue and Randolph Road. The Master Plan notes the "intensity of highway traffic tends to threaten the long-term residential viability of houses which front on these highways. It is a basic tenet of this Plan that to allow further changes in the residential character of the corridors, either through neglect or by allowing for more conversions to non-residential use, would erode the interior neighborhoods that abut them" (p. 70). The proposed Rescue Squad at the intersection of Georgia Avenue and Arcola Avenue would provide a transition from a major highway to the existing residential community.

The Master Plan did not anticipate the relocation of WVRS or future fire stations. The Master Plan states: "No new fire or police stations, libraries, or post offices are programmed for Kensington-Wheaton area" (p.146). The Plan also did not envision the relocation of Good Counsel High School, which provides the opportunity for the Rescue Squad to relocate to the proposed site. The Plan recommended that the vacant parcel, which is currently a gravel parking lot, at the intersection of Georgia Avenue and Arcola Avenue, as suitable for a special exception of moderate impact with access from Arcola Avenue (p. 45).

The Plan supports the protection and stabilization of existing residential and commercial land uses, including: maintaining the well established low-to-medium density residential character, which prevails over most of the planning area; and preserving the identity of residential areas along major highway corridors, to soften the impact of major highways on adjacent homes and to strengthen the distinction between commercial and residential uses (p. 28).

A Green Corridors policy is endorsed by the Master Plan for all major roads, including Georgia Avenue. The goal of this policy is to mitigate the impact of major highways on residential properties. Landscaping along Georgia Avenue with the proposed new street trees, a lawn panel, and sidewalk will implement the Green Corridors policy.

Fire, Rescue, and Emergency Medical Services Master Plan

The *Fire, Rescue, and Emergency Medical Services Master Plan* (1994), which is regulated by Section 21.41 of the Montgomery County Code, requires the Fire and Rescue Commission, in coordination with other County agencies, including the Maryland-National Capital Park and Planning Commission (M-NCPPC), to prepare master plans for fire, rescue, and emergency medical services.

The Emergency Medical Service Plan identified that WVRS “has scheduled to replace and relocate its facility. Replacement of the existing facility, which is maintained with corporation funds, is planned for a site in the vicinity of Georgia and Arcola Avenues. The project will be managed by the Rescue Squad and funded with corporation funds” (p. 110). Subsequently, the proposed location is consistent with the Medical Services Master Plan.

Finding (2) – The project will be consistent with the Forest Conservation Law and Environmental Guidelines

(See Environmental Planning attachment.)

Finding (3) – The project will be consistent with the development standards of the R-90 and RT-15 Zone.

The proposed building and parking areas will be consistent with all development standards for the R-90 and RT-15 Zone. Both parking areas are in the R-90 Zone (Lots 3, 4 and 5) and the building is in the RT-15 Zone (Lot 22).

Development Standards	Requirement	Proposed
Maximum Building Height	35 feet	35 feet
Building Setbacks		
-Public Street	20 feet	28 feet ^① and 20 feet ^②
-Side	8 feet	12 feet
-Rear	20 feet	307 feet
Green Area	30%	34%

Note: ^① Georgia Avenue and ^② Arcola Avenue

Building and Layout

On the first level, the “L” shaped building will consist of three bays for rescue equipment, as well as men’s and women’s bathrooms, an exercise room, bunk rooms, men’s and women’s locker rooms, a kitchen and dining room. There is a clear distinction between the livable portion of the building and where vehicles are parked and maintained.

A community hall, which is approximately 1800 square feet in size, with a capacity of 300 individuals, a kitchen, storage areas, two balconies, and men's and women's bathrooms comprise the second level. Parking areas are east of the building with the smaller parking area for employees and the larger area for events at the community hall, the Rafferty Center, if it is maintained, and over-flow parking for the library.

Finding (4) – The project will be compatible with existing and proposed adjacent uses and structures.

The proposed use adds to the mixture of public uses along Georgia Avenue with established residential development east and west of Georgia Avenue. The building will be compatible with adjacent public uses and buildings. Across Arcola Avenue, the public library is similar in size and scale to the proposed building. Although smaller in size, the Wheaton Recreation Center and the Rafferty Center, if it is retained, represent additional public uses along Georgia Avenue.

The proposed Rescue Squad is more than 100 feet from the library; approximately 330 feet to the single-family detached dwelling to the east; more than a 120 feet to the single-family dwelling to the east; almost 150 feet to proposed new townhouses at Good Counsel; and roughly 125 feet to the Rafferty Center. Two acres of community open space will border the property line to the south, if Good Counsel is redeveloped into townhouses.

Finding (5) – The locations of the structure, open space and circulation will be adequate, safe and efficient when the following comments are addressed.

The proposed location provides easy access to north and south destinations along Georgia Avenue, a major highway. The proposed location provides access to the existing traffic lights at the intersection. This location is similar to fire stations located along Georgia Avenue, including a station located at the intersection of Georgia Avenue and Randolph Road.

On-site vehicle circulation is safe and efficient. The size of the apparatus driveway will accommodate turning movement of vehicles and reduce the interruption of traffic on Arcola Avenue. During negotiations with surrounding civic and home owners associations, the Rescue Squad agreed to provide a large driveway apron that would provide enough turning movement for vehicles and could alleviate traffic interruption along Arcola. The width of the driveway is 79 feet. Small rescue vehicles can use the rear apron for egress or ingress purposes. Circulation of visitor parking is safe, and it is separated from the employee parking area with a concrete path and landscaping. Arcola Avenue provides primary access for visitor and employee parking. Open spaces on the perimeter of the site and interior of the parking areas are sufficient with various forms of landscaping including evergreen trees, shade trees and ornamental trees.

Finding (6) – The proposed project satisfies the Adequate Public Facilities Test for transportation requirements, provided that site access is coordinated with the Montgomery County Department of Public Works.

The proposed project will satisfy transportation requirements, including Policy Area Review and Local Area Review. The Department of Public Works and Transportation (DPWT) plans to improve Arcola Avenue and Georgia Avenue with new crosswalks and sidewalks. Representatives for WVRS have met with DPWT staff to coordinate the proposed design with road improvements.

Local Area Transportation Review

The proposed development will generate less than 50 trips during the weekday peak hours. A traffic statement was prepared to determine if the development would have any impact on area transportation systems. This development will generate 5 trips in the morning peak period and 12 trips in the evening peak period. The intersection of Georgia Avenue and Arcola Avenue operates within the congestion standard of 1650 Critical Lane Volume (CLV) for the Kensington-Wheaton policy area. (See attached Transportation Memo for more information.)

Policy Area Review/Staging Ceiling Analysis

The site is located within the Kensington-Wheaton policy area, which has a remaining capacity of 2,770 jobs and 2,530 housing units as of September 30, 2003.

Parking Requirements

The proposed parking for staff and visitors exceeds the parking requirements as set forth in the Section 59-E-3.7 of the Zoning Ordinance. Most of the parking for the large parking area accommodates parking for the community hall, parking for the Rafferty Center, if it is retained by a public entity, and over-flow parking for Wheaton Library.

Finding (7) – The landscape plan and lighting plan will provide compatibility with adjacent development.

Landscape Plan

The proposed landscape plan will effectively screen adjacent properties. Evergreen trees proposed for the southern and eastern property lines will screen the Good Counsel property and the adjacent single-family detached dwelling. Existing trees along the southern property line will add to the proposed trees. Additionally, a six-foot high board-on-board fence will screen the adjacent single-family dwelling.

Along Georgia Avenue, the pedestrian realm will improve with the installation of new street trees, a new eight-foot lawn panel, and a six-foot wide sidewalk. The provision of these elements implements the Green Corridors policy recommended in the Kensington-Wheaton Master Plan. In both parking areas, trees are proposed to screen the parking area from Arcola Avenue.

Lighting Plan

Proposed lights will be located on the building as well as in the employee and visitor parking areas. Four pedestrian lights, approximately 12 feet in height, will provide lighting for the employee parking area. The larger parking area will have four cut-off lights on poles, approximately 30 feet in height. Based on the photometric plan, lights will not spill onto the adjacent single-family property or the Good Counsel property to the south.

COMMUNITY OUTREACH

After the Planning Board's hearing on Good Counsel's rezoning petition, the Rescue Squad held extensive discussions with neighboring home and civic associations, including the Wheaton Regional Park Association. These discussions led to design changes to the proposal, including the large driveway apron. Meetings also were held with the Wheaton Redevelopment Office, the Mid-County Regional Services Center, and the Montgomery County Department of Recreation.

Staff has received letters of support for WVRS relocation from the Wheaton Redevelopment Steering Committee, the Mid-County Citizens Advisory Board, and the Wheaton Urban District Advisory Committee. (See attachment for letters of support.) Additionally, staff has informed all neighboring civic and homeowners associations and property owners of the pending mandatory referral hearing.

CONCLUSION

Staff recommends the approval of Wheaton Volunteer Rescue Squad mandatory referral with comments noted at the beginning of this report.

NY:ha: g:\yearwood\wheaton rescue.doc

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Floor Plans
5. Transportation Memo
6. Environmental Planning Memo
7. Binding Elements (G-798)
8. Letters of Support

VICINITY MAP FOR
WHEATON RESCUE SQUAD



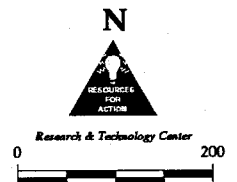
Map compiled on October 20, 2003 at 10:32 AM | Site located on base sheet no - 215NW02

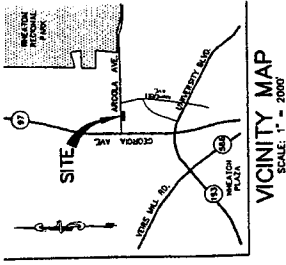
NOTICE

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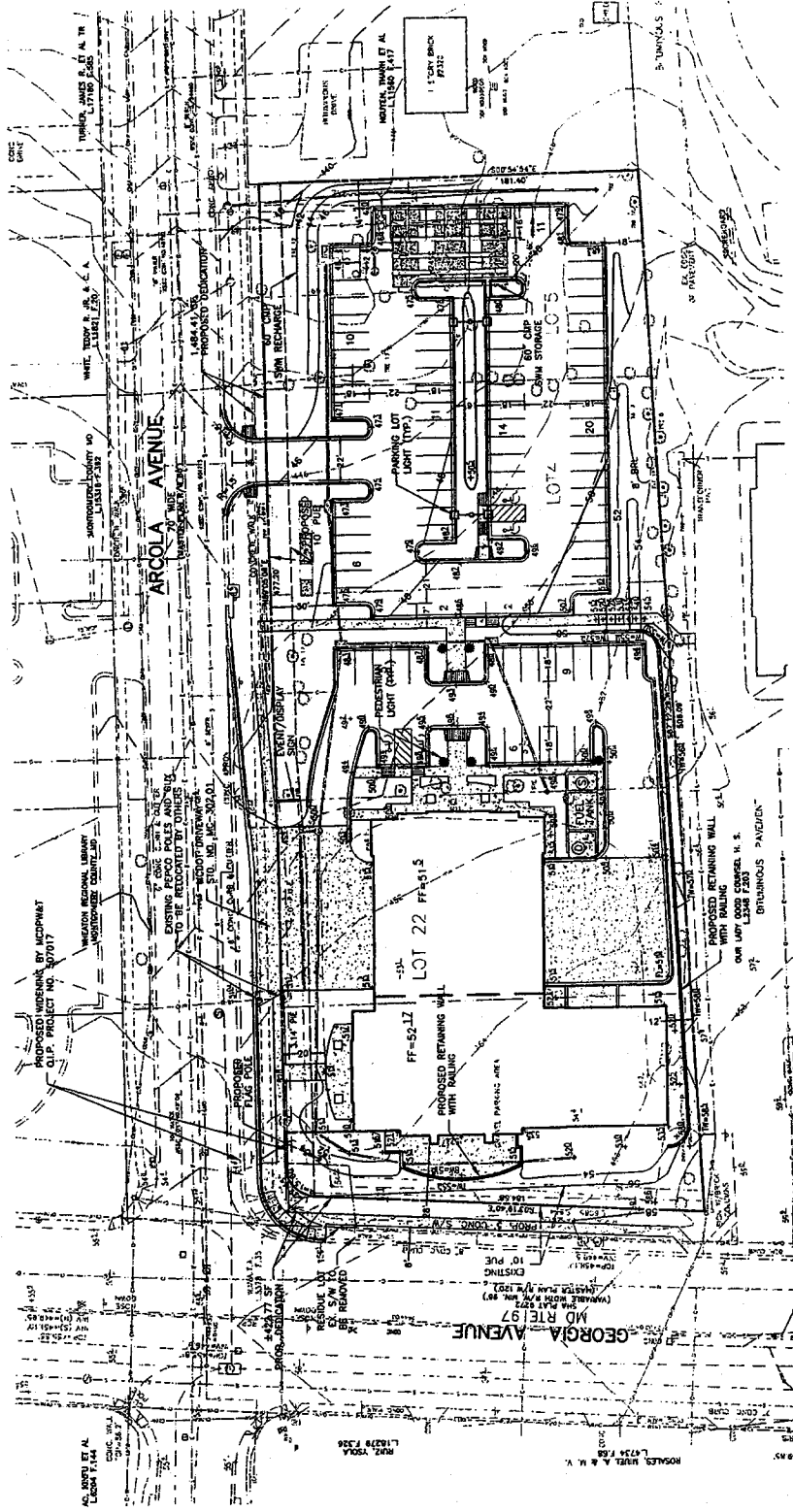
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998





ATTACHMENT 2



SITE TABULATIONS

SITE AREA	2.21 AC	96,387.04 SF
GROSS TRACT AREA (AFTER CP DEDICATION)	2.21 AC	96,387.04 SF
PROPOSED DEDICATION	0.04 AC	1,807.18 SF
NET LOT AREA	2.17 AC	94,579.86 SF
MAXIMUM BUILDING HEIGHT	35 FEET	PROVIDED
ALLOWED PROVIDED	30%	34%
GREEN AREA	N/A	N/A
R-15 ZONE	REQUIRED	PROVIDED
R-30 ZONE	20	20
PARKING SPACE TABULATION		
-STAFF PARKING LOT (15 SPACES/DAY)	1	2
-PUBLIC PARKING SPACES	60	76
-MEETING HALL (4,400 SQ.FT.) (10 SPACES/1,000 SQ.FT.)		
-TOTAL (60 SPACES/1,000 SQ.FT. = 13)	60	76
ACCESSIBLE SPACES PROVIDED	1	2
BUILDING SETBACKS	REQUIRED	PROVIDED
PUBLIC STREETS	20'	30'
ROAD	20'	30'
PARKING SETBACKS	30'	30'
PUBLIC STREET	30'	16'
ROAD	8'	14'

OWNER/DEVELOPER
 WHEATON VOLUNTEER
 RESCUE SQUAD
 11435 GRANDVIEW AVE.
 P.O. BOX 1577
 WHEATON, MD 20902
 ATTN: TOM BROWN
 PH: 301-949-9673
 FAX: 301-942-0740

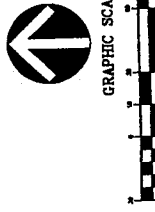
ENGINEER/LANDSCAPE ARCHITECT
 WKA, INC
 20251 CENTURY BLVD
 SUITE 400
 GERMANTOWN, MD 20874
 ATTN: DICK HOYAL
 PH: 301-916-4100
 FAX: 301-916-2262

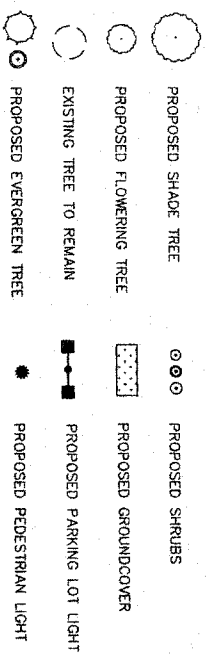
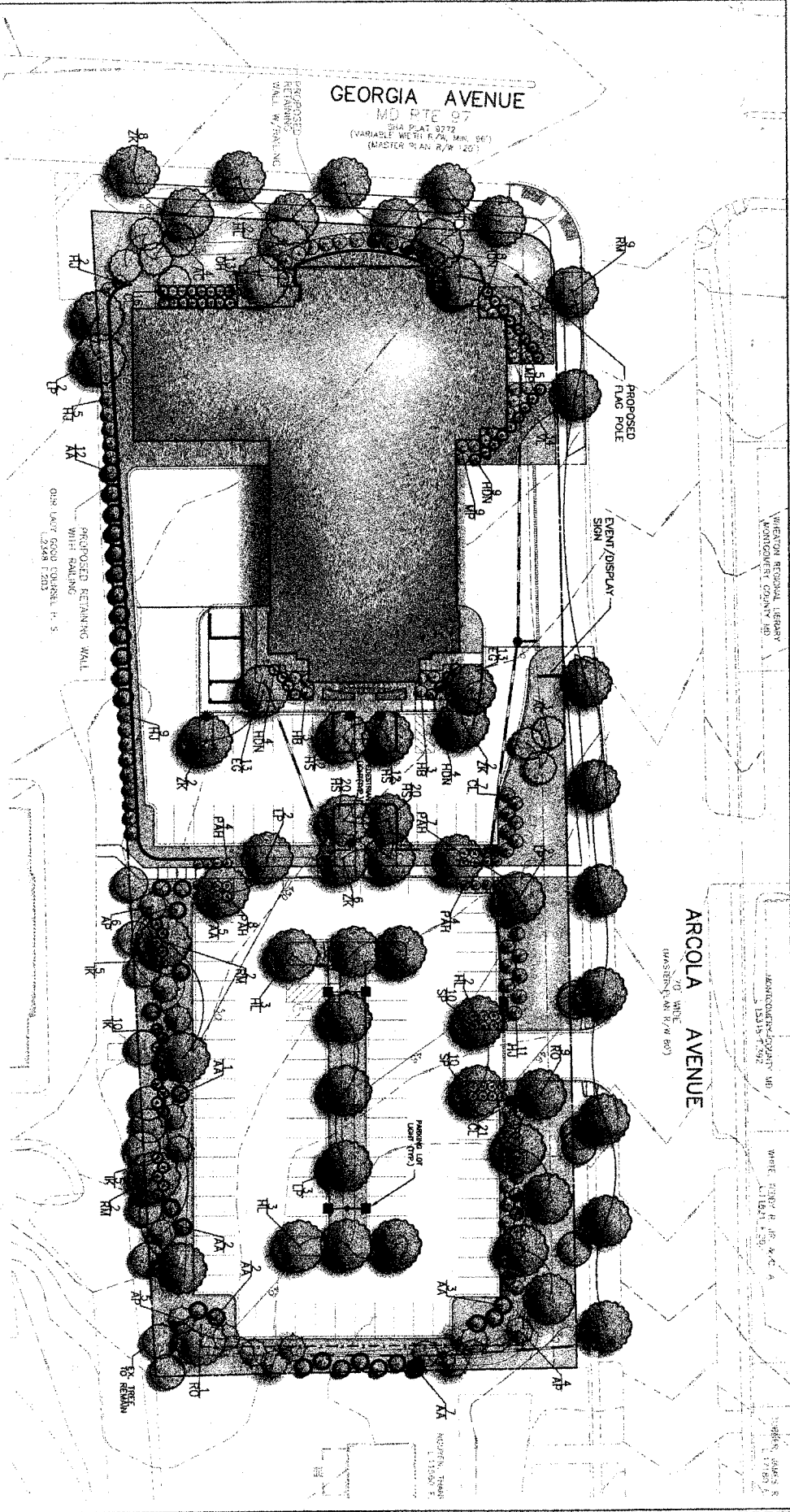
ARCHITECT
 HUGHES GROUP ARCHITECTS
 45640 WILLOW POND PLAZA
 STERLING, VA 20164
 ATTN: ROD SMITH
 PH: 703-437-6600
 FAX: 703-834-1752

NOTES:
 1. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING PARCELS:

PARCEL	ZONE	AREA
LOTS 3, 4, & 5, BLOCK 5, ARCOLA SUBDIVISION	R-30	57,361 SF
LOT 22, BLOCK 5, ARCOLA SUBDIVISION	R-15	38,102 SF
RESERVE LOT 1, BLK 5, ARCOLA SUBDIVISION	R-30	± 826 SF

- THE PROPERTY IS LOCATED IN ZONE "R-30" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL H02-0049 (2000 C. FOR MONTGOMERY CO., MARYLAND) AND DATED AUGUST 9, 1991.
- THE HORIZONTAL AND VERTICAL DATUM IS BASED ON NGS POINTS AS FOLLOWS:
 - THE HORIZONTAL DATUM IS THE SW CORNER OF VERIS MILL RD. AND MONTGOMERY COUNTY COURTHOUSE, 1000 W. GEORGIA AVE., AT HOUSE #1123 (EAST SIDE OF RD.) #20345, NORTH 301,843.271 EAST 1,297,599.688 ELEV. 475.72.
- BOUNDARY AND TOPOGRAPHIC INFORMATION FOR LOTS 3, 4, & 5 SHOWN HEREON IS BASED UPON A FIELD SURVEY BY WKA INC. DATED JANUARY 2000; BOUNDARY TOPOGRAPHIC INFORMATION FOR LOT 22 SHOWN HEREON IS BASED UPON A FIELD SURVEY BY WKA INC. DATED JANUARY 2003.
- SOILS INFORMATION WAS TAKEN FROM MONTGOMERY CO. SOIL SURVEY JULY 1996 SERIES, MAP 24, SOIL TYPES 2B & 20E.
- THE SITE IS LOCATED IN THE SEEDO CREEK WATERSHED.
- NO WETLANDS, WATERS OF THE US, OR FLOOD PLAINS EXIST ON THE SITE.
- NO FOREST EXISTS ON THE SITE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS. THE PROPERTY IS PRESENTLY CLASSIFIED IN WATER AND SEWER CATEGORIES W-1 & S-1, RESPECTIVELY.
- A EROSION CONTROL MANAGEMENT CONCEPT HAS BEEN SUBMITTED FOR REVIEW TO MDOP. ON-SITE QUALITY AND QUANTITY CONTROLS ARE PROPOSED WITH PERMIT. WATERS REQUEST SHALL BE FULLY MET BY INTERPRETATION.

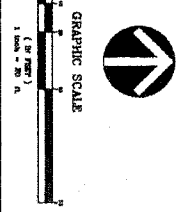




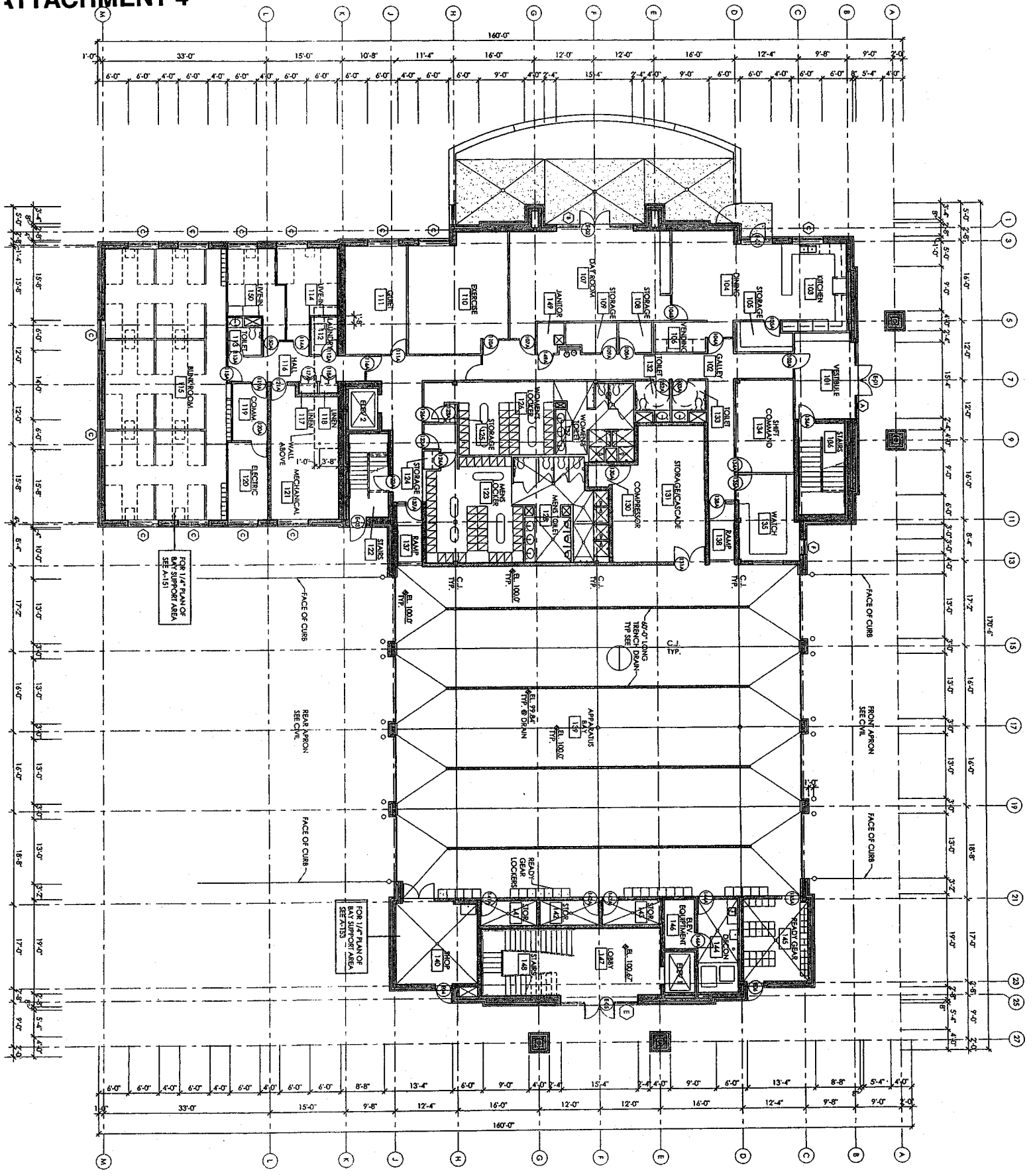
LEGEND

PLANT SCHEDULE

QTY	SYMBOL	PLANT NAME	SIZE	NOTES
12	(Symbol)	PROPOSED SHADE TREE	12"	
12	(Symbol)	PROPOSED FLOWERING TREE	12"	
12	(Symbol)	PROPOSED EVERGREEN TREE	12"	
12	(Symbol)	PROPOSED SHRUBS	12"	
12	(Symbol)	PROPOSED GROUND COVER	12"	
12	(Symbol)	PROPOSED PARKING LOT LIGHT	12"	
12	(Symbol)	PROPOSED PEDESTRIAN LIGHT	12"	



ATTACHMENT 4



HUGHES GROUP ARCHITECTS
 5480 WILLOW CREEK ROAD
 SUITE 200
 WHEATON, MARYLAND 20894
 703.437.6800

CLIENT:
 WHEATON VOLUNTEER
 RESCUE SQUAD INC.
 1188 CHANDLER AVENUE
 WHEATON, MARYLAND 20894

MECHANICAL/ELECTRICAL:
 KVA ENGINEERING
 1332 SORREN VALLEY DRIVE, STE. 200
 WHEATON, MARYLAND 20897
 703.713.2100

STRUCTURAL:
 EHLERT/BRYAN
 4911 DOULTERMAN ROAD, STE. 220
 WHEATON, MARYLAND 20894
 703.877.8333

WHEATON VOLUNTEER RESCUE SQUAD STATION

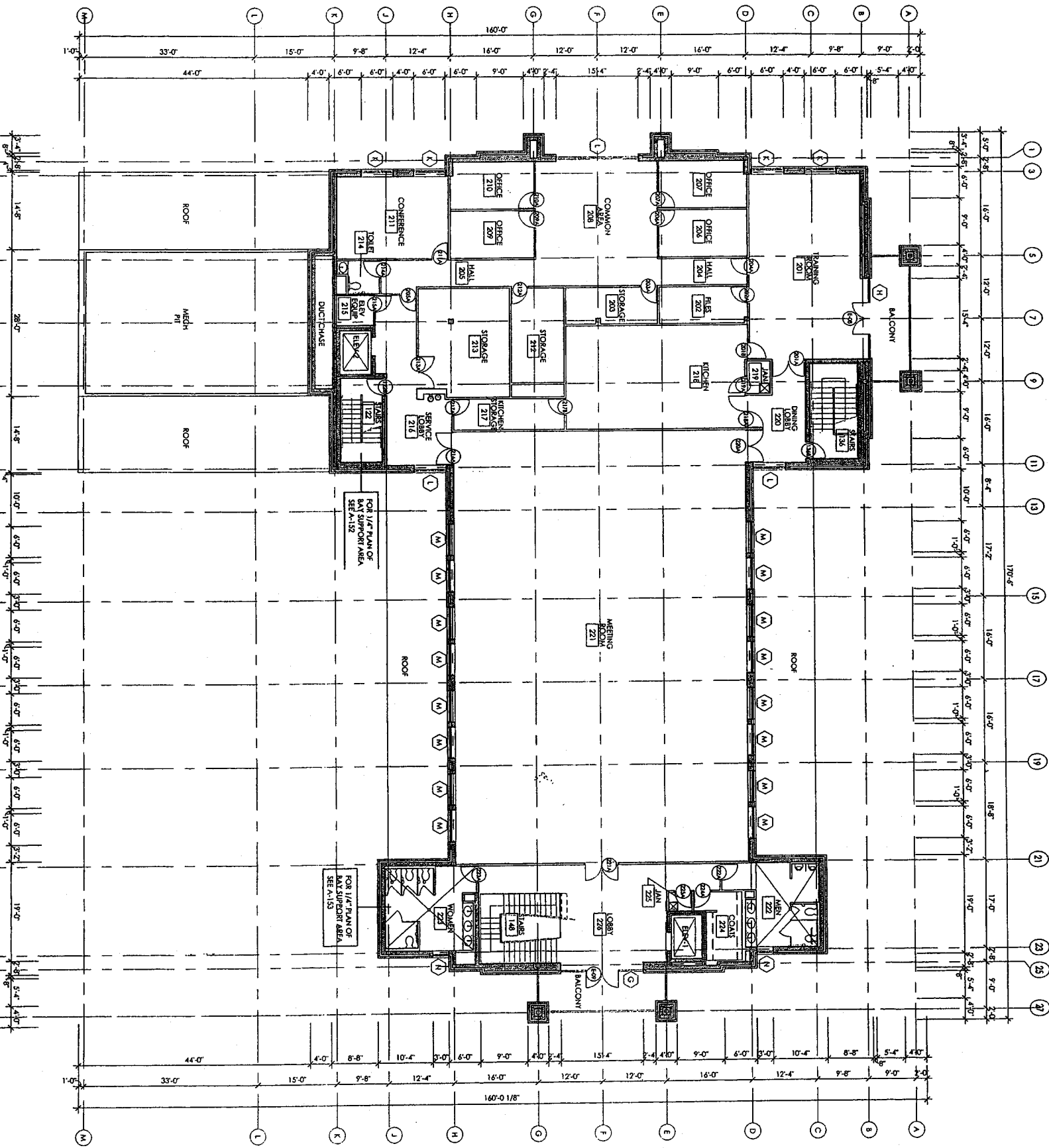
WHEATON, MARYLAND

OVERALL PLAN
 LOWER LEVEL

REVISIONS:

ISSUE:
 05/19/20 100% DESIGN DEVELOPMENT

TEAM AND SILE:



WHEATON VOLUNTEER RESCUE SQUAD STATION

CLIENT:
 THE WHEATON VOLUNTEER RESCUE SQUAD
 1143 CHANDLER AVE
 WHEATON, MARYLAND

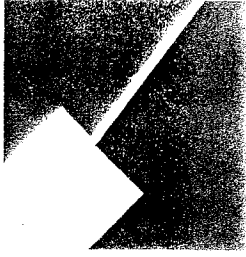
ARCHITECTURAL:
 KIM ENGINEERING
 1143 CHANDLER AVE
 WHEATON, MARYLAND 20890

STRUCTURAL:
 EHLERT/BRIVAN
 1411 DOUGLASSON
 WHEATON, MARYLAND 20897

HUGHES GROUP
 4540 WALKWAY
 STEADLEY, MARYLAND 20843

RESPONSE:
 DATE: 07/20/10
 SHEET NO: 108
 STAMP AND SEAL:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 21, 2003

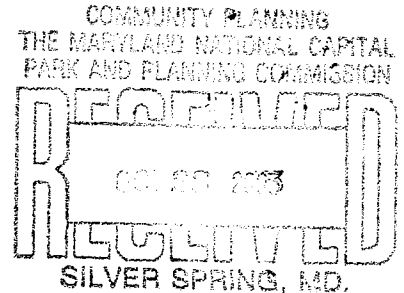
MEMORANDUM

TO: Nkosi Yearwood, Planner
Resource Team

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: Shahriar Etemadi, Coordinator
Transportation Planning *[Signature]*

SUBJECT: Mandatory Referral # 03402-F&RS-1
Wheaton Volunteer Rescue Squad Wheaton, Maryland



This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject application.

RECOMMENDATION

Transportation Planning staff recommends the following comments as part of the transportation requirements related to the approval of the subject application.

1. Dedicate 60 feet from the centerline of Georgia Avenue to provide for 120 feet of right-of-way as recommended in the Kensington-Wheaton Master Plan and as noted on the submitted plans.
2. Dedicate 40 feet from the centerline of Arcola Avenue to provide 80 feet of right-of-way as recommended in the Kensington-Wheaton Master Plan and as noted on the submitted plans.

Local Area Transportation Review

The proposed development is expected to generate less than 50 trips during the peak hours of the weekday peak periods. A Local Area Transportation Review (LATR) study is therefore not required. However, a traffic statement was prepared to determine if this development would have any impact on area transportation systems.

It is determined that this development will generate 5 trips in the morning and 12 trips in the evening peak hour of the weekday peak period. The nearby intersection of Georgia Avenue and Arcola Avenue operates within the congestion standard of 1650 Critical Lane Volume for the Kensington-Wheaton policy area.

Master Plan Roadways and Bikeways

The Kensington-Wheaton Master Plan designates the adjacent and nearby transportation facilities as follows:

- Georgia Avenue (MD 97) is a six-lane major highway (M-8) with 120 feet of right-of-way. Good sidewalks exist on both sides of Georgia Avenue.
- Arcola Avenue is an arterial roadway (A-54) with 48 feet of pavement and 80 feet of right-of-way. There is a Class II bikeway on Arcola Avenue.

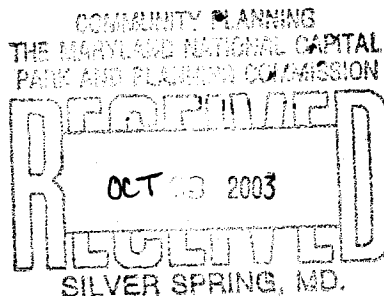
Site Access, Circulation and Pedestrian Facilities.

The site will have one full access from Arcola Avenue. Safe and adequate circulation is provided within the site. The Montgomery County Department of Public Works and Transportation (DPWT) plans to improve Arcola Avenue east of Georgia Avenue where the site is located. The DPWT project will provide adequate sidewalks along Arcola Avenue and improve crosswalks at the Georgia Avenue intersection.

Policy Area Review/Staging Ceiling Analysis

The site is located within the Kensington-Wheaton Policy Area, which has a remaining capacity of 2,770 jobs and 2,530 housing units as of September 30, 2003.

SE:kcw



mno to yearwood MR 03402-F&RS-1.DOC

ATTACHMENT 6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: November 6, 2003

TO: Nkosi Yearwood, Community Based Planning

VIA: Mary Dolan, County Wide Planning, Environmental *MD*

FROM: Marion Clark, County Wide Planning, Environmental *MC*

SUBJECT: Mandatory Referral No. 03502-F&RS-1
Wheaton Rescue Squad

Environmental Planning staff recommends **approval** of this application.

Forest Conservation Law

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) is approved for this site. A Final Forest Conservation and Tree Save Plan has been approved.

Environmental Guidelines

There are no stream valley or other environmental buffers on this site. The site is not within a Primary Management Area or Special Protection Area.

Stormwater Management

A Stormwater Management Concept Plan has been submitted to the Department of Permitting Services, but not yet approved. Water quality will be provided by underground structure located in the new parking lot. This structure will not interfere with Tree Save or Forest Conservation requirements.

Water Quality

The site of this application is in the Upper Sligo Creek subwatershed of the Sligo Creek Watershed. The Countywide Stream Protection Strategy (CSPS) lists stream condition as poor and habitat condition as fair to good along this tributary. CSPS designates the tributary as a Watershed Restoration Area noting that there continue to be phased projects implemented throughout the watershed to improve runoff conditions in this highly urbanized area.

Binding Elements (G-798)Resolution No.: 15-226

individual community members, a settlement agreement was reached, whose terms are reflected in the binding elements described below.

The subject property was classified under the R-90 Zone in the 1954 Regional District Zoning, and the same zoning was confirmed in 1978 (Sectional Map Amendment G-137), 1990 (SMA G-674) and 1998 (SMA G-761).

The Applicant proposes to build a residential development with a maximum of 201 dwelling units. Six of these units would front on Amherst Avenue and would be single-family detached dwellings intended to be compatible with existing single-family detached dwellings on the other side of Amherst Avenue. The remaining units would be a combination of townhouses and single-family attached units in a "two over one" format (two 20-foot wide, two-story townhouses over a 40-foot-wide, garden-style ground floor unit). "Two over one" units would be limited to 25 percent of the total number of units. Most units would have attached garages. Additional parking would be available on-site for residents and visitors. The development would include moderately priced dwelling units ("MPDUs") as required under the Zoning Ordinance. Presently that requirement would be 12.5% of the total of 201 units, or a maximum of 26 MPDUs.

The Applicant proposes to limit development under the R-T 15 Zone by means of a schematic development plan ("SDP"). Binding elements of the SDP provide specific requirements for many aspects of the development, including number and type of dwelling units, open space, setbacks, streetscape along Georgia Avenue, internal roadways, external roadway access, architectural elements and the relocation of the Rescue Squad. The binding elements are summarized below:

1. Maximum of 201 dwelling units, including maximum of 26 moderately priced dwelling units (MPDUs).
2. Minimum two-acre community open space on site, visible and accessible from public street; Rafferty Center (multi-purpose recreational facility) must be retained for public use, provided that a public entity assumes responsibility, with adequate parking, visibility and pedestrian access.

3. Improvements along Georgia Avenue including right-of-way dedication, single access point, streetscaping.
4. East-west through street, Dawson Avenue extended, to connect Georgia and Amherst Avenues.
5. At least one north-south street connecting site to WMATA property to south, possible connection north to Arcola Avenue.
6. Minimum lot line setback of 50 feet along adjacent single-family detached lots at northern property line.
7. Minimum building setback of 55 feet along Georgia Avenue.
8. Maximum of 25% of units to be one-family attached.
9. All dwelling units to be for sale.
10. Exterior walls facing public or private streets to be made of brick, stone, wood, masonry siding or a combination of same.
11. No single-family attached dwelling units to front on Amherst Avenue; no 2-over-1 units in northern portion of property, as defined.
12. Maximum of six single-family detached homes facing Amherst Avenue, 2 stories plus English basement, first floor elevation no more than six feet above street level.
13. Two-acre community open space to be located along northern boundary of site and may include 55-foot setback used for forest conservation, on-site recreation, and Rafferty Center, if retained.
14. Subject to specified conditions related to issues such as site layout, street access and required governmental approvals, the Rescue Squad will be located at the southeast corner of Georgia and Arcola Avenues.

The proposed development would be consistent with applicable development standards for the R-T 15 Zone. There are no significant environmental features on site, and the Applicant would be required to comply with county requirements for forest conservation and stormwater management.



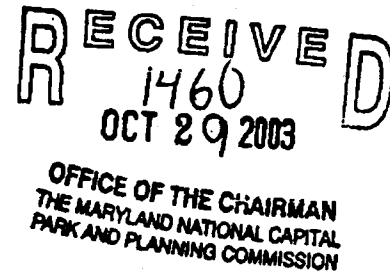
WHEATON REDEVELOPMENT PROGRAM

Douglas M. Duncan
County Executive

Douglas M. Wrenn
Director

October 27, 2003

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910



Dear Mr. Berlage:

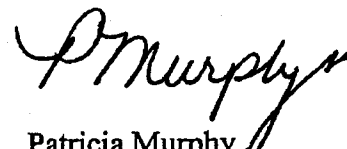
On behalf of the members of the Wheaton Redevelopment Steering Committee, I am pleased to support the plans for the Wheaton Volunteer Rescue Squad to build a new facility at Georgia and Arcola Avenues. The new facility will allow WVRS to continue to serve our community in an exemplary manner. We believe that concerns about noise, traffic and overflow parking have been addressed adequately and are also pleased that the abutting neighborhood's issues have been mitigated.

We look forward to the construction of a new facility which will enhance our public safety, create better working conditions for WVRS' dedicated volunteers, and provide a much-needed community hall for public use.

Thank you.

Sincerely,


Clifford Moy
Co-Chair


Patricia Murphy
Co-Chair

K:\Support for new WVRS letter to Berlage.doc





WHEATON URBAN DISTRICT

Douglas M. Duncan
County Executive

Natalie Cantor
Director

October 27, 2003

Mr. Derick Berlage, Chairman
MD-CPPC
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
OCT 29 2003
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

On behalf of the members of the Wheaton Urban District Advisory Committee, I am pleased to support the plans for the Wheaton Volunteer Rescue Squad to build a new facility at Georgia and Arcola Avenues. The new facility will allow WVRS to continue to serve our community in an exemplary manner. We believe that concerns about noise, traffic and overflow parking have been addressed adequately and are also pleased that the abutting neighborhood's issues have been mitigated.

We look forward to the construction of a new facility which will enhance our public safety, create better working conditions for WVRS' dedicated volunteers, and provide a much-needed community hall for public use.

Thank you.

Sincerely,

Kevin McLaughlin
Chair

Mid-County Services Center

2424 Reedic Drive • Wheaton, Maryland 20902-4669
240/777-8100, TDD 240/777-8112, FAX 240/777-8110 or 240/777-8111
At Wheaton Metro Station



**MID-COUNTY
CITIZENS
ADVISORY
BOARD**

RECEIVED
OCT 29 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

October 27, 2003

Mr. Derick Berlage, Chairman
MD-CPPC
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Berlage:

On behalf of the members of the Mid-County Citizens Advisory Board, I am pleased to support the plans for the Wheaton Volunteer Rescue Squad to build a new facility at Georgia and Arcola Avenues. The new facility will allow WVRS to continue to serve our community in an exemplary manner. We believe that concerns about noise, traffic and overflow parking have been addressed adequately and are also pleased that the abutting neighborhood's issues have been mitigated.

We look forward to the construction of a new facility which will enhance our public safety, create better working conditions for WVRS' dedicated volunteers, and provide a much-needed community hall for public use.

Thank you.

Sincerely,

M. Ricardo McCrimmon

M. Ricardo McCrimmon, Chair
Mid-County Citizens Advisory Board