

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

April 18, 2005

Ms. Candace Curie, President/CEO
Gaithersburg-Germantown Chamber of Commerce, Inc.
4 Professional Drive, Suite 132
Gaithersburg, Maryland 20879-3426

SUBJECT: Employment and Land Use
Germantown Master Plan

Dear Ms. Curie:

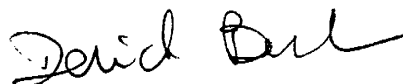
Thank you for taking the time to convey the concerns of the Gaithersburg-Germantown business community contained in your letter of March 7, 2005. Rezoning application G-833 has been submitted for the property referred to in your letter, the Village at Oak Hill, requesting a change to the RT-8 residential designation. Presently, the property is zoned I-3 with approval for an office building of 27,077 square feet. The approved density of employment use at this location would yield approximately 100-125 employees. Your letter will be included in the staff report when the Planning Board discusses the rezoning request on June 9, 2005.

In recent months, property owners have shown interest in converting undeveloped land zoned for employment to residential use. Your letter addresses the basic premise of the 1989 Germantown Master Plan that the community be developed with a careful mix of housing and jobs within the planning area. The Plan revision now underway will examine existing and approved development in order to develop land use recommendations. Mixed-use centers, employment centers along the Corridor Cities Transitway, the employment corridor, and community facilities to serve the population forecast in Germantown will also be considered. We understand the importance of retaining land for employment in establishing a balanced community in Germantown. We also believe that conversion of a limited amount of commercially zoned land to residential can be appropriate depending on the location.

Candace Curie
April 18, 2005
Page 2 of 2

We appreciate the continued involvement of the Chamber of Commerce in the Germantown Master Plan revisions. Sue Edwards is the staff member leading the Master Plan revision. She can be reached at 301-495-4518 or by e-mail at Sue.Edwards@mncppc.org. The lead staff member for the rezoning request is Dan Janousek, who can be reached at 301-495-4564 or by e-mail at Dan.Janousek@mncppc.org.

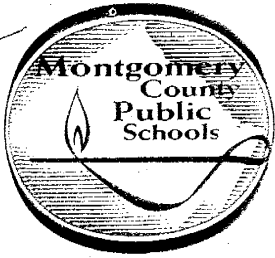
Sincerely,



Derick P. Berlage
Chairman

cc: Rose Krasnow, Chief, Development Review Division
✓ Dan Janousek, Development Review Division

DPB:SE:ha: g:\edwards\CTRACK 2005-0455.germt.chamber.doc



850 Hungerford Drive * Rockville, Maryland * 20850-1747
Telephone (301) 279-3333

March 3, 2005

Mr. Dan Janousek
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

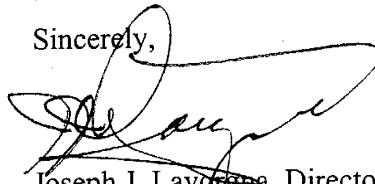
Dear Mr. Janousek:

This letter is sent in response to zoning application number G-833. The applicant's proposed project is called "Gateway Park, Parcel 1", and is located at Lullaby Road and Farther Hurley Boulevard, in Germantown, Maryland. This project includes 30 townhouse units. Based on average yield factors derived from the Maryland National Capital Park and Planning Commission 2003 Census Update Survey, the impact of this project is estimated to be approximately 8 elementary, 3 middle, and 5 high school students.

This property is located within the Ronald McNair Elementary School, Kingsview Middle School, and Northwest High School service areas. Enrollment at Ronald McNair Elementary School exceeds capacity currently and is projected to exceed capacity through 2010-11. In August 2006 a new elementary school opens in the area—Northwest Elementary School #7—and enrollment at Ronald McNair Elementary School may be reduced as boundaries for the new school are implemented. Enrollment at Kingsview Middle School currently exceeds capacity. However, in August 2005, a new middle school—Quince Orchard Middle School #2—opens, relieving Kingsview Middle School as boundaries for the new school are implemented. From 2005-06 through 2010-11, Kingsview Middle School is projected to be within capacity. Enrollment at Northwest High School exceeds capacity currently and is projected to exceed capacity through 2005-06. In August 2006 a 30 room addition to the high school opens, and from 2006-07 to 2010-11 the school is projected to be within capacity. However, long-range forecasts to 2015 and 2020 show the school again exceeding capacity. See enclosed pages from the Superintendent's Recommended FY2006 Capital Budget and Amended FY 2005-2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Northwest cluster.

Sincerely,


Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to:

Mr. Bowers
Mr. Crispell
Ms. Turpin

now 29 5/29/05 JH

Board of Directors
VILLAGE AT OAK HILL COMMUNITY ASSOCIATION

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301)540-8600 • fax (301)540-3752

May 19, 2004

Mr. Michael Fisher
Fisher Companies
10020A Colesville Road
Silver Spring, Md. 20901

Re: I-3 property between Lullaby Road and CSX Railroad

Dear Mr. Fisher,

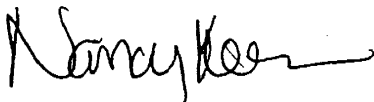
On behalf of the Board of Director's for the Village at Oak Hill Community Association (Association), I would like to thank you for attending the May 11, 2004 Board meeting to speak and answer questions regarding the possible rezoning of your property to residential townhouse use. Your willingness to involve the Association in this plan is greatly appreciated.

The Board asked that I express to you their support for the rezoning of your property from the I-3 zone to residential townhouse use. The quality of the homes that you described, and showed illustrations of, at the meeting, are in keeping with the high standards of The Village at Oak Hill Community.

With their support, the Board would also like to express their concerns. The Board is in favor of having these townhomes annexed into the Village at Oak Hill Association. This would allow for continuity, and a sense of community. Another concern of the Association is that adequate parking is supplied for these homes. Parking issues can be of great difficulty to an Association, and the Board would like to insure that ample overflow and guest parking is built in this development. The final concern would be that the proper landscaping is installed, especially to screen the side and back view of these homes from Lullaby Road.

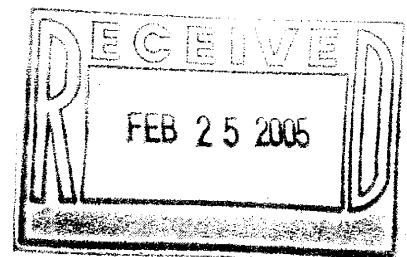
Again, thank you for the open dialog you have created in bringing this decision to the Association for comments before proceeding with your plan. Please keep the Association apprised of the progress of this project. The Board President, Brad Blanken, has expressed an interest in attending the public hearing as the Association's representative. Please do not hesitate to contact me should you have any questions.

For the Board of Directors,
Village at Oak Hill Association



Nancy Keen
Community Manager

cc: Board of Directors





Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

February 25, 2005

Ms. Cathy Conlon
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 118 General
Gateway Park - Parcel 1
File No. G-833

Dear Ms. Conlon:

The State Highway Administration (SHA) has reviewed the submitted zoning application and has no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke of this office at 410-545-5602, Mr. John Borkowski of this office at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

(-on Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver (M-NCPPC via E-mail)

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Board of Directors

VILLAGE AT OAK HILL COMMUNITY ASSOCIATION

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301)540-8600 • fax (301)540-3752

May 19, 2004

Mr. Michael Fisher
Fisher Companies
10020A Colesville Road
Silver Spring, Md. 20901

Re: I-3 property between Lullaby Road and CSX Railroad

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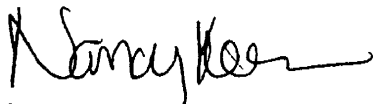
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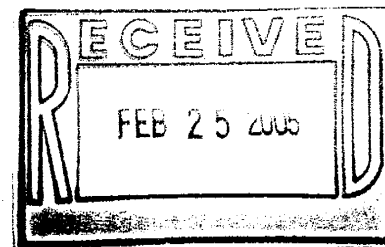
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For the Board of Directors,
Village at Oak Hill Association



Nancy Keen
Community Manager

cc: Board of Directors



FROM : Panasonic FAX SYSTEM

PHONE NO. :

Feb. 22 2005 12:22PM P1

Board of Directors
VILLAGE AT OAK HILL COMMUNITY ASSOCIATION

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301)540-8600 • fax (301)540-3752

February 18, 2005

Mr. Michael Fisher
Fisher Companies
10020A Colesville Road
Silver Spring, Md. 20901

Re: I-3 property between Lullaby Road and CSX Railroad

Dear Mr. Fisher,

On behalf of the Board of Directors and the residents of the Village at Oak Hill Community Association, I would like to thank you for your continued effort in keeping the Association informed about the rezoning of the Lullaby Road property. As always, your willingness to keep the Association involved in this process is greatly appreciated.

The Board, with the support of the community, would again like to advocate and stand behind your rezoning application of your property from the I-3 zone to the residential townhouse proposal. The Board has given this plan a great deal of thought and has discussed the various issues surrounding this decision with the members of the community through Association meetings, their website, the community newsletter and various flyers. The Association is still very much in favor of the (26) twenty-six unit townhouse plan and (4) four moderately priced dwelling units (MPDUs).

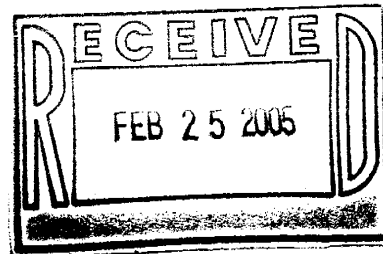
The concerns of the Association remain the same; parking, overcrowding, trash, and the traffic flow into the community. All of these issues are of great importance to the community. The townhouse/MPDU plan would ensure that this new development on Lullaby Road has a positive added value to the existing community.

Again, thank you for listening to the Association's considerations regarding the rezoning of this property. This matter is of the utmost importance to the Village at Oak Hill Community as the final outcome will have a lasting effect on the residents who live here.

The Board of Directors,
Village at Oak Hill Association

Lisa Canfield-Laffey
Board President

cc: Sue Edwards, MNCPPC
David Sapoznick, Germantown Citizens Association
Nancy Hislop, Assistant Director Upcounty Regional Services Center



Germantown Alliance
P.O. Box 702
Germantown, Maryland 20875
WWW.GermantownAlliance.Org

March 11, 2005

Sue Edwards
Community Based Planning
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Rezoning presentation at March 9, 2005 Alliance meeting

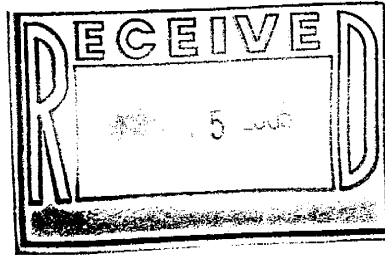
Dear Sue:

Thank you for attending our Wednesday nights' meeting. At that meeting, Mr. Fisher presented his plan for 30 garage townhouse units at the corner Lullaby Road and Father Hurley Boulevard. The Alliance is in support of the proposed plan and feels it will benefit Germantown. We would like to be kept informed of the progress of their request and are particularly interested in their final site plan.

We hope that Mr. Fisher will continue to keep the Village at Oak Hill Community Association informed and listen to their concerns.

Sincerely,


Lawrence Evans
Chairman



cc: Michael Fisher, Germantown Station LLC
Nancy Hislop, Assistant Director Upcounty Regional Services Center

The Germantown Alliance, was founded in 1976 and is the proactive voice for the entire Germantown community. The Alliance allies businesses, organizations and individuals to promote Germantown.