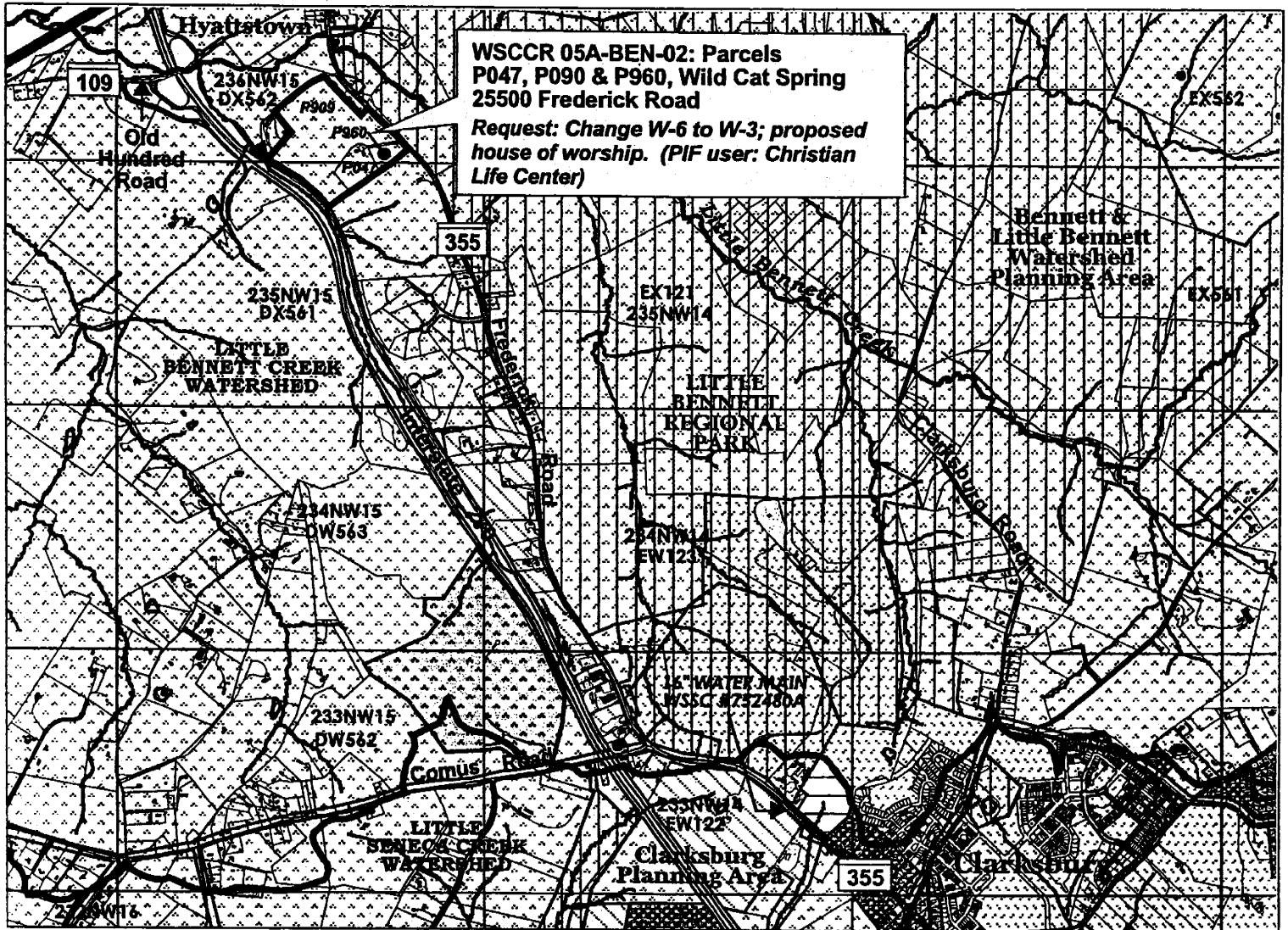
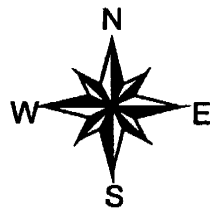


Water Service Area Categories Map: WSCCR 05A-BEN-02 (Christian Life Center / Hyattstown properties, LLC)



MAP LEGEND

- Property 0904
- WSSC/GIS Tile Grid
- Water Mains**
 -
 -
 -
 -
 -
- * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Planning Areas
- County - State - Federal Parks



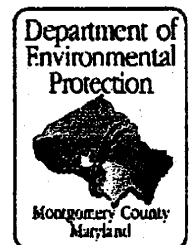
Water Service Area Categories (June '03)

- W-1
- W-3
- W-4
- W-5
- W-6
- W-6/Multi-Use System

73

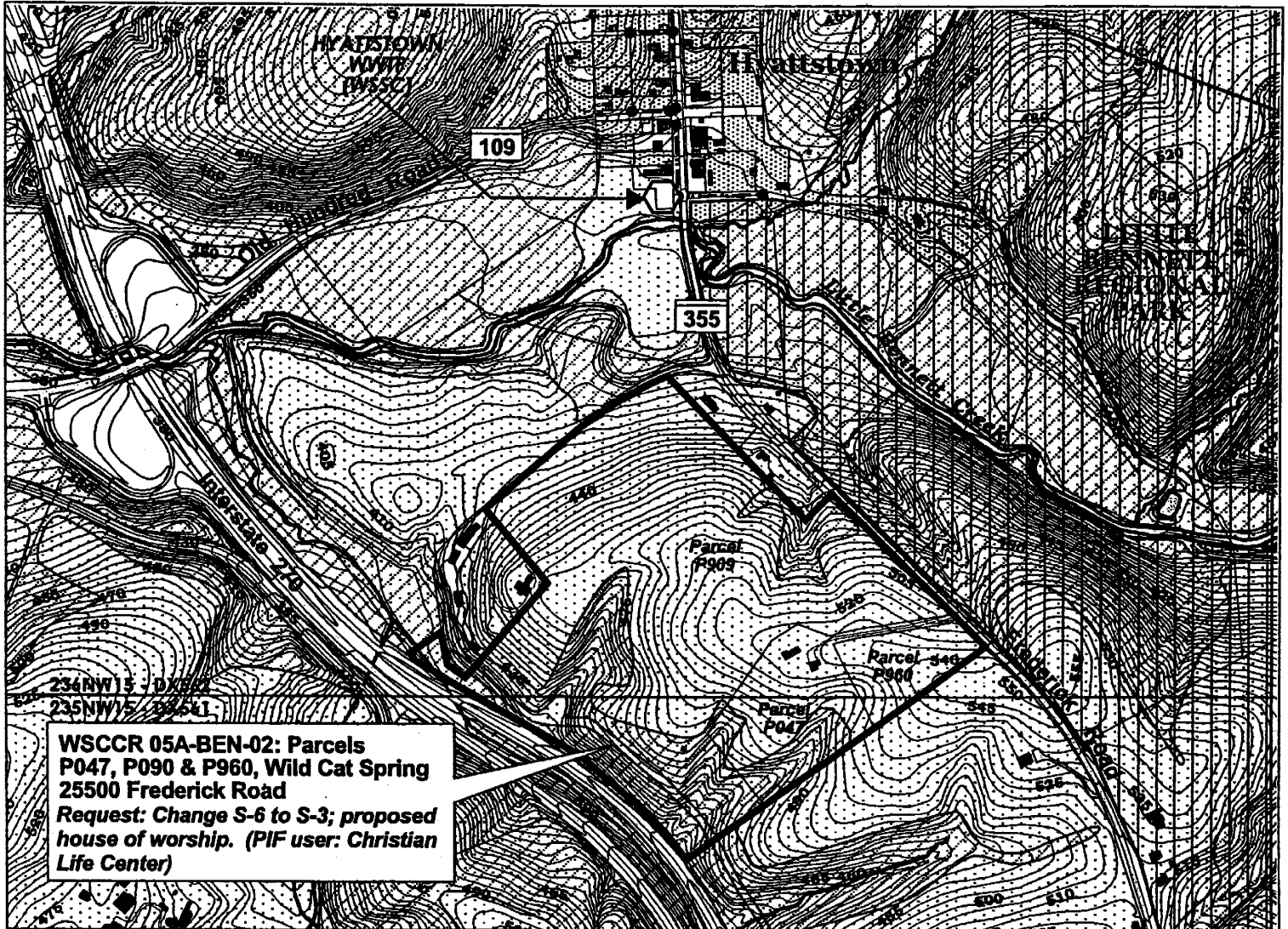
June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Planning
5/9/05 - GIS Project File:
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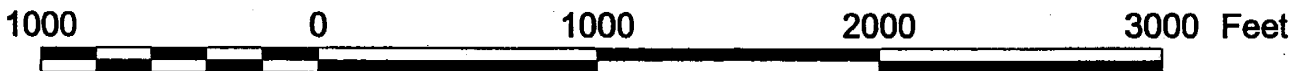
Sewer Service Area Categories Map: WSCCR 05A-BEN-02 (Christian Life Center / Hyattstown Properties. LLC)



WSCCR 05A-BEN-02: Parcels P047, P090 & P960, Wild Cat Spring 25500 Frederick Road
 Request: Change S-6 to S-3; proposed house of worship. (PIF user: Christian Life Center)

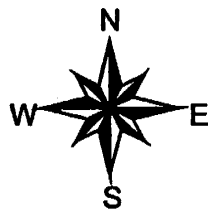
Bennett & Little Bennett Watershed Planning Area

Little Bennett Creek Watershed



MAP LEGEND

- Property (0904)
- WSSC/GIS Tile Grid
- Wastewater Treatment Plant
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 18"-Diameter (CIP) Trunk Mains
- Topography (C.I. = 5 Feet)
- Buildings
- Roads - Parking
- Streams
- Ponds - Lakes
- Woodlands
- County - State - Federal Parks



- Sewer Service Area Categories (6/03)**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6

June 2003 Update
 Service Area Categories Map

Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Water and Wastewater Planning
 5/6/05 - GIS Project File:
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MEMORANDUM

TO: Montgomery County Council

FROM: The People's Community Baptist Church Development Team

RE: Water and Sewer Category Change Request

DATE: August 6, 2004

I. INTRODUCTION

The People's Community Baptist Church ("TPCBC") is requesting a water/sewer service category change in order to bring all of its property at the subject location under a common water/sewer category and to allow certain expansion of services and facilities at the site. TPCBC is located at 31 Norwood Road in Silver Spring, Maryland (the "Property"), within the RE-2 Zone. The property is currently within the W-5 and S-6 categories (water and sewer, respectively). However, the existing building is served via an "on-site" sewer system. Public water and sewer service, therefore, is already available to the Property and is being utilized by the existing church.

This Request for Water/Sewer Category Change (the "Request") is being submitted in compliance with Section IV.C.7 of the current Comprehensive Water Supply and Sewerage Systems Plan (the "Comprehensive Plan"), which section is entitled "Community Service for Private Institutional Facilities." Although the Property is not formally designated within the sewer envelope established by the Cloverly Master Plan (the "Master Plan"), this Request meets the requirements for a change as set forth in the Objectives and Policies Chapter of the Comprehensive Plan. Specifically, there are existing water and sewer mains abutting the site (in

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Page 2

fact, the connections already exist to serve the existing church), thus requiring only water/sewer connections and hookups for service. No other property will become accessible for service as a result of the Request.

The category change being sought, while allowing for the expansion of the facilities of the TPCBC and the church's mission, does not provide any expansion of the sewer envelope to third parties or bring new third party development to the area. Therefore, the Request is consistent with the Master Plan and the Comprehensive Plan.

II. PROPERTY DESCRIPTION

The Property is approximately 16.4 acres, consisting of one platted lot (Lot 2, Howell's Addition to Cloverly) and three unplatted parcels located in the RE-2 Zone.¹ Lot 2 is currently classified in the W-5 and S-6 water and sewer categories, although public water and sewer services is provided to the existing church facilities. The Property is located approximately 700 feet to the west of the intersection of New Hampshire Avenue and Norwood Road (as shown on the attached vicinity and tax maps, Exhibit "A"). To the north of the Property, along New Hampshire Avenue, is the Cloverly commercial center with public water and sewer; to the south is the Stonegate residential community, also with community water and sewer. To the immediate east of the Property is a vacant parcel which was subject to a recent category change under the provisions for Private Institutional Facilities.

Water and sewer mains run north and south under New Hampshire Avenue, as well as directly abutting the Property in Norwood Road. Community water and sewer service is provided from these main lines to the institutional facilities, as well as to the two residential properties, across Norwood Road from the Property.

The Property drains to two sub-watersheds, the Bryant's Nursery Run and the Johnson Road, as shown on the attached Exhibit "B". There are no extraordinary environmental features present on the Property.

Currently, the Property is improved with a two-story building used for church religious services, educational activities, community programs and other

¹ TPCBC plans to unify the Property into one or a number of recorded lots prior to submitting for building permits for any element of the expansion described herein.

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general activities that are unrelated to the church itself (such as awards dinners, corporate lunches, etc.). Parking for the use, as well as stormwater management, are provided on site. There is only one access to the property, from Norwood Road. The existing conditions are shown on the attached Exhibit "C".

III. SUMMARY OF PROPOSED EXPANSION

TPCBC has been located on the Property for over twenty years. In that time, the services offered to the congregation and the community have evolved and expanded. Over time, the Church has physically increased the size of its facilities in order to accommodate the expanding needs and implement its vision for the future of the Church, its ministries, the community and the Property. Today, the Church is looking to fulfill its 2121 Vision – the vision for TPCBC and the community for the 21st century. The vision includes having services available to the members of the greater community and bringing the community together and closer to the Church itself. The services planned include (i) a private school (K-6), (ii) adult and child day care services, (iii) meeting rooms for community events, (iv) a senior independent living facility and (v) an inter-generational center that brings all parts of the congregation and community together. All of these programs have been planned to accommodate not just the congregation's needs, but also the needs of the local community.²

The development program includes³

- Senior Independent Living Units 125 units
- Private Elementary School K-6th Grade; 250-300 students
- Child Day Care 130 children

² For example, there are no affordable private schools in the Cloverly area. The proposed school would be open to anyone, regardless of affiliation with TPCBC. In addition, the tuition is planned to be more affordable than tuition at other existing schools.

³ Please note that this program and scope of uses is still being revised in ongoing discussions with the local community and M-NCPPC Planning Staff; however, no additional elements are expected to be added to the program.

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- Adult Day Care 75 adults
- Inter-Generational Variety of uses
 Center
- Parking Structure Parking

The proposed layout of the new development is shown on Exhibit "D". The layout was carefully designed to minimize the views of the new buildings (including the proposed parking structure) from Norwood Road and from New Hampshire Avenue, address functional use issues within the site, and to provide appropriate stormwater management, acknowledging the nature of the site and directives of the Cloverly Master Plan.

A majority of the uses are permitted by right in the RE-2 Zone; however, the senior independent living facility will require Special Exception approval. Additionally, a second Special Exception may be required for certain components of the Inter-Generational Center.

IV. TECHNICAL FEASIBILITY OF CATEGORY CHANGE

Water and sewer for the proposed development will not require any new water or sewer mains or new connections. There is an existing 6 inch water line and 8 inch sewer line that serves the Property (located on the Property). All service lines for the new improvements would be based on connection to that service, as conceptually shown on Exhibit "E". The 8 inch water main and 8 inch sewer main in Norwood Road are large enough to handle the additional demand and there is sufficient transmission capacity (there is also a 20 inch water line underneath Norwood Road).

V. COMPLIANCE WITH THE MASTER PLAN

The Cloverly Master Plan advises that there be no water or sewer expansion in the general vicinity of the Property, but also acknowledges the potential for existing uses to expand. This proposed category change does not violate any of the basic tenets set forth in the Master Plan and is consistent with the requirements for new development in the Cloverly area.

Because there is currently water and sewer service to the site, this proposal is effectively and technically not an extension of water or sewer service discouraged by the Master Plan. This water and sewer service simply builds upon an existing use, allowing its expected expansion. The category change is required to unify the entire Property and allow TPCBC to meet its visionary goals. Unlike the property to the east, which is vacant, this Property is currently improved and actively used. While the activities of this user will expand, there will be no expansion to other users or properties. The Master Plan seeks to restrict "new" development or "new" sites.⁴ The Property, by contrast, already has "development," and the Request is not inconsistent with the Master Plan guidance.

VI. COMPLIANCE WITH THE COMPREHENSIVE PLAN

Section IV. C. of the Comprehensive Plan sets forth the policies for water and sewer services in Montgomery County. Community Service may be provided to Private Institutional Facilities, such as the existing Church and the proposed expansion, even when located outside the sewer envelope, provided that the mains abut the site and do not "threaten to open undeveloped land to development contrary to the Master Plan." In this instance, as described above and shown on Exhibit "E", water and sewer mains abut the site, and connections are present on the Property already. Because this Request only involves a connection to an existing water and sewer line, there is no threat to any undeveloped land.

VII. CONCLUSION

The requested water and sewer category change meets all the specific requirements of the Comprehensive Plan. As described above, the request complies with the direct requirements of the Comprehensive Plan for Private Institutional Facilities and does not conflict with any elements of the Cloverly Master Plan that govern water and sewer service.

VIII. LIST OF EXHIBITS

- Exhibit A – Vicinity and Tax Maps
- Exhibit B – Sub-Watershed Boundaries
- Exhibit C – Existing Conditions Plan

⁴ New development was what the Master Plan sought to curtail. The true issue addressed by the Master Plan language with respect to the extension of water and sewer service is to curtail creation of new development on currently undeveloped sites.

Exhibit D – Vision Concept and Site Plan
Exhibit E – On-Site Water and Sewer Extensions/WSSC Facilities
Maps

IX. APPLICANT'S CONSULTANTS

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