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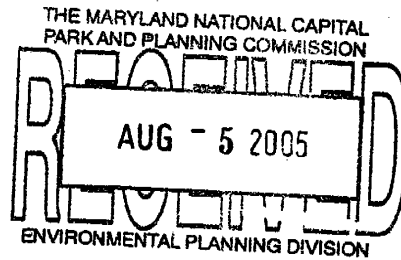


MONTGOMERY COUNTY REVENUE AUTHORITY

August 5, 2005

Mr. Derek Berlage  
Chairman  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: M-NCPPC Property Impacts  
Environmental Assessment  
Montgomery County Airpark  
Gaithersburg, Maryland  
AIP Project No. 3-24-0018-11  
Delta Project No. MD 02054



Dear Mr. Berlage:

In cooperation with the Federal Aviation Administration (FAA), the Montgomery County Revenue Authority (MCRA), owner and operator of the Montgomery County Airpark located in Gaithersburg, Maryland, has initiated an Environmental Assessment (EA). The MCRA chose Delta Airport Consultants, Inc. to conduct the EA for proposed projects at the Airpark. The proposed projects are intended to achieve compliance with FAA design standards and include obstruction removal (vegetation, terrain, and buildings), property interest acquisition (~26 acres), lower access road and parking lot, installation of holding position signage and markings, and the installation of Precision Approach Path Indicators. The alternatives selected for evaluation in the EA were approved by the FAA following review of the preferred operational alternative from the Airport Layout Plan Update completed in July 2002.

On Wednesday, July 20, 2005, a meeting was held with the MCRA, Delta, and two representatives from the Maryland-National Capital Park and Planning Commission (M-NCPPC), Mr. William Gries and Ms. Mary Dolan, to discuss acquisition/easement of property owned by, or designated for use by, the M-NCPPC. Discussion topics included possible impacts to M-NCPPC property; possible mitigation measures; and the request of statements indicating no significant impact would result to the M-NCPPC property from the Airpark's proposed projects. Ms. Dolan and Mr. Gries agreed that a letter defining impacts to the properties and a request that impacts will not be significant must be submitted for review by the Planning Board.

The following key elements of the discussion may be categorized as follows:

- 1) Acquisition of M-NCPPC property (owned or designated)
- 2) Memorandum of Agreement for Runway 14 RPZ
- 3) Perpetual easement for M-NCPPC use of Runway 32 RPZ property
- 4) Removal of Existing Obstructions



The following list of exhibits and related items have been enclosed for reference and are discussed in following sections:

- 1) Exhibit 4-3, Affected Businesses/Properties (Runway 32 End)
- 2) Exhibit 4-4, Affected Properties (Runway 14 End)
- 3) Forest Stand Delineation/Natural Resource Inventory
- 4) Existing Noise Contours (2003)
- 5) Future Contours (2010)
- 6) Table 3-4, FAR Sound Exposure/Land Use Compatibility Guidelines
- 7) Wetland Impact Exhibit – Sponsor's Preferred Alternative (includes obstruction removal areas)
- 8) Part 77 Surfaces

#### *Acquisition of M-NCPPC Properties*

As shown on Exhibits 4-3 and 4-4, the proposed action will require the fee simple acquisition of approximately 1.5 acres of M-NCPPC property within the Runway 14 primary surface, runway safety area (RSA), and runway object free area (ROFA), and approximately one acre within the Runway 32 runway protection zone (RPZ).

The portion of property proposed for acquisition off the Runway 14 end is adjacent to the Lois Y. Green Conservation Park (Green Park). Acquisition of the property will not impact the existing or future use of the required property, as it is understood that the M-NCPPC did not have development plans within that parcel. However, it is also understood that the remainder of the M-NCPPC parcel within the Runway 14 RPZ is proposed to have passive uses consisting of a hiking trail, and possibly, a butterfly meadow.

The M-NCPPC parcel proposed for acquisition within the Runway 32 RPZ is a portion of the Upper Rock Creek Park and proposed Muncaster Recreation Park.

#### *Proposed Memorandum of Agreement*

It has been proposed that a Memorandum of Agreement (MOA) be reached between the MCRA and M-NCPPC for the portion of the Runway 14 RPZ (approx. 10 acres) to ensure compatible land uses within the Green Park.

As noted previously, an MOA between the MCRA and M-NCPPC has been proposed for this parcel to ensure compatible land use.

#### *Perpetual Easement*

The proposed action defines the property within the Runway 32 RPZ to be purchased in fee simple as required by FAA regulations. However, the proposal also includes a perpetual easement for M-NCPPC to use as access (within the extended ROFA) and parking (outside the extended ROFA) for the park.

*Defined Impacts (Environmental)*

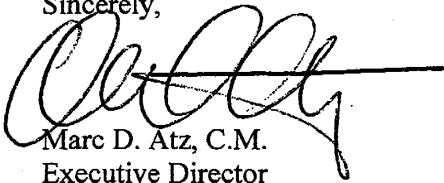
Required obstruction removal is within the proposed MOA area and is limited to those specific trees designated as obstructions to the approach surface. State, county, and M-NCPPC regulations and mitigation requirements for tree removal will be met. The Forest Stand Delineation/Natural Resource Inventory has been submitted to M-NCPPC for review and approval.

The FAA specified metric to be used in measuring aircraft noise is the day-night level (DNL). DNL is the day-night average cumulative sound level that provides a measure of the total sound energy during a 24-hour period. Estimates of noise effects resulting from aircraft operations can be interpreted in terms of the probable effect on human activities characteristic of specific land uses. Federal Aviation Regulations Part 150 provides guidelines for evaluating land use compatibility with noise exposure are presented on the enclosed Table 3-4. Exhibit 3-10 illustrates the existing noise contours for the Airpark and Exhibit 4-2 depicts the future contours. Aircraft noise levels increase slightly between the base year (2003) and future (2010), as a result of the increasing operations but not as a result of the implementation of the proposed action. As the noise contours remain on airport property and over compatible land uses (including M-NCPPC property), no impacts to adjacent properties will occur.

Wetland areas were identified and delineated on airport property as well as on the M-NCPPC property off the Runway 14 end, see Exhibit 4-7. As illustrated on the exhibit a small portion of the wetlands will be impacted by obstruction (tree) removal. A joint permit application will be submitted as required by the Army Corps of Engineers and the Maryland Department of Environment for all impacts and mitigation requirements will be met.

Based upon the information presented above, the MCRA is requesting Statements of No Significant Impact for affected M-NCPPC properties. The MCRA is also requesting a mitigation determination for the proposed acquisition of property off the Runway 32 end (~1 acre). Should you have any questions or need further information please contact me directly at 301.762.9080 or Ms. Colleen M. Angstadt with Delta Airport Consultants at 704.521.9101. Thank you for your consideration and expeditious review of this matter.

Sincerely,



Marc D. Atz, C.M.  
Executive Director

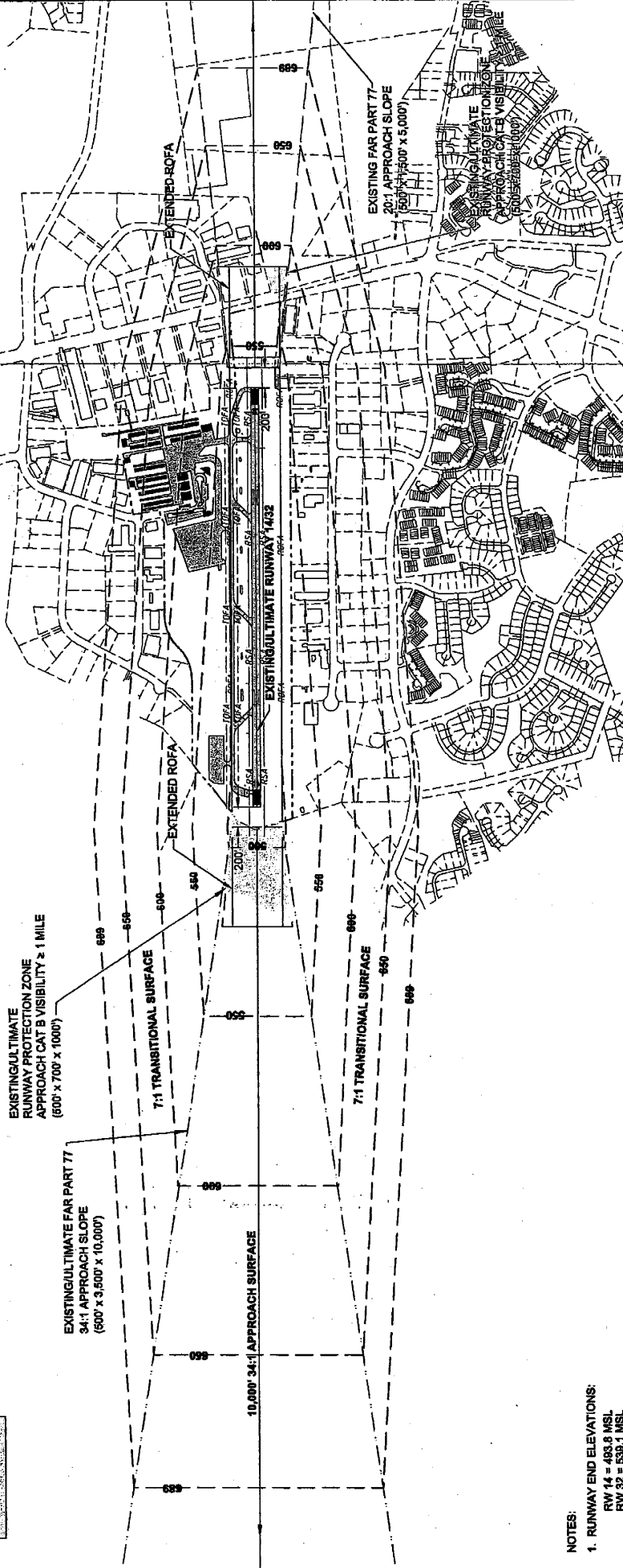
cc: Mr. William Gries, M-NCPPC  
✓ Ms. Mary G. Dolan, M-NCPPC  
Ms. Colleen M. Angstadt, Delta Airport Consultants, Inc.  
Mr. Roy G. Lewis, AAE, Delta Airport Consultants, Inc.

w/encl.  
w/encl.

**LEGEND:**

- AIRPORT PROPERTY LINE
- RUNWAY SAFETY AREA (RSA)
- RUNWAY PROTECTION ZONE (RPZ)
- EXISTING PAVEMENT
- M-NCPDG DESIGNATED PROPERTIES

HORIZONTAL SURFACE  
ELEV=689 MSL



**NOTES:**

1. RUNWAY END ELEVATIONS:  
RW 14 = 483.8 MSL  
RW 32 = 539.1 MSL
2. FAR PART 77 APPROACH AND TRANSITIONAL SURFACES SHOWN TO POINT OF INTERSECTION WITH HORIZONTAL SURFACE AT 689' MSL.
3. ALL ELEVATIONS ARE MSL.

**SURFACE ELEVATIONS EXHIBIT  
MONTGOMERY COUNTY AIRPARK**

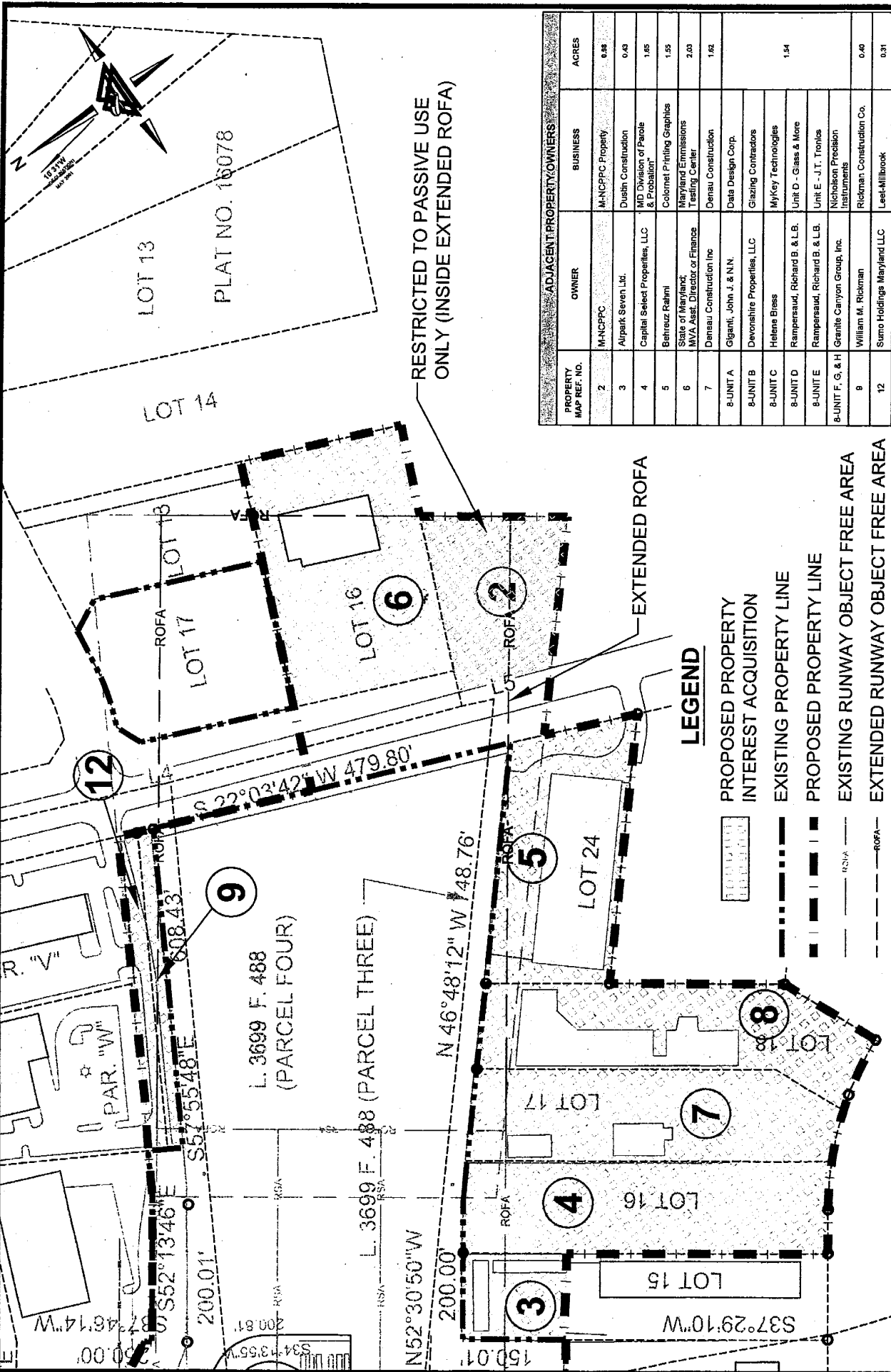


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RESTRICTED TO PASSIVE USE ONLY (INSIDE EXTENDED ROFA)

**LEGEND**

- PROPOSED PROPERTY INTEREST ACQUISITION
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RUNWAY OBJECT FREE AREA
- EXTENDED RUNWAY OBJECT FREE AREA

PROPERTY MAP REF. NO.	OWNER	BUSINESS	ACRES
2	M-NCPPC	M-NCPPC Property	0.88
3	Alpark Seven, Ltd.	Dustin Construction	0.43
4	Capital Select Properties, LLC	MD Division of Peace & Probation	1.85
5	Behrrouz Rahmi	Colonel Printing Graphics	1.35
6	State of Maryland; MVA Asst. Director of Finance	Maryland Emissions Testing Center	2.03
7	Denaau Construction Inc	Denaau Construction	1.82
8-UNIT A	Giganti, John J. & N.N.	Data Design Corp.	
8-UNIT B	Devonshire Properties, LLC	Glazing Contractors	
8-UNIT C	Helene Bress	MyKey Technologies	
8-UNIT D	Rampersaud, Richard B. & L.B.	Unit D - Glass & More	1.54
8-UNIT E	Rampersaud, Richard B. & L.B.	Unit E - J.T. Tronics	
8-UNIT F, G, & H	Granite Canyon Group, Inc.	Nicholson Precision Instruments	
9	William M. Rickman	Rickman Construction Co.	0.40
12	Sumo Holdings Maryland LLC	Leet-Millbrook	0.31



www.deltaairport.com

**AFFECTED BUSINESSES/PROPERTIES (RUNWAY 32 END)  
MONTGOMERY COUNTY AIRPARK**

DRAWN BY: MWG CHECKED BY:

SCALE: CMA

DATE: JUNE 2005

**EXHIBIT  
4-3**