

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

Access to the site is proposed from Darnestown Road (MD 28) as a “right-in/right-out” only as shown on the schematic development plan. Darnestown Road (MD 28) is classified as a major highway with four to six lanes and a master plan right-of-way of 150 feet. Staff finds that the access point and the vehicular circulation system shown on the schematic development plan as adequate.

The schematic development plan includes a lead-in sidewalk from MD 28 and a pedestrian path connecting inside the property. Darnestown Road was recently built as a four-lane divided major highway with sidewalks and bike lanes on both sides. Staff finds the bikeway and pedestrian circulation system shown on the plan to be safe and adequate within and adjacent to the site.

Local Area Transportation Review

A traffic analysis for rezoning was prepared to determine the impact of the proposed 46-townhouse development. Staff agrees with the conclusion of the traffic study that the proposed development of the subject site does not have an adverse impact on the surrounding roadways.

Two local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the North Potomac Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. There is no approved but unbuilt development in the study area. Therefore, the existing and background traffic conditions remain the same. The proposed development’s trips were added to the existing traffic to determine the total future traffic. The total future traffic was assigned to the critical intersections to determine the total future CLVs. The result of the CLV calculation is shown in the following table. The CLV impacts of the proposed development on these intersections were analyzed and are summarized in Table I.

MEMORANDUM (via Email)

December 14, 2005

TO: Christina Contreras and Gerry Mosuela
Department of Permitting Services

FROM: Shelley Janashek, Environmental Planner
Department of Environmental Protection

SUBJECT: Record Plat Approvals

DEP has reviewed the plats listed below and has verified the consistency of the proposed water and sewerage systems with the policies and service area category designations in the County's Water and Sewer Plan. Where public sewer service is proposed, DEP has calculated the projected sewage treatment capacity required, using WSSC sewage flow data. WSSC has verified that adequate treatment capacity exists for the proposed developments. Therefore, with regard to issues involving the County's Water and Sewer Plan, your approval of and signature on the following plats is warranted:

PLATS FOR PUBLIC WATER AND SEWER SERVICE:

<u>Plat No.</u>	<u>Record Plat Name, Property Description, and Any Comments</u>
2-06122	Spring House at Norbeck, Lots 1 & 2
2-06123	Colesville Farm Estates, Lots 22-24, Block D
2-06124	Greenwich Forest, Lot 14

If you have any questions concerning these record plats, please contact me via Email: Shelley.Janashek@montgomerycountymd.gov, or 240-777-7735.

cc: E. Day, Dewberry
R. Reese, Maddox
J. Russell, MHG

R:\programs\water_and_sewer\projects\PLATS\MCDPS\2005\121405.doc



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

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

Maryland Department of Transportation

December 7, 2005

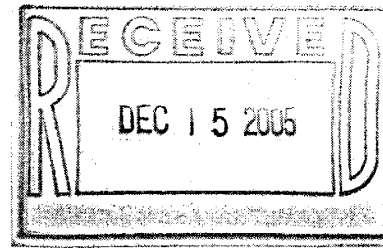
Ms. Elisabeth Tesfaye
Development Review Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 28 Zoning
Christian Life Center Property
(Winchester Homes, Inc.)
File No. G-839

Dear Ms. Tesfaye:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the Christian Life Center Property zoning application. We have reviewed the schematic development plan and corresponding materials and offer the following comments:

- Truncations (right of way flares) and right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications and changes to access controls be platted to SHA standards. These plats must be submitted in hard copy format for review, checking and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division @ 410-545-8860 for additional information. For questions regarding the plat review process, please E-mail Mr. Andrews at dandrews@sha.state.md.us. Truncation will be waived by SHA on the side of the entrance closest to the existing Mt. Olive Church cemetery.
- The measured distance from centerline of the proposed access point to the centerline of Ambiance Drive is approximately 200', which is acceptable to this office since MD 28 is classified as state secondary urban principal arterial.
- Access to this site will require permit from this office for one commercial (1) right-in, right-out entrance, and extension of the deceleration lane along MD 28 to accommodate the new entrance. A permit will also be required to close the existing access point along MD 28, shown just east of the proposed driveway. Clearly indicate this on future plan submissions.
- Please stake out the proposed entrance location along MD 28 so that this office may evaluate sight distance prior to preliminary plan approval.



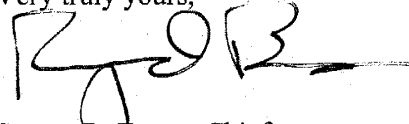
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Ms. Elisabeth Tesfaye
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If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742. You may also E-mail Ray (rburns1@sha.state.md.us) or John (jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'SDF', with a horizontal line extending to the right.

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/RB/JAB

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Dan Andrews (Via E-mail)
Ms. Catherine Conlon (M-NCPPC via E-mail)
Mr. Richard Weaver (M-NCPPC via E-mail)
Mr. Wes Guckert (Winchester Homes, Inc.)
Ms. Stacy Silber (Holland & Knight, LLP)

Tesfaye, Elsabet

From: Forbes, Beth [bForbes@wsscwater.com]
Sent: Wednesday, November 23, 2005 3:20 PM
To: Tesfaye, Elsabet; Janousek, Daniel
Subject: WSSC Comments on Zoning Application No. G-839

The WSSC's comments on Zoning Application No. G-839 are as follows:

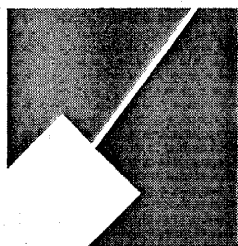
- The proposed change in zoning would not impact the water distribution or wastewater collection systems.
- Short extensions to the mains in Ambiance Court and Ambiance Drive would be necessary for service.

If you need further information about service to the property, please do not hesitate to contact me.

Regards,

Beth Forbes
Development Services Group
Washington Suburban Sanitary Commission
301-206-8819 301-206-8232 (F)

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
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: September 14, 2005

TO: Elisabeth Tesfaye
Community Based Planning Division

FROM: Taslima Alam *TBA*
Development Review Division

SUBJECT: Board of Appeals Petition No. G-839

The proposed development requires subdivision. Prior to the release of any building permits the applicant will be required to submit a Preliminary Plan Application pursuant to Chapter 50 of the Subdivision Regulation and a Site Plan application pursuant to Chapter 59D-3 of the zoning ordinance and record a plat in the land records pursuant to Chapter 50 of the Subdivision Regulation.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NATURAL RESOURCES INVENTORY/FORREST STAND DELINEATION
COMMENTS

TO: Don Rohrbach NRI/FSD # 4-06045
Site Solutions Inc Date Recd August 23, 2005
Phone (301)947-8900 Name of Plan Christian Life Center
Fax (301)947-7704

The subject Natural Resources Inventory/Forest Stand Delineation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

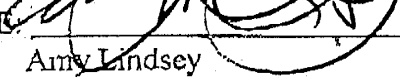
SUBMISSION ADEQUACY

Adequate as submitted (NRI/FSD plan and supporting information is in Environmental Planning Division file.)

RECOMMENDATIONS:

Approval. Forest Conservation Plan may be submitted. Approval may be subject to confirmation of floodplain and wetlands delineation at later planning stages. If DPS determines a floodplain is present, or if wetland-permitting agencies determine wetlands are present, the environmental buffer areas on the plan will have to be enlarged to incorporate those additional environmentally sensitive areas.

Note: When the NRI/FSD is approved and stamped by MNCPPC, please submit a copy of the approved plan as a PDF named Approved NRI/FSD. The NRI/FSD plan drawings are to be grouped and saved in numerical order within one file. All PDFs are to have a graphic scale.

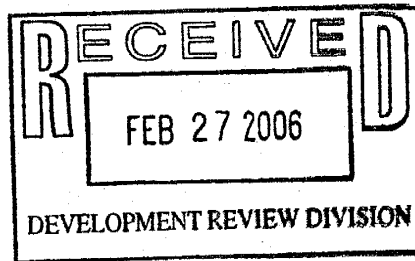
SIGNATURE  301 495-2189
Amy Lindsey
Environmental Planning Division

DATE: 11/17/2005

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

ATTACHMENTS III

- Applicant's Statement and Memoranda and related documents
- Developer's Notes: Communication with the neighborhood



Stacy P. Silber
301 664 7621
stacy.silber@hklaw.com

February 21, 2006

Francoise Carrier
Office of Zoning and Administrative Hearings
100 Maryland Avenue
Rockville, MD 20850

Re: Christian Life
G-839

Dear Ms. Carrier:

I am attaching a revised schematic development plan that includes the following changes:

1. Reduction of units from 47 units to 46 units; expansion of the turn around at the north end of the site per the Fire Marshal's office; and modification of the stormwater management area to address comments from Department of Permitting Services staff.
2. A revision to the formatting of the Development Standards Table and General Notes per the recommendations of Martin Klauber.

I am also including an updated resume for Gary Ehrlich.

The revised schematic development plan has all ready been submitted to Park & Planning staff. Please include this letter and the attachments in the record for the above referenced case.

Sincerely,

Holland & Knight LLP

A handwritten signature in black ink, appearing to read "Stacy P. Silber".

Stacy Plotkin Silber

Francoise Carrier
February 21, 2006
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Enclosures

cc: Martin Klauber, Esq.
Ms. Elsabett Tesfaye

3599607_v1

Resume for Gary Ehrlich, P.E.

Experience

Hush Acoustics LLC, Falls Church, Virginia 2006

Principal. Provide acoustical consulting services for architects, interior designers, engineers, builders, developers, lawyers, contractors, and hotels in the areas of architectural acoustics and environmental noise

Wyle Laboratories, Inc., Arlington, Virginia 1995-2005

Senior Staff Engineer (2004-2005), Senior Acoustical Engineer (1998-2003), Acoustical Engineer (1995-1997).

Responsibilities:

- For airport school and residential sound insulation programs manage on-site staff, half-million-dollar annual fees, and all technical areas such as sound insulation designs, construction specifications, noise level predictions, noise test procedures, grant applications, and FAA reports
- Manage hundreds of highway noise consulting projects for builders, developers, and architects including noise measurements, computerized highway noise modeling, designing noise mitigation measures, drawing noise contours, predicting noise levels indoors, writing reports, and testifying at zoning and planning commission hearings
- Manage architectural acoustics projects relating to mechanical system noise and vibration control, plumbing noise, acoustical privacy, building code requirements, and reverberation time

American University, Washington, D.C. 2002-2004

Instructor. Acoustics course, Audio Technology program of American University in Washington, D.C.

Polysonics Inc. (now Polysonics Corp.), Washington, D.C. 1991-1994

Acoustical Engineer. Manage projects relating to architectural acoustics, mechanical system noise and vibration control, highway noise, and audio-visual system design

Leo A Daly Company, Washington, D.C. 1990-1991

Junior Engineer. Design structural systems for steel and concrete structures, perform existing conditions measurements, and prepare prospectus development studies

Education

Awarded Bachelor of Architectural Engineering (Structural Systems Option) in 1990 from the Pennsylvania State University, University Park, Pennsylvania

Affiliations

Professional engineer in the states of Virginia and Florida
Member of American Society for Testing and Materials (ASTM)
Member of Institute of Noise Control Engineers (INCE)
Director of House Affairs of the Vitruvius Chapter of the Alpha Rho Chi fraternity, the national professional fraternity for architecture and the allied arts

Expert Witness Testimony and Court-related Experience

Qualified as an expert in acoustical engineering before the following agencies:

- Montgomery County Hearing Examiner (Mr. Martin L. Grossman) on October 25, 2004, for Miller and Smith regarding bus depot noise at a proposed residential development called Eastside
- Prince George's County Zoning Hearing Examiner (Ms. Maurene Epps Webb) on October 14, 2005, for SCAD LLC regarding noise from highways and a police firing range at a proposed residential development called Renard Lakes
- Prince George's County Zoning Hearing Examiner on March 5, 1994, and April 6, 1994, for a proposed attraction at Wild World Amusement Park
- Prince George's County Planning Commission on October 20, 1994, , for Samson's Gym, Inc. for a project in Laurel, Maryland
- City of Falls Church Board of Zoning Appeals hearing on April 14, 1994, for Jennings Properties on the Falls Church Auto Body Ltd project
- City of Falls Church Board of Zoning Appeals hearing on June 14, 1993, for R and B Professional Consultants, Inc. on the Koons Body Shop project
- County of Fairfax Planning Commission on September 14, 2000, for Winchester Homes on the Cyrandall Valley housing project located along I-66
- Town of Vienna Board of Zoning Appeals on September 1, 2004, regarding noise from an industrial grinder in Beulah Road Park
- Town of Vienna Planning Commission on July 28, 2004, regarding noise from an industrial grinder in Beulah Road Park

Depositions:

- Circuit Court for Baltimore County – Deposed in a case (Aaron Freedman, et. al. v. The Council of Unit Owners of the Risteau at Rockland, Inc.) on December 22, 1994, that was settled before trial regarding noise from a garage door opener.
- County of Fairfax – Deposed in a case (Richard M. Robertson v. Board of Supervisors of Fairfax County, Virginia, et al.) on April 11, 2002 relating to highway noise.

Publications and Presentations

Published Reports and Articles

Theory and Design Tools for Studies of Reactions to Abrupt Changes in Noise Exposure, James M. Fields, Gary E. Ehrlich and Paul Zador, NASA/CR-2000-210280, October 2000

Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations, prepared for Department of the Navy, Naval Facilities Engineering Command, Gary Ehrlich, Melissa Burn, Clint Morrow, Abigail Stefaniw, April 2005

A Typical Case Study of School Sound Insulation, Gary E. Ehrlich, P.E., and Yuri Gurovich, Sound and Vibration, pp. 16-19, June 2004; also presented at Noise-Con 2003, Cleveland, OH, June 23-25, 2003

A Comparison of Different Aircraft Noise Metrics for Large, Medium, and Small Airports, The Journal of the Acoustical Society of America, May 1995, Volume 97, Issue 5, p. 3304, Melissa Burn, Eric Stusnick, Gary Ehrlich; also presented at ASA 129th Meeting in Washington, DC, May 30, 1995

Standards Development

Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools, American National Standards Institute, Inc. (ANSI) S12.60-2002

Significant Wyle Reports

Wyle Research Report WR 98-29, *Acoustical Design Guide for the Sarasota Bradenton International Airport Residential Sound Insulation Program*, prepared for W.D. Schock Company, Inc., Belleair, Florida, Gary E. Ehrlich, December 1998

Wyle Research Report WR 97-2, *Design Guide for the Detroit Metropolitan Wayne County Airport Sound Insulation Project*, prepared for Sverdrup Facilities, Inc., Detroit, MI, Gary E. Ehrlich, March 1997

Wyle Report WR 04-10, *Vibration Analysis for Navy Use of Explosives at Avon Park*, prepared for Ecology and Environment, Inc., Tallahassee, FL, Contract No. SD-4000-A; Task 1383.SW06 (Prime: N68711-01-D-6205), Gary Ehrlich, April 2005

Wyle Report WR 03-10, *New Construction Acoustical Design Guide, prepared for City of High Point*, High Point, NC, Clint Morrow, Gary Ehrlich, William Albee, March 2003

Wyle Report WR 04-28, *New Construction Acoustical Design Guide, prepared for MCAS Cherry Point*, Gary Ehrlich, December 2004

Wyle Report WR 04-09, *Acoustical Design Guide for Residences, prepared for City of Boise Part 150 Study Update*, Clint Morrow, Gary Ehrlich, April 2004

Wyle Report WR 03-03, *Noise Mitigation Measures at the Martin Marietta Aggregates Orangeburg Quarry*, prepared for Nexsen, Pruet, Jacobs, Pollard, and Robinson, Charleston, SC, Gary Ehrlich and Yuri Gurovich, February 2003

Wyle Report WR 03-17, *Buffalo Niagara International Airport Part 150 Study – Noise Measurement and INM Validation*, prepared for PB Aviation, Inc., Cincinnati, OH, Gary Ehrlich, Michael James, Xaviera Jessurun, August 2003

Wyle Research Report WR 00-17, *Community Noise Assessment for CMS Defense Systems Artillery Range*, prepared for Stone County School District, Wiggins, MS, Gary Ehrlich, Roger Odegard, July 2000

Wyle Research Technical Note, TN 95-3, *Acoustical Study for the Town of Harrison, NY*, prepared for Town of Harrison, Gary E. Ehrlich, Marcio Avillez, March 1995

Wyle Research Report WR 99-27, *Charlotte Trolley Noise and Vibration Study*, prepared for Boner Associates, Inc., Austin, TX, Gary E. Ehrlich, Yuriy Gurovich, October 1999

Wyle Research Report WR 98-22, *A Survey of Potential Norfolk Southern Noise Mitigation Sites Identified in the Surface Transportation Board's Final Environmental Impact Statement on the Proposed Conrail Acquisition*, prepared for Versar, Inc., Springfield, VA, Gary Ehrlich, Roger Odegard, Eric Stusnick, October 1998

Wyle Research Report WR 95-34, *Noise Study for Marine Corps Base Quantico, Virginia*, prepared for Navy Facilities Engineering Command, Alexandria, VA, Gary M. Sypek, Gary E. Ehrlich, Michael J. Lucas, October 1995

White Papers

Classroom Acoustics Standard, Wyle White Paper, Gary Ehrlich, www.WyleAcoustics.com, 2002

Presentations

Measurement Procedures for Determining the Noise Level Reduction of Dwellings Exposed to Aircraft Noise, Gary Ehrlich, presentation at American Association of Airport Executives (AAAE) Sound Insulation Symposium, October 22, 2001, Palm Springs, CA

Classroom Acoustics, Gary Ehrlich, presentation at American Association of Airport Executives (AAAE) Sound Insulation Symposium, October 18, 2004, Palm Springs, CA

Modeling Aircraft Noise: A Concept Analysis, J.M. Downing, B.J. Ikelheimer, G. Ehrlich, presented at the 2005 Congress and Exposition on Noise Control Engineering, Internoise, Rio de Janeiro, August 7-10, 2005

Acoustical Tests of Noise Barriers at Sarasota Bradenton International Airport, Gary Ehrlich, Yuriy Gurovich, presented at Transportation Research Board (TRB) Committee A1F04 meeting in Austin Texas, July 8, 2002

Noise Concerns for Animal Shelters, Gary Ehrlich, presented at: "From Ground Zero to Ground Breaking: Building an Animal Shelter, A Day-Long Course Presented by The Humane Society of the United States," February 24, 1999

STATEMENT OF QUALIFICATIONS

Alfred S. Blumberg II, AICP

EDUCATION

California State College
B.A. Urban Geography – 1968

The George Washington University
Master of Urban and Regional Planning
(Thesis pending)

EXPERIENCE

Principal, Planning Director
Site Solutions, Inc.
Gaithersburg, Maryland – January 1999 to Present

Department Head, Planning & Landscape Architecture
Greenhorne & O'Mara, Inc.
Rockville, Maryland – July 1996 to December 1998

Director of Planning
The Land Planning & Design Group, Inc.
Gaithersburg, Maryland - 1983 to June 1996

Planning Director, DMW-Consultants, Inc.
Silver Spring, Maryland - 1980 to 1983

Principal Planner, Community Planning – West
Senior Planning & Zoning Analyst
M-NCPPC, Montgomery County, Maryland - 1972 to 1979

Municipal Planner, CNVRPA
Waterbury, Connecticut - 1970 to 1972

PROFESSIONAL ORGANIZATIONS

American Institute of Certified Planners
American Planning Association
Metropolitan Assn. of Urban Designers and Environmental Planners

EXPERT WITNESS

Baltimore Federal District Court
Circuit Court for Montgomery County
Circuit Court for Prince George's County
Maryland Real Estate Commission
Montgomery County Board of Appeals
Montgomery County Hearing Examiner
Prince George's County Hearing Examiner
Howard County Zoning Board
Howard County Board of Appeals
St. Mary's County Zoning Board
Allegheny County Board of Appeals

GUEST LECTURER

Realtors Land Institute
Montgomery College
Institute for Professional Development, SMBIA

Mr. Blumberg has a wide variety of experience in land planning, urban design, comprehensive planning, park and recreational facility design, and zoning administration. He is experienced in preparing planning studies such as land use compatibility and site feasibility. Mr. Blumberg has experience in the design and project management of both public and private sector projects. He has acted as project coordinator for a variety of facilities throughout the Washington Metropolitan region. He has made numerous presentations to citizen groups, hearing officers, homeowner associations, and municipalities. Approval procedures have provided him with the opportunity to appear before Planning Commissions, Zoning Boards and various other review boards. He has qualified as an expert witness on land use and zoning matters before numerous administrative and legislative bodies throughout Maryland.



WES GUCKERT

President

Wes Guckert is a recognized and well respected expert in the field of traffic engineering and transportation planning. Serving as a technical advisor in the areas of traffic impact analysis, traffic signal design, traffic circulation, access studies and transportation planning, Mr. Guckert has played a major role in over 3,000 projects spanning both urban and suburban areas primarily in the Mid-Atlantic area. Mr. Guckert has also provided consultation on projects throughout the United States, as well as internationally. Early in his career, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division. Prior to founding The Traffic Group, Inc., Mr. Guckert served as a traffic engineering consultant for eight years.

Since founding The Traffic Group, Inc., Mr. Guckert has been responsible for providing a variety of traffic engineering services to both the public and private sector. He has directed the design and implementation of traffic access systems for numerous regional projects such as the National Business Park, Cole Field House at UMCP, Largo Town Center, Wheaton Plaza, Salisbury Centre, Bowie New Town Center, Maple Lawn Farms, Montgomery Mall, Annapolis Mall, National Harbor, Greenbelt Metro Park, Traville, Falls Grove, and King Farm. Mr. Guckert has undertaken Traffic and Transportation Studies for "Big Box" Stores including, Wal-Mart, Sam's Club, Target, Lowe's, Best Buy, Costco, and Home Depot, as well as numerous studies of Value-Oriented Centers and Regional Malls throughout the United States.

In addition to Mr. Guckert's technical expertise, as a renowned expert in the field, he is often asked to serve as an expert witness, testifying before County and Municipal Boards, District Courts, and Planning Commissions on traffic engineering and transportation planning issues.

Job History

1985 - Present

President, The Traffic Group, Inc.

1977-1985

Traffic and Transportation Planning Consultant

1972-1977

Assistant Regional Traffic Engineer

Maryland State Highway Administration-Traffic Division

Educational Background

- *Bachelor of Science*
University of the State of New York
- *Civil Engineering Preparation*
Johns Hopkins University
Towson State University
Essex Community College
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
University of Tennessee Transportation Center
University of Maryland

Affiliations

- American Planning Association (A.P.A.)
- Essex Community College Foundation
Board of Directors
- Home Builders Association of Maryland (HBAM)

- Horsehead Wetlands Center – Board of Trustees and Treasurer (Grasonville, MD)
- Institute of Transportation Engineers (I.T.E.) - Fellow
- International Council of Shopping Centers (ICSC)
- Subcommittee on Planning of the Smart Growth Commission appointed by Governor Parris N. Glendening
- The M.U.S.E. Foundation – Board Member
- Transportation Research Board (T.R.B.)
- Urban Land Institute (U.L.I.)

I.T.E. Professional Committees

- Committee No. 5P-5 - Capacities of Multiple Left-Turn Lanes
- Committee No. 5P-07 - Traffic Counting Practices
- Committee No. 5S-1 - Capacities of Triple Left-Turn Lanes
- Internal Transportation Systems for Majority Activity Centers
- Parking Facilities for Industrial Plants
- Traffic Considerations for Special Events

Publications

- *The Evolution of Adequate Public Facilities and Their Effectiveness as Growth Management Tools in Maryland* (Co-Author) - I.T.E. Annual Meeting

The Traffic Group, Inc. v 9900 Franklin Square Drive v Suite H v Baltimore, Maryland 21236
410-931-6600 v Fax: 410-931-6601 v www.trafficgroup.com

(8/6/03)

WES GUCKERT

President

Publications (Cont'd.)

- *Trip Generation Comparisons of Club Warehouse Stores - I.T.E.*
- *Value-Oriented Retail Centers - A Follow-Up Report - I.T.E.*

Examples of places where Mr. Guckert has testified as an expert witness

CALIFORNIA

City of Milpitas - City Council, Planning Commission

MARYLAND

Allegany County - Planning Board, Board of Appeals
Anne Arundel County - Board of Appeals, Circuit Court, Zoning Hearing Examiner
City of Annapolis - City Council, Planning Commission, Board of Appeals
Baltimore City - Board of Zoning Appeals, City Council, Federal District Court, Planning Commission
Baltimore County - Board of Appeals, Circuit Court, County Council, Planning Board, Zoning Commissioner
Town of Bel Air - Board of Appeals, Planning Board, Town Commissioners
Calvert County - Board of Appeals
Carroll County - Board of Appeals, County Commissioners, Planning Board
Charles County Town of Indian Head - Mayor and City Council
Charles County - Board of Appeals, County Commissioners, Planning Board
City of Frederick - Board of Appeals, City Council, Planning Commission
Frederick County - Board of Appeals, County Commissioners, Planning Board
Harford County - Planning Commission, Zoning Hearing Examiner
Howard County - Board of Appeals Planning Board, Zoning Board
Montgomery County - Board of Appeals, County Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)
Ocean City - Planning Commission, Board of Appeals
Prince George's County - Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)
St. Mary's County - Planning Board
Washington County - Board of Appeals
Wicomico County - Planning Commission, Board of Appeals
Worcester County - Planning Commission, County Commissioners

MINNESOTA

City of Brooklyn Center - Planning Commission

NEW JERSEY

Holmdel Township - Planning Board

PENNSYLVANIA

City of Scranton - Board of Appeals, Planning Board
West Whiteland Township - Planning Board, Town Council

VIRGINIA

Arlington County - Board of Supervisors
Loudoun County - Planning Board
Prince William County - Planning Board and Board of Supervisors

Mr. Guckert's Representative List of Projects

RETAIL AND MIXED-USE PROJECTS

Annapolis Mall - Anne Arundel County, Maryland
Avenue at White Marsh - Baltimore County, Maryland
Belcrest Center Metro Station - Prince George's County, Maryland
Bowie New Town Center - Prince George's County, Maryland
Briarcliffe Mall - Myrtle Beach, South Carolina
Capital Center Retail - Prince George's County, Maryland
Center at Charlestown - South Carolina
Centre @ Hagerstown - Washington County, Maryland
Centre Pointe - Charleston, South Carolina
Dubai Festival City - United Arab Emirates
Fallsgrove - Montgomery County, Maryland
Festival at Waldorf - Charles County, Maryland
Festival at Woodholme - Baltimore County, Maryland
Great Mall of Arizona - Tempe, Arizona
Great Mall of the Bay Area - Milpitas, California
Greenbelt Metro Park - Prince George's County, Maryland
Home Depot Stores - Various Locations
Human Genome Property-Traville - Montgomery County, Maryland
King Farm - Montgomery County, Maryland
Largo Town Center - Prince George's County, Maryland
Lebanon Valley Mall - Lebanon, Pennsylvania
Mall at Steamtown - Scranton, Pennsylvania
Maple Lawn Farms - Howard County, Maryland
Menlyn Park Shopping Center - South Africa
Montgomery Mall - Montgomery County, Maryland
Owings Mills Metro Center - Baltimore County, Maryland
Pantai Kapuknaga - Indonesia
Potomac Mills - Prince William County, Virginia
Target Stores - Various Locations
Waccamaw Factory Shoppes - South Carolina
Wal-Mart Stores - Various Locations
Wheaton Plaza - Montgomery County, Maryland
Zonk 'Izizwe - South Africa

STATEMENT OF QUALIFICATIONS

Jeffrey S. Lewis, P.E.

EDUCATION

The Pennsylvania State University
B.S. Civil Engineering – 1980

REGISTRATION

Professional Engineer: Maryland, #19156
Virginia, # 034038

EXPERIENCE

Principal, Engineering Coordinator
Site Solutions, Inc.
Gaithersburg, Maryland – January 1999 to Present

Sr. Project Manager, Engineering Department
Greenhorne & O'Mara, Inc.
Rockville, Maryland – May, 1981 to December 1998

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers
Suburban Maryland Engineers Society

EXPERT WITNESS

City of Rockville Mayor & Council
City of Gaithersburg Zoning Board
City of Gaithersburg Mayor & Council
Montgomery County Board of Appeals

Mr. Lewis has experience in all phases of land development and general civil engineering design for public agencies and private clients. His expertise includes stormwater and drainage system design for residential, commercial, institutional and industrial developments. He has vast experience in the design of sediment and erosion control, street and road design and geometric layout, water and sewer systems, stream restoration, utility relocation, permit acquisition, preparation of specifications, and tabulation of quantities for cost estimates. He has coordinated numerous projects with local, regional and state governmental agencies.

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Memorandum

Date: February 6, 2006

To: Carlton Gilbert

From: Stacy P. Silber

Re: Local Map Amendment No. G-839:
Christian Life Center Property

Stacy P. Silber
301 664 7621
stacy.silber@hklaw.com

As discussed in detail within the Application of this case, the subject Local Map Amendment satisfies Montgomery County Zoning Ordinance requirements for approving an RT-8 zone for the Property. The purpose of this memorandum is to highlight why the subject townhouse community is appropriate for the subject property, and how compatibility is achieved.

1. Christian Life Property will be less densely developed than Townhouse Neighbor.
The Christian Life property will be developed at a density that is approximately 12% less dense per acre than the effective density of the Owens Glen townhouse subdivision to the east. The Owens Glen development is clustered adjacent to the Christian Life Property, resulting in an effective density of 8.6 units per acre, as compared to a 7.6 unit per acre density of Christian Life.
2. Proposed townhouse development is more compatible with adjacent historic church, than current use of Property as a large institutional church use. Current view from the existing Pleasant View Historic Church is of a parking lot servicing the Christian Life church, and the large Christian Life building. There is little buffer on the subject property.
 - a. Applicant agrees to a binding element for a 40 foot building setback from the Pleasant View Methodist Episcopal Church.
 - b. Landscaping will be identified and provided at time of site plan.
3. Eliminating Large Paved Parking Area and Institutional Metal Building, currently located on Property.
4. Significantly reducing impervious area on Property.
5. View shed from all surrounding properties will be a significant improvement from the existing condition.