




**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**


Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

March 24, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Chief 
Countywide Planning Division

Stephen Federline, Supervisor 
Environmental Planning
Countywide Planning Division

FROM: Doug Johnsen, Planner Coordinator
Environmental Planning
Countywide Planning Division

Nellie Shields Maskal, Senior Planner
Community-Based Planning Division

SUBJECT: Mandatory Referral: No. 08001-WSSC-1 (Clarksburg Elevated Water Storage Tank), Clarksburg Master Plan

STAFF RECOMMENDATION: Approval of the proposed mandatory referral with the following comments:

1. Conduct a graphic design charrette with the Clarksburg community prior to completion of final design of the Clarksburg Water Storage Tank to address the aesthetic and landscape setting concerns given the tank's visually prominent location along I-270.
2. Submit details of final landscaping for review and approval by the M-NCPPC staff prior to final design, and before MOU ratification with the Cabin Branch developers.

INTRODUCTION

Project Summary

The applicant, the Washington Suburban Sanitary Commission (WSSC), intends to construct the new Clarksburg Elevated Water Storage Tank, located in the southeast quadrant of I-270 and MD

121 in the Cabin Branch Neighborhood near the Maryland State Highway Administration (SHA) salt storage facility. The subject 1.487-acre site is undeveloped and was once part of the adjacent 55-acre site owned by Adventist HealthCare Incorporated planned for employment use as shown in Figures 1 and 2.

The proposed tank is to be a 750,000 gallon storage capacity to enhance water system adequacy in the greater area. It will operate 24 hours a day remotely via a WSSC telecommunications link and will be gated for security. Permanent WSSC staff on-site will not be required but the WSSC staff will have periodic access to the facility for site maintenance. The WSSC calculated the need for this project that serves a larger area in the pressure zone including the Cabin Branch Neighborhood and the Town Center Stage 4 area. The need for this project was first identified in Fiscal Year 1997 in the WSSC's Capital Improvements Program (CIP). The facility is expected to serve approximately 15,000 people in the 760A Zone by year 2020. The area west of I-270 and the Town Center Stage 4 is the specific geographic area served by the storage facility and does not readily correspond with any other geographic description.

After the mandatory referral review process, the WSSC will finalize the design and the Memorandum of Understanding (MOU) with the Cabin Branch developers. The current cost (as of FY 2008 Adopted CIP) of the project is \$3,725,000, which will be borne by the Cabin Branch developers in advance of System Development Charge credit reimbursements from WSSC; the WSSC rate supported debt will not be used to fund this project. The project completion date is 2010.

Subject Site

The proposed Water Storage Tank is bounded by proposed Adventist medical office buildings and related hospital uses to the south, the Interstate 270/MD 121 Interchange to the north, proposed retail core to the west, and the Gateway 270 Corporate Office Park and the LCOR/COMSAT property to the east of I-270. North of the I-270/MD 121 Interchange is the site for the future North County Maintenance Depot. The Montgomery County Detention Center is located north of the future North County Maintenance Depot site on the 300-acre County-owned site known as Site 30. The SHA salt storage facility is located nearby.

Project Background

The proposed location of the project was one of three final sites located near the Cabin Branch Neighborhood considered by the WSSC for the new water tank. It was studied as part of the Clarksburg Master Plan Stage 3 and 4 Area Facility Plan dated December 2004 developed by Rodgers Consulting, Incorporated (Rodgers). A total of 52 alternative sites were initially identified in the Facility Plan that met most of the criteria for location of the storage tank. In 2005, the Planning Department staff supported the subject location for the water storage tank as the most appropriate site because of its proximity to water users, no environmental impacts, lowest cost, and meeting the WSSC criteria for water storage facilities. There was also support from the Clarksburg community for the site selection.

The WSSC asked Rodgers to prepare the Facility Plan in response to a request by the Cabin Branch Neighborhood property owners. The "Facility Plan" evaluates the technical feasibility and cost effectiveness of several alternatives for providing water and sewer service to the Cabin Branch Neighborhood and the Ten Mile Creek Area and the alternatives' impacts on the environment. The Montgomery County Detention Center, located north of the I-270/MD 121

interchange, is served by public water and sewer. The public utility mains in this area lack capacity to accommodate the Clarksburg Master Plan land use recommendations for the area west of I-270.

Site Design

The height of the project tank is 140 feet with a ground elevation at the proposed site of 620 feet. According to the WSSC, the tank height is required due to the hydraulic design to ensure that pressure remains within an acceptable range in the system at all times for customer demand or for emergency demands of fire and rescue protection. The style of the proposed water tank will be a fluted column and pedestal spheroid with a green tint in a landscape setting as shown in Figure 3.

The proposed landscape setting will serve as a barrier from I-270.

ANALYSIS

Master Plan Conformance

The proposed project is consistent with recommendations of the 1994 Approved and Adopted Clarksburg Master Plan. It is located within the Cabin Branch Neighborhood of the Clarksburg Master Plan area. The Master Plan recommends the MXP Zone and the Light Industrial land use for the site. A summary of the Master Plan objectives for the Cabin Branch Neighborhood is listed on pages 67 to 70 of the Plan and includes the following:

- Provide a mix of uses including employment.
- Encourage an employment pattern that is supportive of I-270 as a high-technology corridor.

The Land Use Plan for the Cabin Branch Neighborhood is shown in Figure 4 and shown on page 65 of the Plan.

During the Clarksburg Master Plan process, the Planning Board and County Council devoted considerable discussion to the appropriate land use for the Cabin Branch property. The Cabin Branch Neighborhood is the only portion of the western side of I-270 that is proposed for significant residential development. Most of the development in the Cabin Branch Neighborhood is recommended to occur on the Cabin Branch property.

The subject property is part of the northern portion of the Cabin Branch Neighborhood recommended in the 1994 Master Plan for intensive office uses. A major Master Plan concern is that the employment uses become an integral part of the overall Cabin Branch Neighborhood and that strong interrelationships be established among residential, employment, retail, and public facility uses.

While the 1994 Master Plan does not specifically mention a new water storage facility, the Fiscal Impact Analysis (FIA) examines the fiscal impacts of development in Clarksburg likely to occur by 2014. The FIA prepared by the County Office of Planning Implementation (part of the Clarksburg Master Plan Technical Appendix) in July 1993, estimates the capital programs needed to serve new growth in Clarksburg. It recommends a new water storage facility as one of the capital improvement projects needed to serve the new growth for Clarksburg by 2014. The Master Plan states on page 193 of the Technical Appendix that water and sewer services and the transitway are particularly critical to the Plan implementation.

In 2004, the Planning Board approved the preliminary plan for 1,600 dwelling units, a 500-unit senior center facility, 16,000 square feet of public use, and 1.5 million square feet of employment for Phase 1 development of Cabin Branch. The preliminary plan for Phase II development that includes the remaining 286 dwelling units and 898,000 square feet of employment uses is scheduled for Planning Board review concurrently as this mandatory referral.

Forest Conservation Plan Conformance

No Planning Board action is required for this item. A final forest conservation plan (820050150) for the roads and infrastructure associated with the Cabin Branch development was submitted and approved by the Planning Board on September 19, 2007. This forest conservation plan incorporated the entire site for the Cabin Branch development including the Clarksburg Elevated Water Storage Tank.

Water Quality Plan Conformance

No Planning Board action is required for this item. A final water quality plan for the roads and infrastructure associated with the entire Cabin Branch development was submitted and approved by the Planning Board on September 19, 2007 as part of the forest conservation plan (820050150) which included the site for the Clarksburg Elevated Water Storage Tank.

COMMUNITY OUTREACH

The WSSC held four public meetings on September 17, 2003, June 17, 2004, September 24, 2007, and March 4, 2008 to discuss the concerns regarding the proposed project including the alternative locations. At the September 24, 2007 Clarksburg Civic Association meeting, several residents expressed concern about the aesthetics and the landscape setting of the proposed water tank and requested by the WSSC staff investigate constructing a multi-column tank instead. According to WSSC staff, the maintenance cost of a multi-column tank is higher than the single-pedestal tank due to the larger surface area of the tank. At the March 4, 2008 community meeting, citizens asked questions regarding the cost of the facility to future residents in the service area. No letters or e-mails from the community were received prior to this report.

CONCLUSION

The staff recommends approval of the mandatory referral, since the new water storage facility is an important part of the Clarksburg Master Plan water distribution system. The Master Plan confirms what additional water storage facility is necessary in Clarksburg to meet Clarksburg's residents increasing needs for water. The project will fulfill the Master Plan projected water needs through 2020.

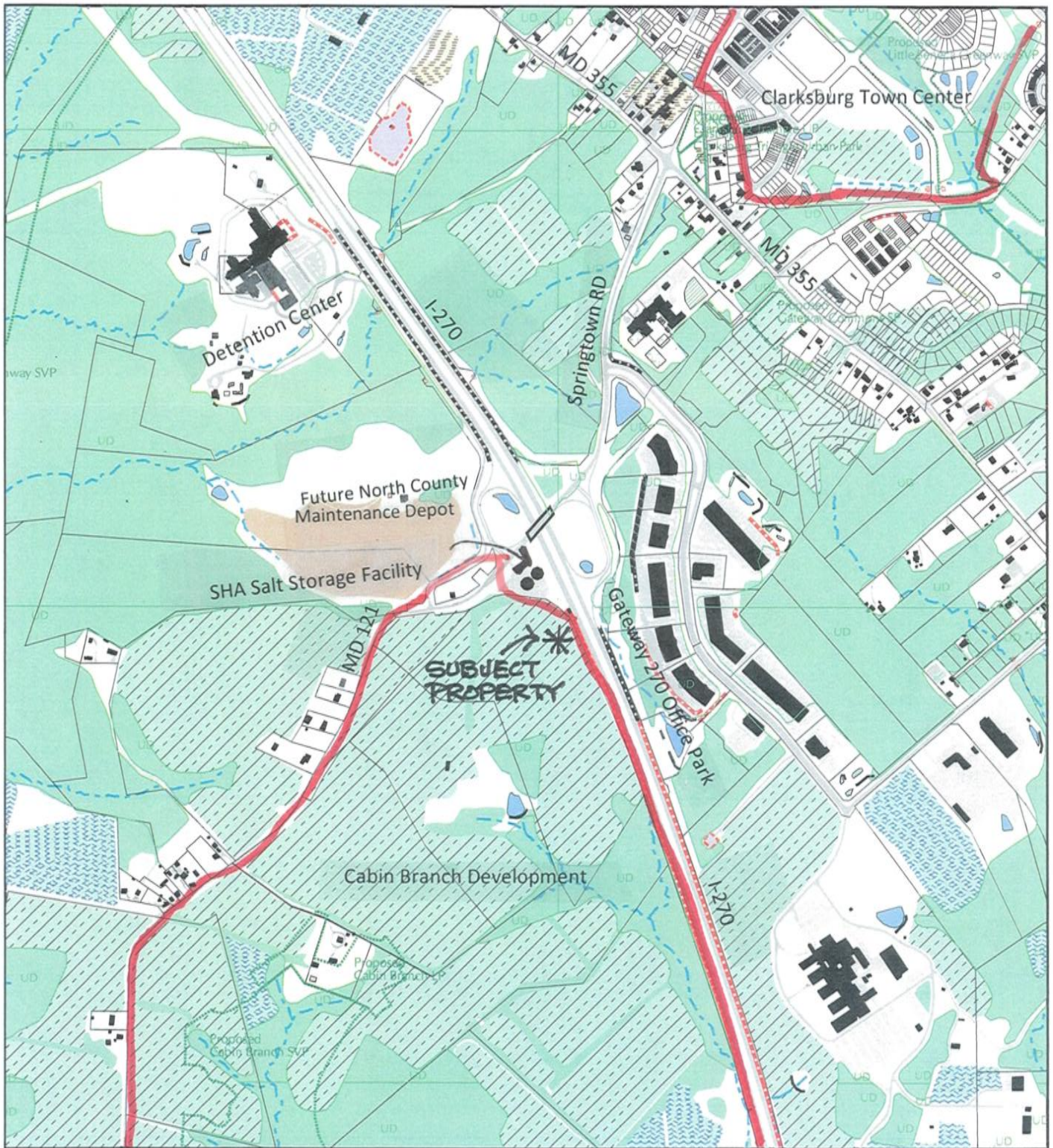
Staff recommends that the WSSC staff conduct a graphic design charrette with the Clarksburg community to address the aesthetics of the water tank and surrounding and uses. The charrette should take place prior to WSSC's final design and MOU with the Cabin Branch developers.

Attachments

1. **Vicinity Map**
2. **Cabin Branch Development Activity Map**
3. **Clarksburg Elevated Water Storage Tank Site Plan**
4. **Master Plan Land Use Map**

CLARSBURG ELEVATED WATER STORAGE FACILITY

Figure 1



Map compiled on March 14, 2008 at 4:09 PM | Site located on base sheet no - 232NW14

NOTICE

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Key Map



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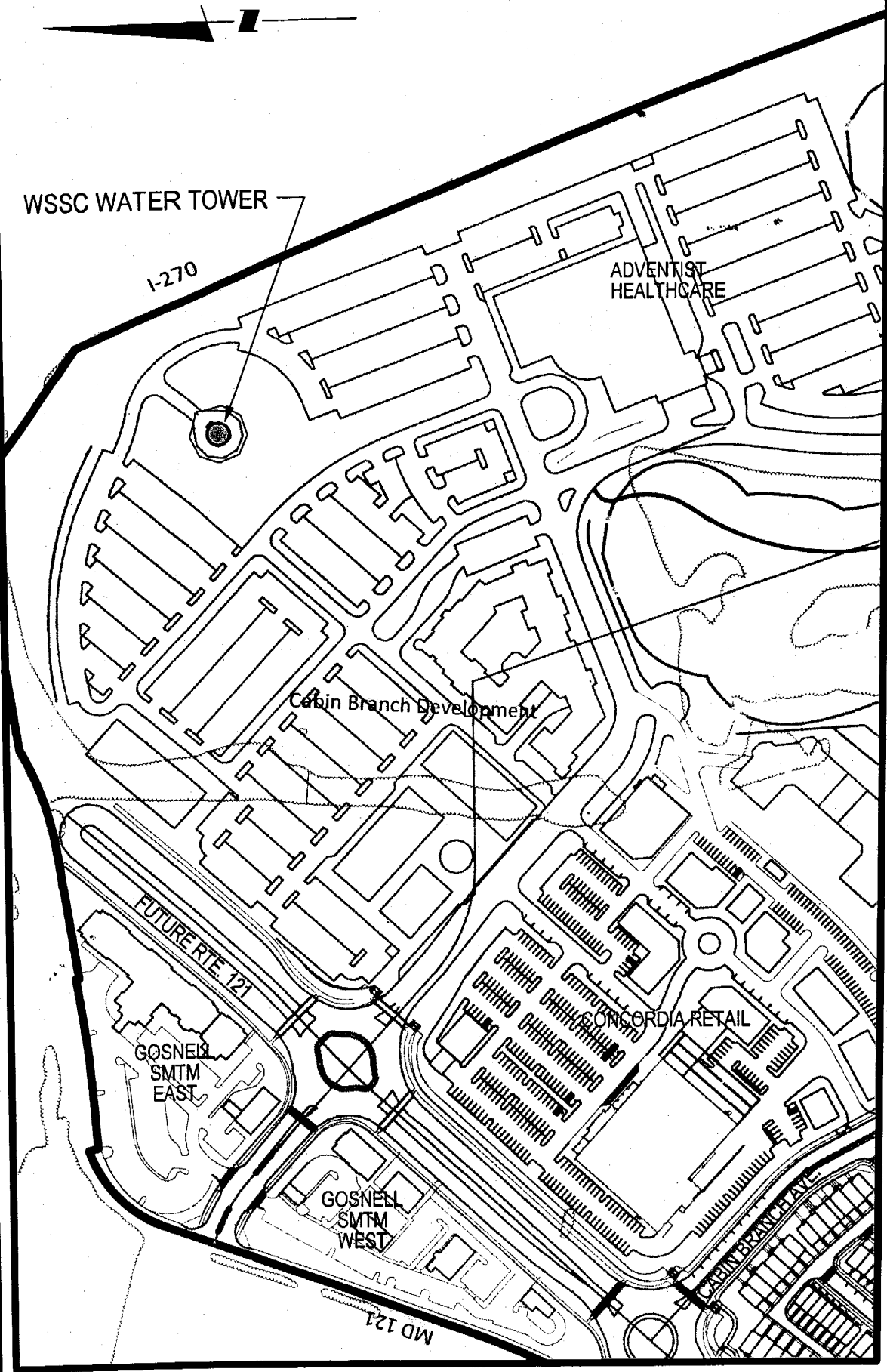


Research & Technology Center



1 inch = 1200 feet
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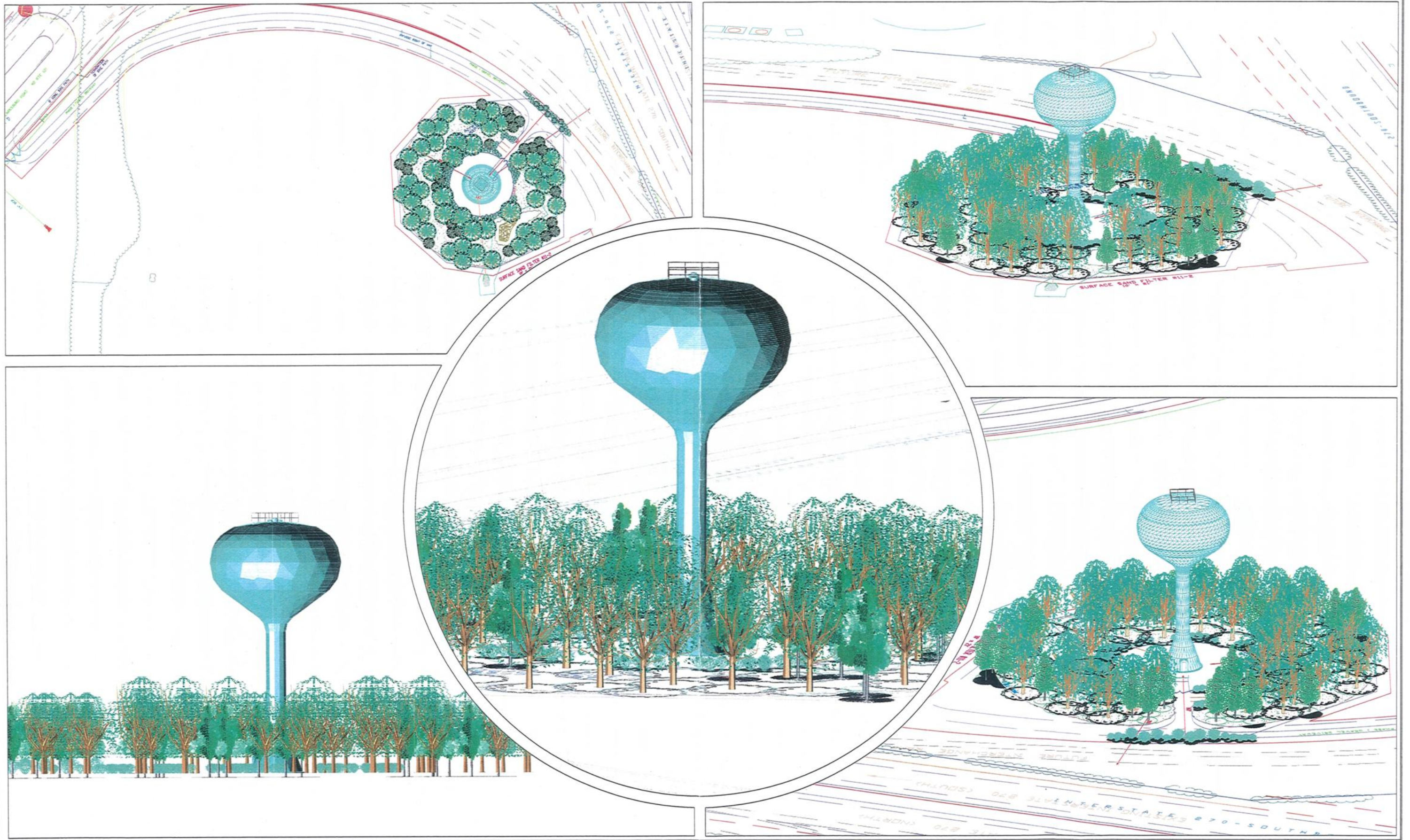
Figure 2



<p>ROCKVILLE OFFICE 1390 Piccard Drive, Suite 100 Rockville, MD 20850 T. 301.948.2730 F. 301.948.9067</p>	<p>DESIGNED JC DRAFTED DB CHECKED JC OFFICE ROCKVILLE DATE 03/14/08</p>	<p>APPLICANT CABIN BRANCH MANAGEMENT LLC 6945 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: STAR ALDRIDGE TEL: 301-463-4929 FAX: 301-463-4990</p>	<p>WATER TOWER EXHIBIT CABIN BRANCH CLARKSBURG, MARYLAND CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>	<p>SCALE NO SCALE SHEET 1 OF 1 JOB NO. 0582-58-00</p>	
	<p>Rockville, MD 301.948.2730 301.948.9067</p>			<p>PROJECT NO. 0582-58-00</p>	
	<p>DATE 03/14/08</p>			<p>PROJECT NO. 0582-58-00</p>	
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CABIN BRANCH WATER TANK (750,000 GALLONS, ELEV.760)



CABIN BRANCH NEIGHBORHOOD

