

**Shady Grove Advisory Committee Meeting
February 20, 2007**

The meeting was called to order at 7:30 pm.

Montgomery County Liquor Control Warehouse Expansion: Hamid Omidvar, DPWT Capital Projects presented the background information leading to the warehouse expansion. Major beer distributors have required that their beverages be stored in a climate control environment. At this time, Montgomery County is the only customer that is not in compliance nationally. Although Liquor Control is aware that its facility will most probably relocate as a result of the implementation of the Shady Grove Sector Plan, the immediate need for the climate control warehouse spurred the expansion.

Liquor Control Division Chief of Operations Gus Montes de Oca stated that the three major beer distributors required the climate control of their products. At present, the county rents warehouse space in Northern Virginia and transports the refrigerated products daily to the county. He presented the footprint of the proposed 49,000 square feet expansion would cost approximately \$10 million. The new expansion will be located on an existing parking lot that is underutilized. He stated that the number of employees and volume of traffic would not increase at this secured facility.

Coakley Williams Design Manager Kevin O'Donnell explained the construction process of this design built project, which actually casts the tilt-up concrete sections on the site. They are now in the design development stage and hope to break ground in mid to late April. They are presently going through the permitting process. Toby Wilson discussed the conversion of the storm water management pond to an underground facility. The warehouse roofline will be two feet below the current warehouse roof.

The following responses were to answer to committee questions:

1. There will be no disruption to the current operations.
2. The facility is and will remain fenced.
3. The hours of operation will remain the same and are approximately Monday – Thursday from 7:00 am (when delivery trucks begin exiting) until 4:00 pm. Inbound traffic begins at about 8:00 am. Train deliveries occur during the night.

Park and Planning Planner, Karen Kumm Morris, asked if a landscaping plan had been developed to shield the roof from view. Hamid responded that there were no plans to supplement the existing landscaping. He said that there are both water and gas along the right-of-way that must not be disturbed and that DPWT transportation staff recommended no trees be added because of sight concerns. She reminded him that the master plan requires landscaping. Hamid committed to relaying her concerns to the Transportation Division for consideration. She explained to the committee that this project must go through the Mandatory Referral process where Park and Planning has the opportunity to make comments on the screening lighting, etc.

Nkosi Yearwood of Park and Planning is currently examining the plans. Since the Sector Plan is still within the two year period they will probably recommend that the project waits until the REOI's are in as several other agencies wish to expand including MCPS Food Services and Park and Planning. She stated that the project has been designed to minimize views of the addition from Crabbs Branch Way.

Nkosi said that the project will go before the Planning Board either March 22 or 29. Pam Lindstrom asked if the committee wanted to comment on the plan during the mandatory referral to reiterate their concerns regarding the reuse of the property and the understanding that the estimated 10-year period to recoup the investment may not be realized.

Somerville Property Proposed Development: Rich Koch of Keystone Development presented his initial plan to develop the property. The two sites are being evaluated to coordinate with the zoning and Sector Plan guidelines. He must file a zoning change application and subsequently a site plan application. He is at the beginning of this process. The dwelling units will be a mix of three- story single-family cottages, 3-4 story townhouses with garages and roof top decks and one multifamily building with underground parking. The project achieves a total of 161units.

There would be 106 condos at 1100 to 1200 square feet per unit. The condo building will be four stories on one end and five stories on the eastern end due to the slope of the land plus a portion of the upper parking deck will be above ground. The other town house and single family units will be about 2200 to 2500 square feet per unit. The height of the townhouse and single-family units will be comparable to the Winchester Homes development, which is about two years ahead of this project. Chieftain Avenue will be widened to a total of 50 feet width with 26 feet of paving. They hope to purchase a county-owned parcel to use for storm water management and a community park.

Mr. Koch hopes to be able to build one story higher than the Sector Plan requirements of four stories to include workforce housing that will allow a ten percent increase in density and reduce the green space from 50% to 35%. This will depend on the passing of Nancy Floreen's proposed zoning text amendment. The property will have to be rezoned from R-90 to PD-35 and then a preliminary site plan will be submitted to Park and Planning. This will probably occur in about 24 months. Keystone must know within 6 to 12 months if the county land can be purchased.

Project Updates:

- County Service Park REOI is being prepared by Lisa Rother to be sent out by March 1. County Executive Leggett supports its release to realize the relocation of the service park.
- Day Laborers' Center trailer has been placed on the site and work to secure it and other interior and exterior work will be completed within the next few weeks. Many speakers opposed the center at the hearing. The Planning Board requires

the DPWT re-stripe the roadways and give a status report on peak hour trips, that CASA install multilingual signs and that the County give quarterly reports to the Planning Board regarding location of a more permanent site.

- Piedmont Crossing went to Development Review on February 12. No site plan hearing date has been set as of yet. The applicant will distribute copies of the plan to Town of Washington Grove and representatives of Mill Creek Civic Association. Due to the lapse of the school reservation, the applicant can proceed with Phase II, 89 units when the Preliminary Plan's adequate public facilities permit.
- MCPS has indicated that they do not need a fourth elementary school to serve the Mid County area. Consequently, they have not supported purchasing the school site reserved on Piedmont Crossing. This decision by MCPS was based upon adjustments to their school generation projections.

During the development of the Sector Plan, MCPS had determined that four elementary schools would be needed. The decision not to acquire the Piedmont Crossing reservation means that Shady Grove will only achieve an elementary school if the County Service Park is relocated and the school site is dedicated on Jeremiah Park (the current location of MCPS's bus depot). If the CSP is not relocated, then Shady Grove's elementary students will have to attend an elementary school outside the boundaries of the Sector Plan. Elementary Schools serve an important role in building a strong sense of community. It will be unfortunate if Shady Grove does not achieve an elementary school. The relocation of the CSP probably will be known by this coming fall 2007.

Next Meeting

- The next meeting for the advisory committee will take place on March 13, 2007.