

Shady Grove Advisory Committee
Meeting Minutes
Tuesday March 13, 2007

The monthly meeting of the Shady Grove Implementation Advisory Committee was held on March 13, 2007 at the M-NCPPC Training Facility at 16641 Crabbs Branch Way. Advisory Committee members in attendance were Brian Pierce, Brad Botwin, John Compton, Michael McInerney, and Pamela Lindstrom. George Donovan, Pat Labuda, and Adam Brand, were not present. Karen Kumm and N’kosi Yearwood from M-NCPPC were present.

Guests were: Bruce Crispell of MCPS and Lisa Rother, Planning Implementation manager under County Executive Ike Leggett. Reporters from the Gazette and Montgomery Sentinel were also present.

Request for Expression of Interest (REOI): Lisa Rother from the County Executive staff began the meeting by reporting that the long delayed REOI had been reviewed by the new administration and most departments, and would likely be announced by April 1st. Rather than proposals for a land swap, the REOI seeks submissions from land owners that identify potentially suitable parcels for relocating one or more of the facilities from County Service Park. Smaller parcels may be identified that may accommodate flexible structures.

Criteria to be considered in evaluating sites include environmental characteristics, vehicular access/egress, appropriate zoning, sewer and water, compatibility and security considerations. A list of recipients for distributing the REOI has been prepared and an 8-week response period is likely. Initial submissions will be concept proposals for the departments to evaluate for compatibility with their needs.

- In response to committee member questions, Ms. Rother elaborated on specific criteria that might differ among the CSP, such as nearby bus service or Metro stops.
- She also expressed her belief that the Webb tract would be seriously considered if proposed as a site.
- Suitability of the Gude landfill continues to be questionable due to continued land movement. The site is being prepared for a test this summer to determine if yard waste processing could be relocated there (a portion of the site is being covered with 6 feet of topsoil).
- Beyond the REOI, no other efforts are taking place to locate sites for the CSPs.

The Committee requested a copy of the REOI.

Gude Landfill. Pam Lindstrom and several others strongly urged that the County have a geological evaluation of the Gude landfill performed to resolve the timeline for potential use of the site now and in the future. The Committee supported Karen’s suggestion that someone from Environmental Services address the committee on this issue.

Shady Grove Metro Sector School Site: Bruce Crispell explained why MCPS does not support purchase of the Casey school site identified in the Master Plan. In the 2 years since the original

projections of 500 elementary school children generated by the Master Plan build-out, experience from similar metro/transit oriented projects has become available and new projections are for 370-400 for full build-out, and 250 if the CSP does not relocate. Their reasoning included: for a full build-out, the Jeremiah park site on the CSP property will be available, while for limited build-out the 250 students projected can be accommodated by existing schools and un-built sites (King Farm, Falls Grove and Emory Grove).

- Brad commented that existing schools already have capacity issues and undesirable temporary classrooms were common.
- Responding to Karen's inquiry as to where students in the new community would attend, Mr. Crispell cited the King Farm elementary, capacity in middle schools in the Gaithersburg vicinity, and the existing 3 high schools.
- He also responded to a question about demand for private schools. Attendance in the County continues to be 80% public, 20% private.
- Karen has documents from MCPS detailing the generation rates and calculations.
- Mr. Crispell responded to a question that there was as yet no evidence of a transition in the type of families affecting the generation of school-age children from those who originally moved into transit-oriented housing.

Piedmont Crossing Phase I site plan update: Since the last DRC meeting, revisions have been received and reviewed that included a reduction of 2 units placing fewer single-family lots next to the Amity Drive homes and Washington Grove homes next to the cul-de-sac (replacing attached homes). However, the staff noted a serious problem with the continued lack of forested buffer along Ridge Road, which is part of the developer's approved storm water management system.

Casey 6 and 7 Preliminary Plan update: On March 29, Phase I will go before the Planning Board, which requests approval for extension of Crabbs Branch Way under I-370 to access the proposed 6 acre site for the Western Maintenance Facility of the ICC. Phase II is still being reviewed by staff.

Workforce Housing ZTA: Going before the County Council on March 22. Planning staff is concerned about the potential undesirable effects that application of the loosened height requirements offered by the ZTA would have on properties at the edge of master plan areas. The proposed ZTA should meet the requirements of applicable master plans. Pam suggested that higher structure might be a reasonable trade-off for deleting ugly garage structures from developments.

Filed trip proposed: Karen agreed to look into scheduling a Saturday field trip for the Committee to visit representative transit-oriented developments.

Next meeting: Scheduled for April 17th at 7:30 p.m. at the M-NCPPC Training Facility on Crabbs Branch Way. We will hopefully have time to discuss and adopt rules & procedures using as a basis other group rules and procedures and adapting them for our use.