

Shady Grove Advisory Committee Meeting
May 22, 2007

Advisory Committee Members present: Joe Parello, John Compton, George Donovan, Brian Pierce and Pat Labuda. Pam Lindstrom, Adam Brand, Michael McInerney were not present.

Nancy Hislop from the Up-County Regional Center, Pat Rados, a resident of Old Derwood, and Melissa J. Brachfeld, a reporter from the Gazette, were present. M-NCPPC representatives were Karen Kumm and N’kosi Yearwood.

I. Casey 6 and 7 Presentation

Brian Jackson of EYA and Kathleen Kulenguski of VIKA presented the preliminary plan for Casey 6 and 7. Mr. Jackson began the presentation by provide a status report on progress with the Maryland State Highway Administration (SHA) to relocate the western maintenance facility to Casey 6. He mentioned that State is studying the alternative for Casey 6 and he is positive that the relocation may occur. However, the final decision is with the Federal Highway Administration.

Members questioned Mr. Jackson and Ms. Kulenguski on the extension of Crabbs Branch Way; alternative I-3 zone development if the maintenance facility is located on Casey 7. Mr. Jackson noted that the State has taken a portion of Casey 6 for the right-of-way for the ICC ramp, which limits development on the property.

Proposed Development

The proposed preliminary plan features are:

- 340 residential units, including townhouses and apartments/condos.
- Reforestation of wetlands.
- Traditional urban pattern of development with all townhouses facing streets and green/open spaces.
- Extension of Crabbs Branch Way to minimize wetlands and shift roadway further from Town of Washington Grove.

Members questioned stormwater management for the Crabbs Branch Way; potential abandon carts from the Grove Shopping Center; impact on air quality and pollution, and noise from I-370 and Shady Grove Road. Mr. Jackson stated that a four-level parking garage attached to the condo building would serve as a primary sound barrier from the CSX rail line as well as the orientation of units. Further, given the topography on Casey 7 is lower than Shady Grove Road, it will contribute to additional noise attenuation. Air quality is a regional issue and not a local issue. The decision if the multi-family residential will be ownership verses rental has not been made.

The proposed size of dwellings units from 1,300 to 2,000 square feet and the townhouses will be three to four levels. The price for the townhouses is expected to be more than \$500,000.

Some members of the committee questioned the architectural look of townhouse. Mr. Jackson suggested that there is not much in the area besides traditional Colonial design and Town of Washington Grove is unique to duplicate. Joe Parello suggested brownstones units like at Park Potomac and Karen Kumm suggested Arts and Craft type development at Clarendon, VA. These developments were built by EYA.

It is anticipated that the preliminary plan will be submitted soon with site plan review to follow. The extension of Crabbs Branch Way is expected to be under construction by the summer/fall of this year. The road must be open by spring 08. Karen Kumm noted that screening of Casey 6 would be required with the maintenance facility.

John Compton asked if the location of a new access for Robert's Oxygen could be located further to the south. Kathleen Kulenguski said that a stream buffer could prevent the access from shifting. However, they were willing to further explore this suggestion. Other suggestions by committee members were:

- John Compton suggested pedestrian islands along Shady Grove Road
- George Donovan noted that direct pedestrian route to the Metro may be a long since

REOI

Mr. Jackson was asked if EYA had submitted a response to the Request for Expressions of Interest (REOI) issued by the County for the County Service Park (CSP). EYA did not respond to the REOI because of the requirements, including two access points for the DPWT facility.

Karen Kumm highlighted alternatives in the Shady Grove Plan regarding Casey 6 and 7, including the acquisition of northern portion of Casey 6 as a park. She also noted other potential sites, such as the Gude landfill and Webb Tract, for some CSP uses. Pat Labuda asked if other counties served by Metro have major public facilities at end of the line stations. Nancy Hislop said she would look into Pat's question.

Karen Kumm pointed out that preliminary plan approval of housing for Casey 7 likely will eliminate this property as a potential site for CSP facility relocation. In order to respect the Sector Plan's 2 year reservation for relocation of the CSP, a condition of approval will need to be placed on the preliminary plan that restricts record plats until January 17, 2008 (the Sector Plan's 2 year reservation). Also, Park and Planning staff intends to recommend a 3 year reservation for park acquisition on Casey 6's office portion of the site to enable the County to acquire this land for a future Park.Action

John Compton suggested that no decision should be made on the preliminary plan since it may change given the pending decision for the maintenance facility for either Casey 6 or 7. Members of the committee supported this decision.

II Project Updates

The committee received an update on Piedmont Crossing/Casey at Mill Creek development. John Compton, as Mayor of Town of Washington Grove outline remaining issues on the proposed development from the Town's perspective:

- Nature of landscaping that is adjacent to the Town. Residents are concerned that natural/native trees be provide instead of only evergreens.
- Density of overall development since residential units were relocated to accommodate an ICC stormwater management. Some residents believe that developer is benefiting from the ICC taking and additional development. The amount of units proposed for the site plan is 62 units.
- Grading along Ridge Road and potential impact on residential wells in the Town. The Town needs a guarantee that well water would not diminish after the development is built. They may seek the Planning Board to condition the site plan to meet this issue or make a separate agreement with the developer.
- The Town is willing to allow Toll Brothers, the developer of Piedmont Crossing, to use a portion of the Town's property along Ridge Road to plant addition trees for screening purposes.

Next Meeting

The next Shady Grove Advisory meeting is scheduled for June 26th, 2007 at 7:30 p.m.