



TRANSMITTAL

DATE Thursday, September 8, 2011

SUBJECT: Z-316 Fairgrounds - Traffic Study

TO: Ollie Mumpower , Engineering Director

FILE NUMBER(S) Z-316

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- Attached to this transmittal
- Under separate cover
- Via special messenger
- Per your request

QUANTITY	DESCRIPTION
2	Copies of the Traffic Study Submitted to the City 9/7/11
1	Sketch Plan

ACTION REQUESTED:

- For your approval
- For your review and comment
- For your information
- For your use and record
- Returned for corrections
- Submit _____ additional copies
- Submit _____ additional copies

REMARKS:

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Exhibit #29

Ollie, this came in 9/7/11. Please call me. I didn't know if you have been working with the Traffic Group on this.

SIGNED Trudy Schwarz

If enclosures are not as noted, kindly notify us at once



From: [Debbie Henry](#)
To: [Trudy Schwarz](#)
Subject: FW: McBain
Date: Monday, October 24, 2011 1:42:02 PM
Attachments: [2011-08-09 Concept Plan Binder Page 17.jpg](#)
[2011-08-09 Concept Plan Binder Page 16.jpg](#)

Trudy:

Jim asked me to forward the attached drawings referencing McBain Avenue.

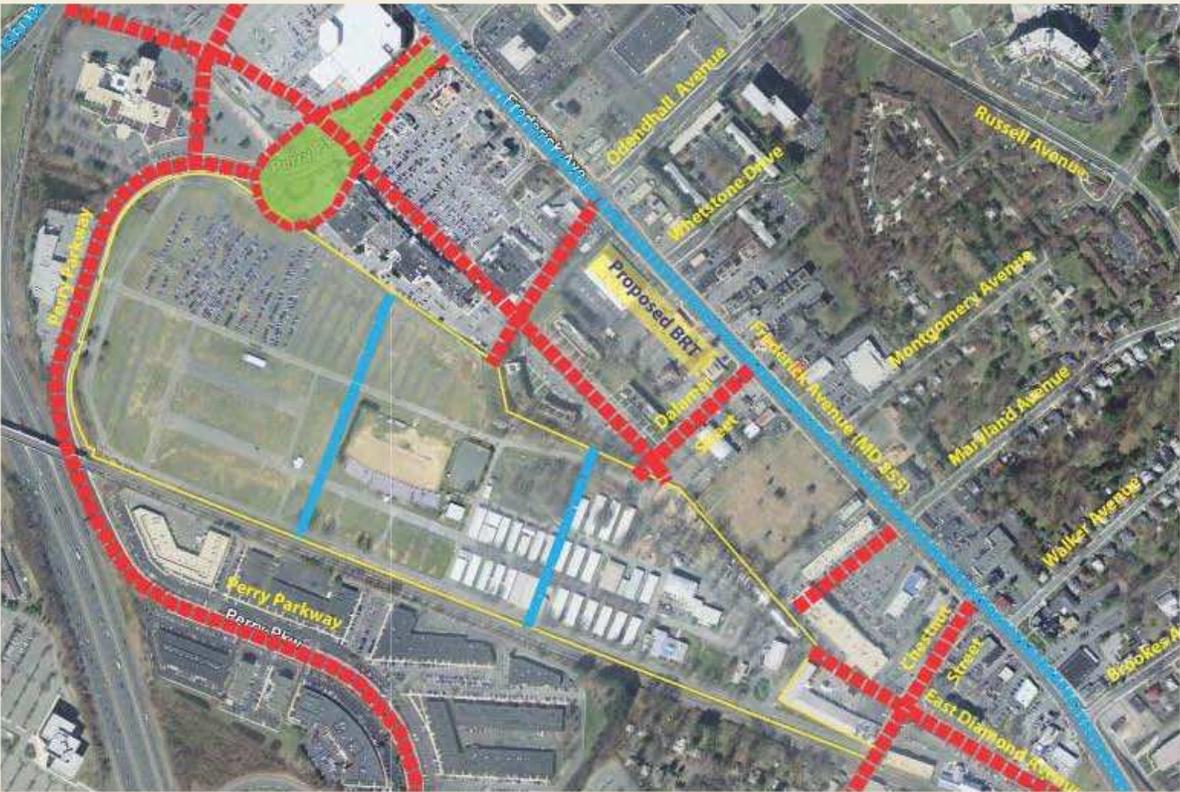
Let me know if these are what you were looking for.

Thanks!

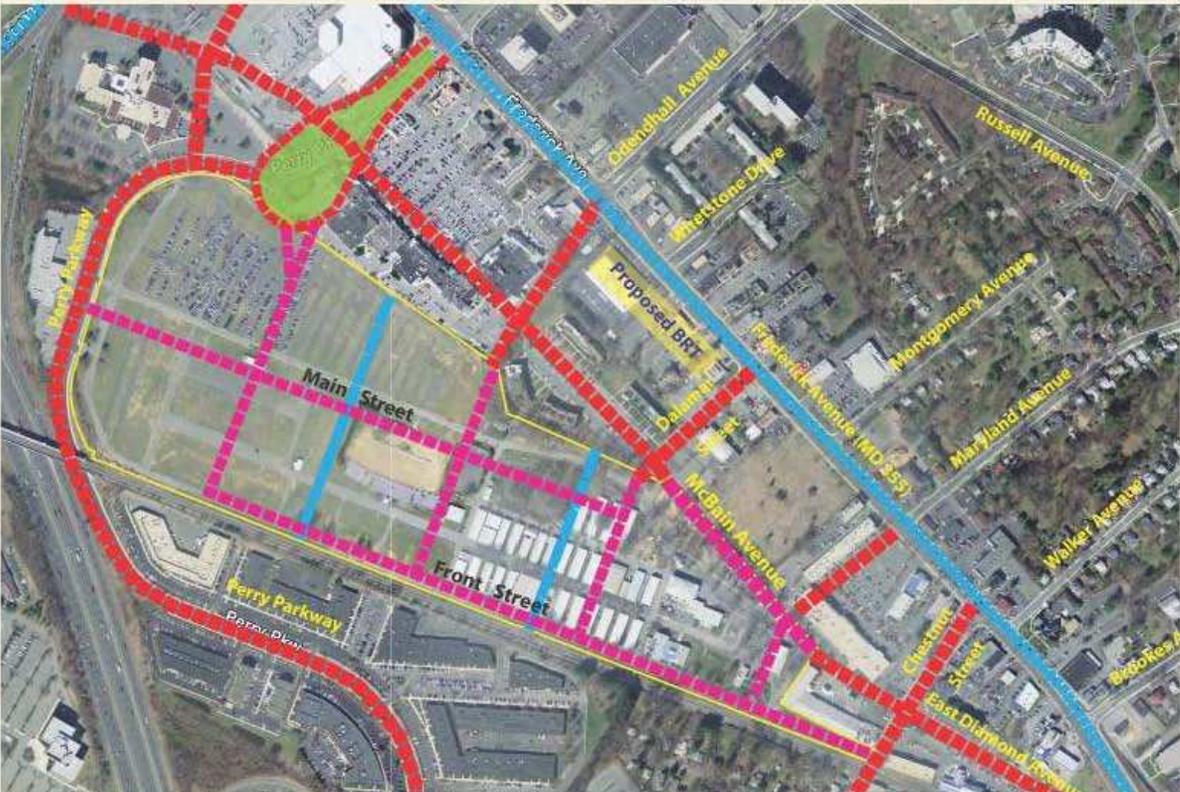
Deb

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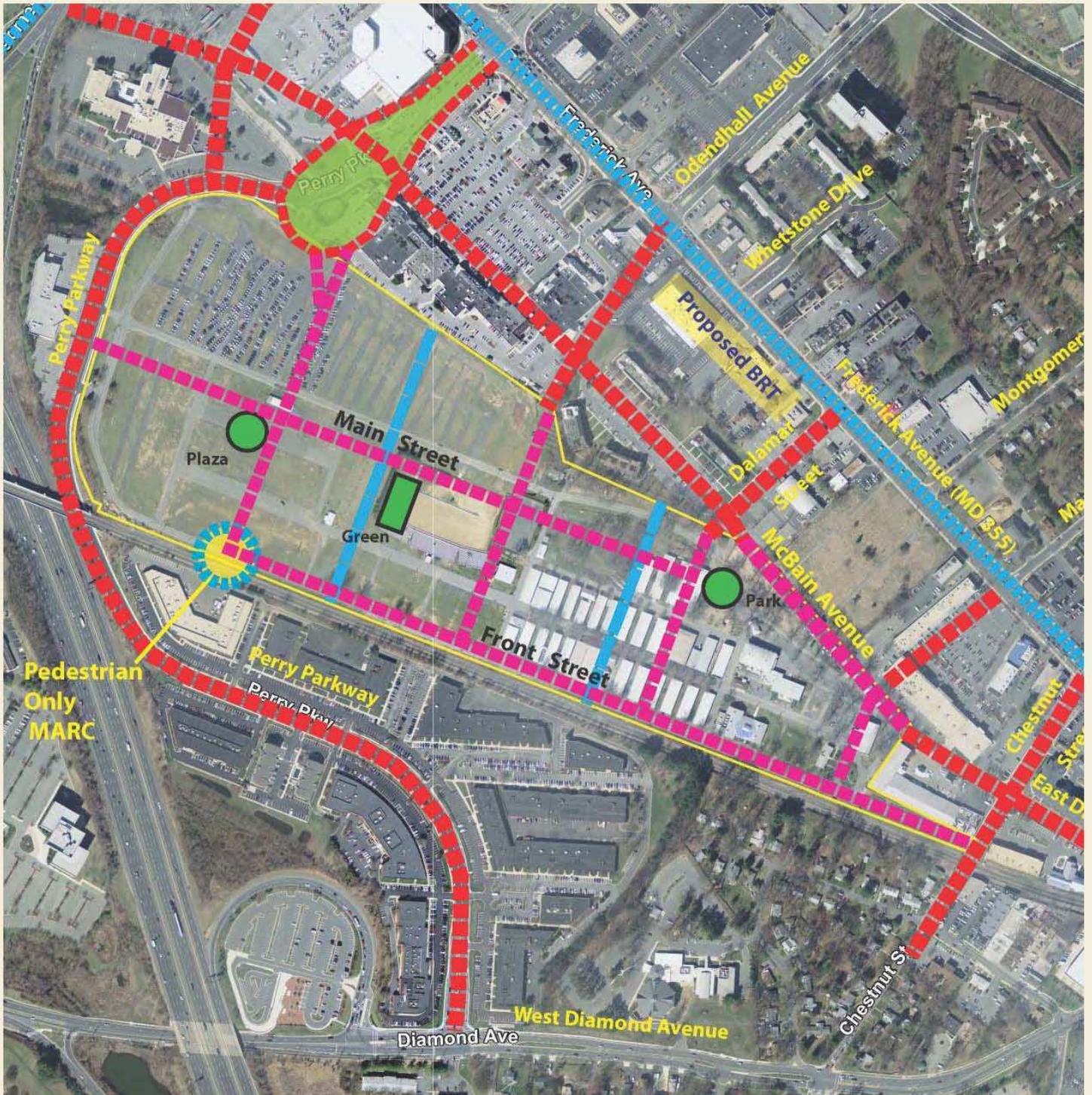


Surrounding street design per Gaithersburg Citizen's Charrette Plan



On-site street network complementing surrounding network

Layout



Development potential with Gaithersburg Citizen's Charrette Plan elements

Layout

2. Requested to expand the training component of the economic toolbox program to cover matching grants to meet state licensing and regulation requirements for employees of financial service companies that are located in the City. Staff was directed to come back with a specific proposal to add to the training component of the toolbox.
3. Reported that MDA Information Systems used toolbox funds for their move to Gaithersburg at 820 East Diamond Avenue and completed their buildout. Stated that about 200 employees were moved from the Rockville location to Gaithersburg. The company expressed appreciation for the toolbox funding.

VIII. JOINT PUBLIC HEARING

- A. **Z-316 - Application to Rezone 62.83 Acres of Land From the R-A (Low Density Residential) Zone and the I-1 (Light Industrial) Zone to the MXD (Mixed Use Development) Zone, in Accordance with § 24-196 (Map Amendments) of the City Code. The Property is Located Southeast of the Exit 11, I-270 Interchange, West of the CSX Railroad Tracks, North of Perry Parkway, and South of Chestnut Street. The Property is Commonly Known as the Montgomery County Fairgrounds (Parcels P700 and P616) in the City of Gaithersburg**

Planner Marsh presented the above rezoning application and introduced Mr. Jim Clifford. The applicant, Montgomery County Agricultural Center, represented by Jim Clifford of Clifford, Debelius, Bonifant, Fitzpatrick & Hyatt, submitted application Z-316, requesting rezoning from the R-A (Low Density Residential) and (I-1) Light Industrial Zones to the Mixed Use Development (MXD) Zone for approximately 63 acres of property. The property is currently the location of Montgomery County Fairgrounds. The Sketch Plan proposes a mix of uses in a phased development comprised of residential, commercial, office, and public uses. The plan proposes a residential dwelling unit range between 1,100 and 1,350 units; nonresidential uses totaling no more than 1,400,000 square feet; and spaces dedicated to open space, both active and passive. Future development of this site could anticipate major infrastructure improvements, in aspects of both the vehicular and pedestrian nature.

Several board members from the Agricultural Center were present at the meeting. Mr. Clifford noted that the center is not for sale and have no plans to leave Gaithersburg. Both the 1979 and 2003 Master Plan for the City of Gaithersburg left a planning void in regards to the fairgrounds. In 2006 the agricultural center formed a strategic planning committee to create long range plans for the fairgrounds which was completed in 2008. Over the past two years the long range plans began to take form but included many variables including the ownership and use of the property. The planning committee recommended to the board of directors that agricultural center seek a rezoning of the property. He stated that the rezoning change would take care of some stewardship and improve the value of the property and financial credibility with lending institutions for future economic opportunities. The MXD would allow a more flexible and comprehensive approach for future development and be designated as a floating zone. Under Section 24-160D.10(a), the City Council may approve a local map amendment as long as the Council agrees with the findings. He stated that current uses would still be permitted with the rezoning.

David Ager, Townscape Design, reviewed the application and the proposed design and mix uses of the sketch plan. He stated that the plan complies with the conditions for approval of MXD zoning and map amendment. He showed the two parcels, north parcel is zoned RA that is low density residential and the south parcel is zoned I-1, R-90, C-2, CD, R-20, RA, I-1, CBD zones. He reviewed the concept plan and road access to the property with an extension to Perry Parkway for access to Olde Towne and I-270. Stated that the applicant envisions centrally open space for the property. The property is identified as a growth element due to the properties proximity. It also was identified for redevelopment in the City's Transportation Element Plan. He noted that there are plans to provide opportunities for connecting vehicular, bike, transit and pedestrian networks to surrounding areas. He noted that due the size of such a proposed project, it would have to be phased.

In response to several questions, Mr. Clifford cautioned the Council and Commission from talking specifics about a plan that doesn't exist. He stated there are options on the table that may not come to existence. Comments were made regarding more specifics and concerns with access to the property, connecting intersections and surrounding roadways. The applicant was directed to have some specifics that would be necessary for sketch plan approval as it moves through the process.

Wes Guckert, President, The Traffic Group, added that existing streets and possible connections were reviewed and depending on the development of the property, the applicant would have to work with the State Highway Administration, County government and City staff to address traffic issues and mitigation, connections, and the provision of direct access points to main roadways.

The applicant was asked to enhance the character of the property, create more greenspace throughout the site, address significant transportation infrastructure improvements, and add stronger language for traditional neighborhood design in the guidelines. It was mentioned that a full adequate public facilities test would be conducted. Mr. Clifford stated the Board is seeking a partnership with the City for the development of the property.

Speakers from the public:

1. *Tom Rowse, 101 Dogwood Drive*, in favor of the rezoning. He asked that the heritage of the community remain, but look at different uses for the future. He stated that the applicant should be given the flexibility of the MXD zoning to increase property value and connectivity and viability of the fair.

There were no other speakers from the public.

Motion was made by Planning Commissioner Levy, seconded by, Planning Commissioner Kaufman, that the Commission leave their record open indefinitely on Z-316.

Vote: 5-0

Motion was made by Council Member Drzyzgula, seconded by, Council Member Sesma, that the Mayor and City Council leave their record open indefinitely on Z-316.

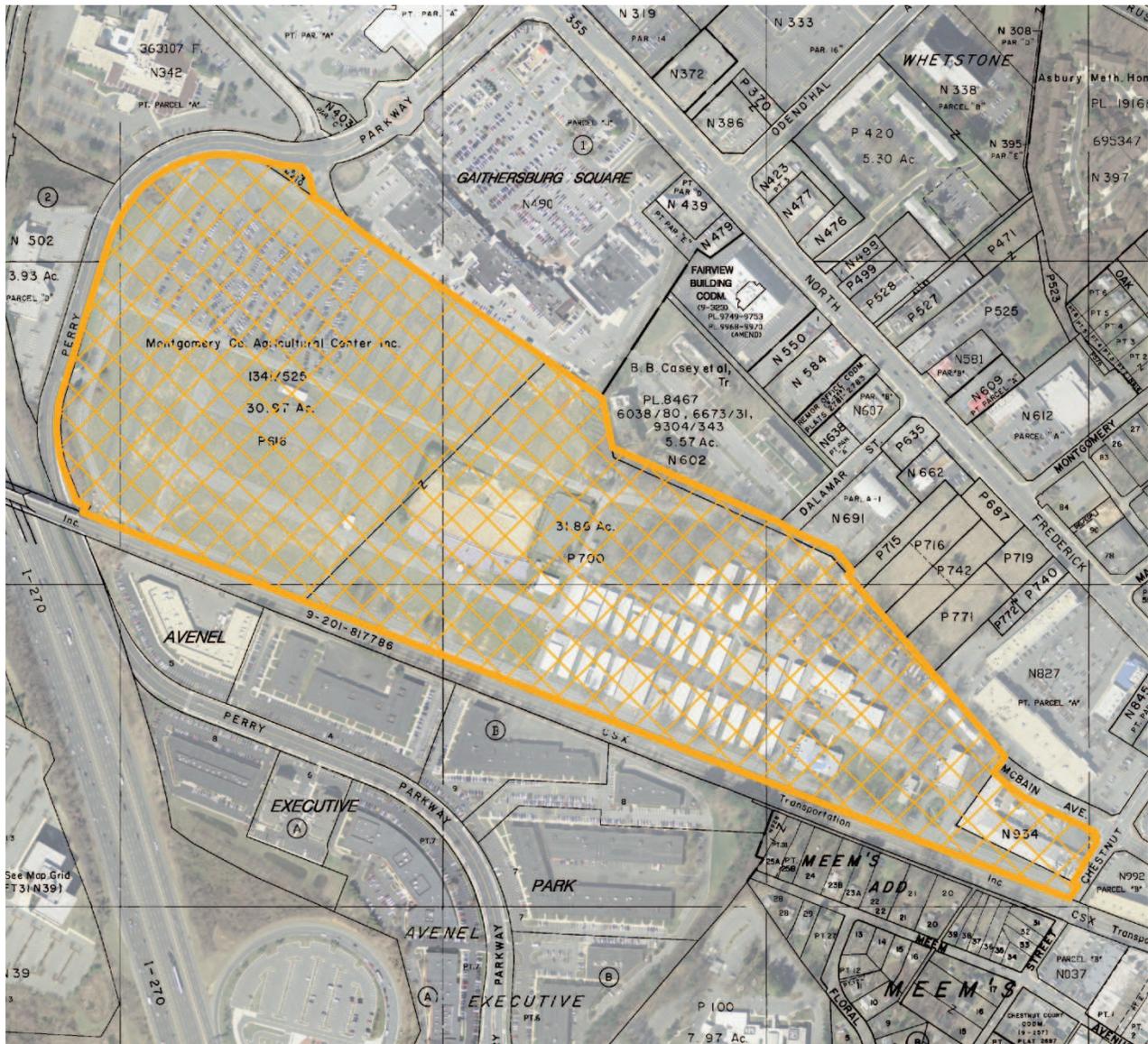
Vote: 4-0

IX. POLICY DISCUSSION

A. Staff Guidance to Adopt a Beaver Management Policy

Planning and Code Administration Director Ossont stated that the City's suburban environment has become attractive for beavers in the Muddy Branch and Seneca Creek watersheds. Beaver dams in streams can provide beneficial habitat for wildlife and improve stormwater management, especially in areas that have been set aside as wildlife corridors. They are native to the area and have been around for years, but recently have been causing concern at our stormwater management ponds and drainage structures. The City's Department of Public Works have been dealing with stormwater management and weekly resources issues for months and may need some official policy in case emergency trapping may be required. Staff is proposing to establish an official policy to guide any City response to these incidents in the future. This policy will be consistent with other neighboring jurisdictions and will only propose lethal means of removal as a last resort. Mr. Ossont stated that staff did consult and receive feedback from the Human Society of the United States. Staff was directed to come back with a draft policy and include language to ensure that the City is not pushing the problem onto someone else and impacting other property owners. It was suggested to also consult with NIST.

33. Fairgrounds, 3 parcels, 64.8 acres



Lot 1 Kelly’s Subdivision, Outlot B Gaithersburg Square, and Tax Map FT42 Parcels P616 and P700

This designation consists of approximately 64.8 acres including the two largest parcels owned by the Montgomery County Agricultural Center, Inc. (MCAC). These parcels are not publically owned because MCAC, Inc. is a private entity. Parcel N934 is also a private parcel owned by Lamar Properties, LLC.

MCAC, Inc. has submitted an application for rezoning to the Mixed Use Development (MXD) zone. The application is under review with an anticipated public hearing being held in 2011. Should the rezoning be approved and a sketch plan established for these parcels, the approved sketch plan will act as the guiding land use recommendations for this map designation. Should the property not be rezoned in the near term, it is recommended that the parcels be

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reviewed as part of a comprehensive rezoning process in the same manner as the Lakeforest Mall properties.

Applicable Strategic Direction: Planning, Economic, Housing

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from R-A to MXD for Parcel P616
- Recommend zoning change from I-1 to MXD for Parcel P700 and Outlot B