

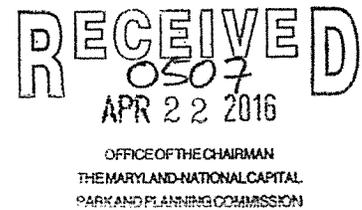
MCP-CTRACK

From: Warner, Ronnie <Ronnie.Warner@montgomerycountymd.gov>
Sent: Friday, April 22, 2016 11:10 AM
To: MCP-Chair
Cc: Wright, Gwen; Conlon, Catherine; Brenneman, Cynthia
Subject: Mandatory Referral for County Property Acquisition
Attachments: 160422 Mandatory Referral for County Property Acquisition.pdf

Mr. Anderson:

Attached please find the County's request for an administrative mandatory referral review for property acquisition.

Ronnie L. Warner, LEED Green Associate
Redevelopment Manager
Office of Planning and Development
101 Monroe Street, 9th Floor, Rockville, Maryland 20850
O: 240.777.6071 | C: 240.483.1147
<http://www.montgomerycountymd.gov/DGS/Home.html>





DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

April 22, 2016

Mr. Casey Anderson
Planning Board Chair
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Mandatory Referral for 1000 Westmore Avenue, Rockville

Dear Mr. Anderson:

In connection with the redevelopment of the County Service Park, the Department of General Services (DGS) is hereby requesting an administrative mandatory referral review for the acquisition of 1000 Westmore Avenue in Rockville.

Montgomery County is deeply committed to fostering efficient land use and to maximizing the value of its properties in accordance with "smart growth" policies. The relocation of the existing County Service Park facilities and redevelopment of this site encouraging transit-oriented mixed-use development in close proximity to public transit facilities in compliance with the Shady Grove Sector Plan is part of this planning.

PROPERTY

- The parcel the County will acquire is described in the attached Exhibit A

BACKGROUND

The redevelopment of the County Service Park is an integral part of the County's Smart Growth Initiative. Jeremiah Park is the 45-acre portion of the County Service Park located on the east side of Crabbs Branch Way. Jeremiah Park is approved to include 345 townhouses and 344 multi-family units. Approximately eight acres total for a four-acre park and a four-acre elementary school site are to be dedicated in Jeremiah Park. Ten percent of the residential units will be Workforce Housing units and fifteen percent will be Moderately Priced Dwelling Units.

Office of the Director
101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov/dgs

Mr. Casey Anderson
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DGS and MCPS have been working together to identify an interim solution for the relocation of the Shady Grove maintenance depot and bus parking to several sites to allow the redevelopment of Jeremiah Park and to provide MCPS the time necessary to refine a long term solution. The solution includes using EMTOC for maintenance and parking, and the Westmore site as well as other sites DGS is pursuing for the balance of the parking.

In the summer of 2015, the County Executive requested and the County Council approved a supplemental appropriation for the MCPS Bus Depot and Maintenance Relocation Project (CIP Project No. 360903) for the purpose of land acquisition for the relocation of the MCPS Bus Depot from County Service Park to allow the transit-oriented development as stipulated in the Shady Grove Sector Plan. A portion of this funding will be used to acquire the Westmore site.

The Westmore site must go through mandatory referral for its acquisition by the County as required. We are requesting this application be acted on administratively as there is no development plan available at this time.

Please feel free to contact me at 240.777.6192 should you have any questions.

Sincerely,



Greg Ossont
Deputy Director

Cc: Gwen Wright, M-NCPPC
Catherine Conlon, M-NCPPC
Ronnie Warner, DGS
Cynthia Brenneman, DGS

EXHIBIT A
PROPERTY

