

**JUSTIFICATION STATEMENT
FOR PRELIMINARY PLAN NO. 12020010A**

Preliminary Plan Amendment Justification for PSTA Site

August 10, 2022

I. INTRODUCTION

Elm Street Development submits this Statement of Justification for an amendment to Preliminary Plan No. 120200100 (PSTA Site) approved by the Montgomery County Planning Board on July 22, 2021. A copy of the Resolution, dated July 29, 2021 is attached as Exhibit A.

The subject property contains a gross tract area, as defined in Chapter 59 of the Montgomery County Code (“Zoning Ordinance”), of approximately 1,953,230 gross square feet (or 44.84 gross acres) and is generally located southwest of the intersection of Key West Avenue and Great Seneca Highway (“Property”). The Property is more particularly described as Parcel 925, Parcel 850 and part of Parcel N066, shown on Tax Map No. FR43. It is within the CR-1.0, C-0.5, R-1.0, H-150 zone and is subject to the recommendations of the *2010 approved and adopted Great Seneca Science Corridor Master Plan* (the “Master Plan”).

Preliminary Plan Application No. 120200100 requested to approve 1,039,136 square feet of residential uses for up to 290 lots and up to 35 parcels for up to 630 dwelling unit(s), including a minimum of 30% MPDUs, and a maximum of 1,740 square feet of commercial uses.

II. PRIOR APPROVALS

The Property is subject to the following prior approvals: 1) Preliminary Plan No. 120200100 (the “Preliminary Plan”), approved by Planning Board by Resolution No. 21-082 dated July 29, 2021 (the “Preliminary Plan Resolution”); and 2) Mandatory Referral No. MR2021030 (the “Mandatory Referral”), approved by the Planning Board by letter dated August 11, 2021 (the “Mandatory Referral Approval”).

The Preliminary Plan permits the subdivision of the Property into up to 290 lots and up to 35 parcels for up to 1,740 square feet of commercial uses and up to 1,039,136 square feet of residential uses,

consisting of up to 630 dwelling unit(s) of which a minimum of 30% must be MPDUs.¹ The Preliminary Plan also approves the phased redevelopment of the Property.

III. NARRATIVE DESCRIPTION OF THE PRELIMINARY PLAN AMENDMENT

The Preliminary Plan's internal road network of streets and alleys allows for safe and efficient vehicular circulation. The approved streets and alleys form a semi-regular grid pattern of streets and alleyways. Most of the townhome and two-over-two units will be rear-loaded via alleyways. Modifications to standard road sections for Street A, Street B, Street C, Street D and Medical Center Drive and Blackwell Road were approved by the Planning Board by the Preliminary Plan approval. See Preliminary Plan Resolution p.23. The Master Plan recommends a *new residential community on the current site of the County's Public Safety Training Academy (PSTA), LSC West. Housing development on this site could yield 2,000 new dwelling units.*

The intent of the Preliminary Plan Amendment is to change the previously approved pavement section for Streets A, B, C East, C West, and Street D, as internal streets and development layout do not function, nor support, the 2,000 dwelling units envisioned in the Master Plan.:

- **Street A** is the most central internal street and connects Blackwell Road to Medical Center Drive. This Street would function as a Secondary Residential Street “A road meant nearly exclusively for access to abutting properties in residential zones. A road meant to provide access between a residential development with fewer than 200 dwelling units and one or more higher classification roads.” It is connected between two higher classifications of roads, and the townhomes accessed between the two entry points, which measure less than 200 units. The applicant requests this pavement section and use to be updated to MC -211.01.
- **Streets B and C East** both further fall into a Secondary Residential Road, as they both are fed off the primary streets (Medical Center and Blackwell, respectively), and dead end into each other, which only local traffic using them to access the alleys or on

street parking for the adjacent homes. These roads are Secondary Residential Roads, as far less than 200 residential units are being accessed from these streets. The applicant requests the pavement section and use be updated to MC-211.01.

- **Street C West** was approved per the Preliminary Plan Resolution, under the sight distance as a tertiary street and is a one-way residential street with less than 75 units on it. Applicant requests this street be modified to a Secondary Residential Street MC-211.01.

- **Street D** is the extension off Medical Center Drive towards Darnestown Road. It is only used to access the existing use of the adjacent Parcel (currently a commercial use owned by Montgomery County), and the 17 townhomes off Street D. Independent of the Pepco substation being the property necessary to be redeveloped to connect Medical Center Drive to Darnestown Road, Street D will function similar to Street A. It will connect two higher classifications of roads (Darnestown Road and Medical Center Drive), as well as allow access to the 17 residential homes. Applicant requests Street D to be updated to MC-211.01 for a Secondary Residential Street.

IV. CONCLUSION

The Applicant appreciates your review of our requests. The Master Plan shall continue to serve as a reference guide for the redevelopment of the property. The 2,000 dwelling units, nor the dense vertical construction centered around a future CCT stop, which are described in the Master Plan, have not come to fruition. As explained above and shown in the materials submitted with this Application, the Applicant seeks only an amendment to change the previously approved Preliminary Plan pavement section for Streets A, B, C East, C West, and Street D.

Respectfully submitted,

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