

Olney Town Center Advisory Committee

**Development Proposal for Goddard School Off Morningwood Drive -- Issues or Concerns**

Engineer is Marcis, Hendricks & Glascock, P.A., Montgomery Village, MD, Brian Donnelly, 301-670-0840, bdonnelly@mhgpa.com  
 Developer is Morningwood Drive LLC, Jim Worley, The Goddard School, Gaithersburg, MD, 301-208-8787, gaithersburgMD@goddardschool.com  
 Planning Review Team Lead is Richard Weaver, 301-495-4544, Richard.Weaver@montgomeryplanning.org

**Update: October 30, 2012**

Origination Date	Concern/Issue	Issue Owner	Notes	Issue Status
1) 12/30/2011	Concerned that the building does not have a façade on Morningwood that will engage the street and pedestrian traffic. The fence is a barrier to engaging the street and no entrances are planned for that side of the	Jim	10/2 The revised site plan shows doors and windows on the street side with stairs and a gate leading to the sidewalk. Committee approves of the front elevation shown at the meeting. 3/30 Jim asked for elevation drawing from street showing retaining wall, 6' fence, doorway accents. 2/12 Discuss with MHG the possibility of terminating fence at corner of building and replacing fence with some sort of low barrier that would make the front of the building seem approachable by adults but be unscalable by kids below 6 yo.	Closed
2) 12/30/2011	Pedestian access from N High. Seems to lack a sidewalk.	Joe B.	10/2 Revised plan shows ped connection from N. High sidewalk along east side of staff parking lot, connecting to the sidewalk along the main entry area and through to Morningwood. 3/30 Developer added sidewalk on N. High. Will add connection between cars so peds can get from sidewalk through parking lot. 1/24 Developer confirmed that there is not dedicated pedestian access from North High. 1/22 Determine developer's plan for accommodating foot traffic from N. High.	Closed
3) 12/30/2011	Public use space should be 10% of property area under the standard method. Uncertain about calculation of public use space under this proposal.	Bob	3/30 Corrected figures below. Space is more than 10% using the corrected numbers. 2/15 Met with MNCPPC staff. this issue will be evaluated with the site plan. 1/24 Area of public use space includes park and sidewal area and adjacent landscaping. It comes to <del>4,256</del> 5,650 of <del>45,000</del> 47,083 sq. ft. (less than 10%) 1/22 Determine if there is any programming or amenities planned for this space.	Closed

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4)	12/30/2011	Uncertain about the intended programming for public use space.	Bob	<p>10/30 plan shows bench, trees on 4000 sq ft lot. Area is visible to Morningwood having no enclosures that could be hiding plance for public nuisance.</p> <p>10/2 Committee would like to hear current plan from developer.</p> <p>3/30 Current design shows table far from wall/fence so hopping over will be less easy.</p> <p>1/24 Mr. Worley indicated that the western lot (to be considered an outlot) will be furnished with picnic table and benches. Some on the committee like the idea of this furniture but some have concerns that it may encourage undesirable loitering and may provide the opportunity for intrusion on the fenced-in area if the furniture is close enough to the fince.</p> <p>1/22 Determine if there is any programming or amenities planned for this space. Communicate to MHG before Jan. 24 meeting.</p>	Closed
5)	12/30/2011	Has community meeting requirement been satisfied?	Bob	<p>1/24 Satisfied that tonight's meeting gave all parties opportunity to be aware of this development proposal and provide feedback.</p> <p>1/22 Meeting held Dec. 15 however neighboring HOAs and OTCAC were not aware. Communicated to MHG.</p>	Closed
6)	1/10/2012	Traffic concerns on morningwood. Morning traffic exiting school toward 97 will exacerbate the existing backup.	Jim	<p>10/30 Explanation by Jim Worley and previous explanation by Richard Weaver (Planning review team lead) indicate that the most recent LATR study was done accounting for Safeway traffic projections when their renovation was completed and that both the current volume at GA Ave/Morningwood Dr. and the projected volume due to this project are within county standards. Specifically, the county's Critical Lane Volume (CLV) for the intersection is 1450. The traffic measurements as a part of the project's traffic study demonstrate that the intersection will operate both in the PEAK AM Hour and PM Hour BELOW this threshold. Overall, this project's increase to the CLV in the AM or PM Peak Hour is &lt; 3%. Helene and Jim agree that this is no longer a concern.</p> <p>10/2 Uncertain if planning staff have finished revised traffic study.</p> <p>3/30 Planning staff to reasses traffic.</p> <p>2/27 Assigned ownership to chair of Transportation subcommittee. Now that Safeway is open we should re-evaluate the traffic at intersection.</p> <p>1/22 OTCAC needs to assign owner and continue to specify the concerns.</p>	Closed

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7)	1/24/2012 calming. The proposal calls for an alley (at the request of Park and Planning per the master plan) between the drop off area and the side parking lot. We want to encourage the street connection but have concerns about traffic	Helene	<p>10/30 Although the committee would like to see the connection made (with provisions made for adequate safety), the portion of the alley NOT on the Goddard School property does not yet fully meet the standards for such a road and will not meet the standards until the lot at 3420 is redeveloped to dedicate an additional 2 to 2.5 feet of right of way to the alley (the other parcel at 3416 has already made the additional dedication). The Goddard School's proposed development dedicates additional right of way to make their portion of the alley a functioning alley. We recommend that the proposal be accepted to help the community make incremental progress toward realization of this alley.</p> <p>10/2 Committee has interest in seeing this alley completed as a part of this redevelopment, however, we acknowledge that it is not clear who will be responsible for the portion of the alley that goes beyond the property line. The committee will look into options. Traffic calming is a concern for several committee members given the use as preschool.</p> <p>3/30 Discussed connection in proposed location. It seems feasible.</p> <p>2/15 Met with MNCPPC staff. Right of way currently exists for this alley. Moving alley to end of lot is not practical. However, other half of alley is already paved terminating in a barcade at the Goddard school property. It looks like finishing alley on Goddard School property will effectively create the connection if the barcade is removed. Work with staff on acceptable ways to make this connection a safe reality.</p> <p>2/12 It seems as though the alley could just as easily be placed at the end of the lot. OTCAC to discuss with the planning team lead.</p>	Closed
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8)	1/24/2012	Street façade should be 75% of frontage. The current design is <del>73%</del> 63.5% if you exclude out lot and exclude side parking area.	Jim	<p>10/2 As a result of the recent changes the percentage of street frontage is 83% if you don't count the outlot, don't count the alley, and don't count the lot on the other side of the alley. Committee agrees to close this issue.</p> <p>3/30 Need to resolve this with all parties.</p> <p>2/15 Met with MNCPPC staff. Right of way already exists. Not practical to move alley. Therefor, we agree that the eastern lot has severe development restrictions as part of this subdivision. We still want to have further discussions with planning staff regarding the outlot.</p> <p>2/12 If the alley can be located at the eastern edge of the parking lot, then there will be opportunity for the building to cover more of the street frontage. This project is constitutes an assemblage of properties so we see no reason to exclude the side parking lot from the calculation. We will need to check with planning staff to check on any justification for excluding the out lot and side parking from the calculation.</p>	Closed
9)	1/30/2012	Additional traffic on Morningwood at 97 will make it harder for autos to cross in one cycle and harder for pedestrians to cross safely.	Lydia	<p>10/2 We are closing this issue because of significant overlap with issue 6 above.</p> <p>3/30 Rely on planning staff to reassess traffic now that Safeway is open and analyze data.</p> <p>1/30 we will likely want to approach planning staff about a longer "green" to accommodate more trafic and easier pedestrian crossing.</p>	Closed

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