

Exhibit 76

OZAH Case No. H-159

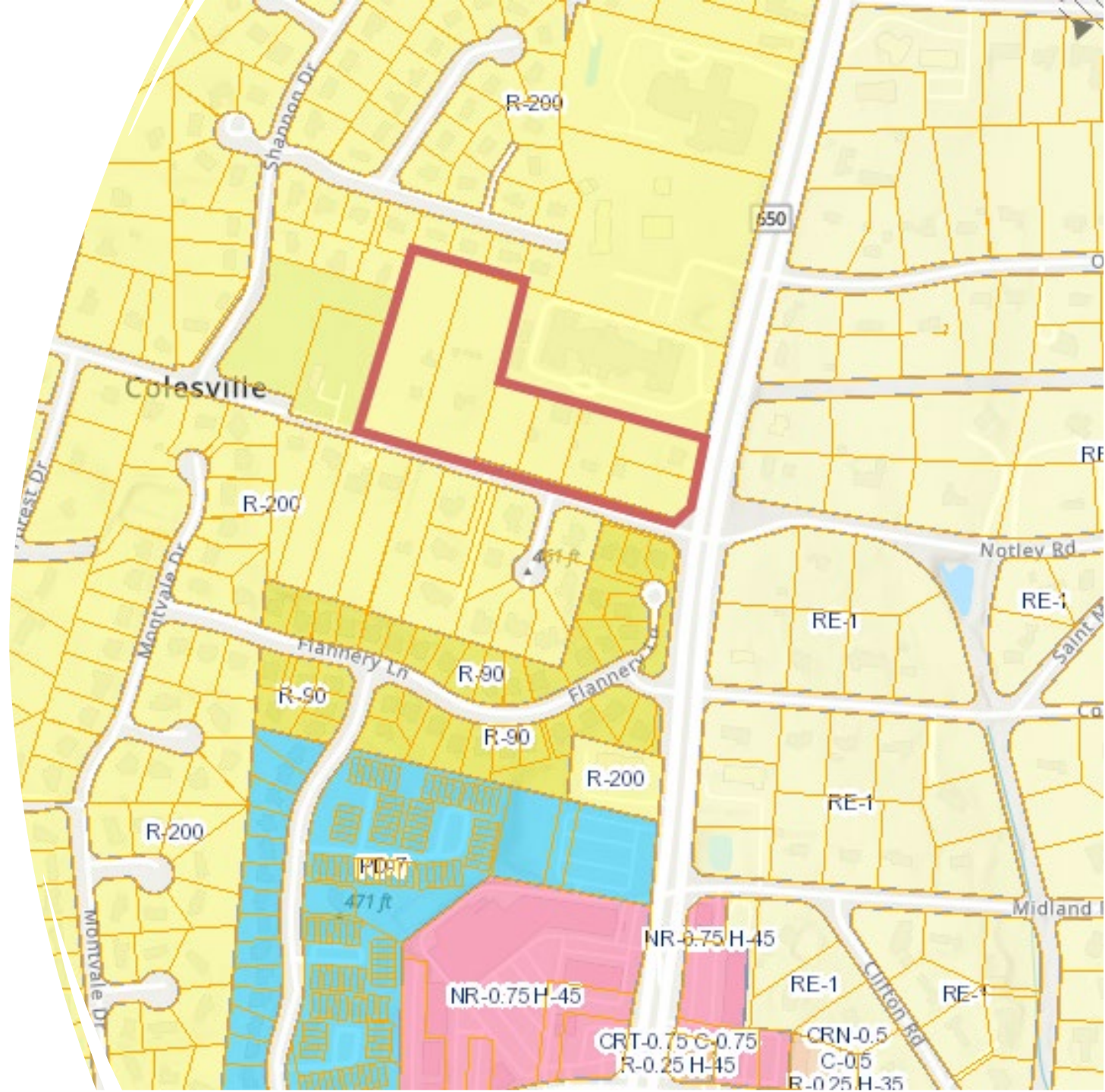
# Notley Road Redevelopment

Prerequisites Analysis  
(Exhibit 76)

# Applicability (Sec. 5.1.3.C.2.b.)

---

- b. When requesting a ... Commercial Residential Neighborhood Floating (CRNF) zone for a property with a Residential base zone:
  - The property must front on a nonresidential street or must confront or abut a property that is in a Residential Townhouse, Residential Multi-Unit, Commercial/Residential, Employment, or Industrial zone; and
  - The application must satisfy a minimum of 2 prerequisites for each of the categories under Section 5.1.3.D.



# Prerequisites (Sec. 5.1.3.D.)

---

## TRANSIT & INFRASTRUCTURE

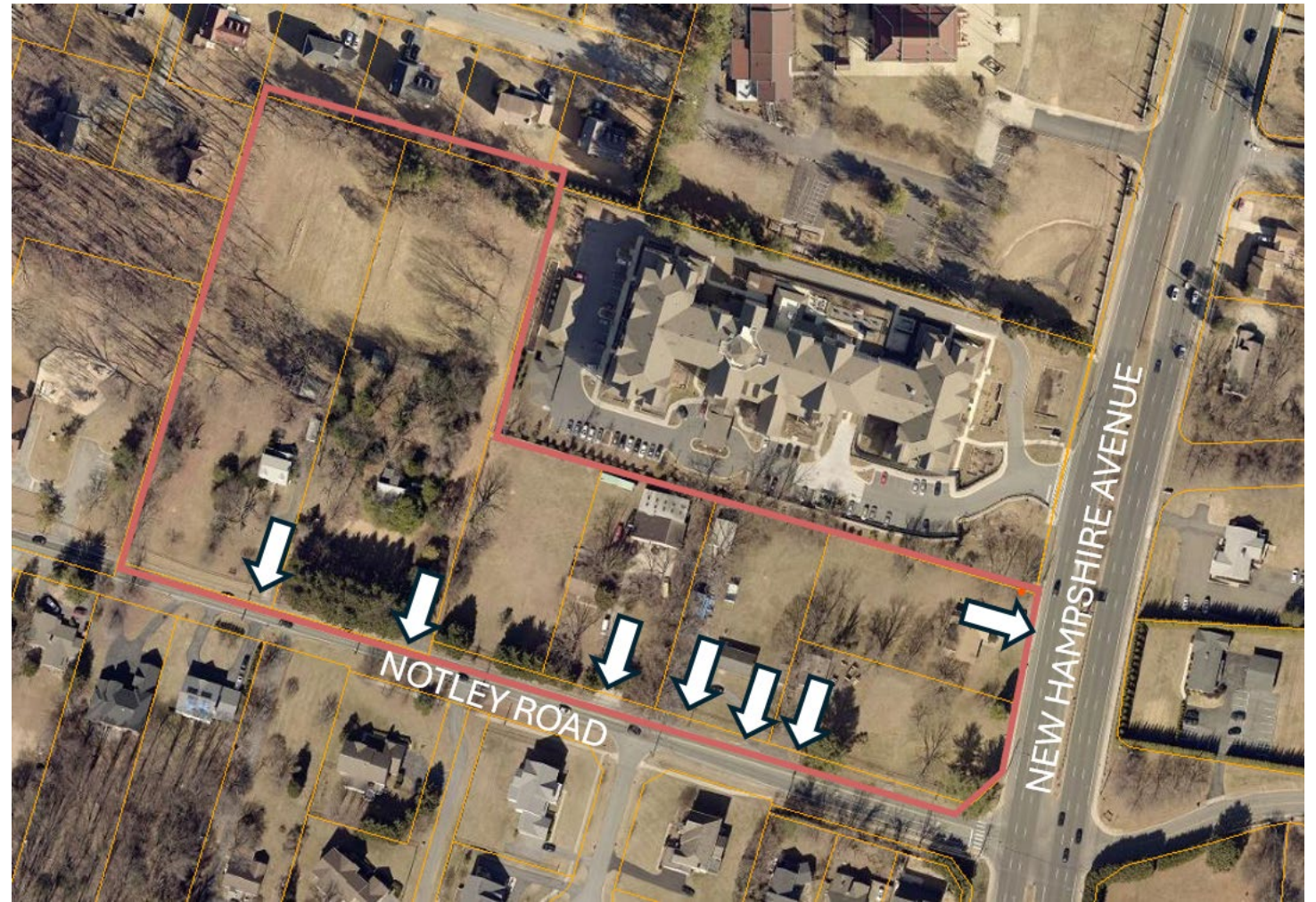
At least 75% of the site is within ¼ mile of a Level 3, ½ mile of a Level 2, or ¾ mile of a Level 1 transit station/stop.	NO
The site has frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.	YES
The site is served by existing water and sewer infrastructure that will not require either an upgrade to the service line or installation of a pump station due to the proposed development.	YES
All signalized intersections within ¼ mile of the site boundary are operating below the applicable congestion standard.	YES
The project is age-restricted or senior housing, or if proposing development that may generate students, the site must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development. For any site within 2 school clusters, only the portions of the site that satisfy this requirement can proceed.	YES



# Frontage & Access

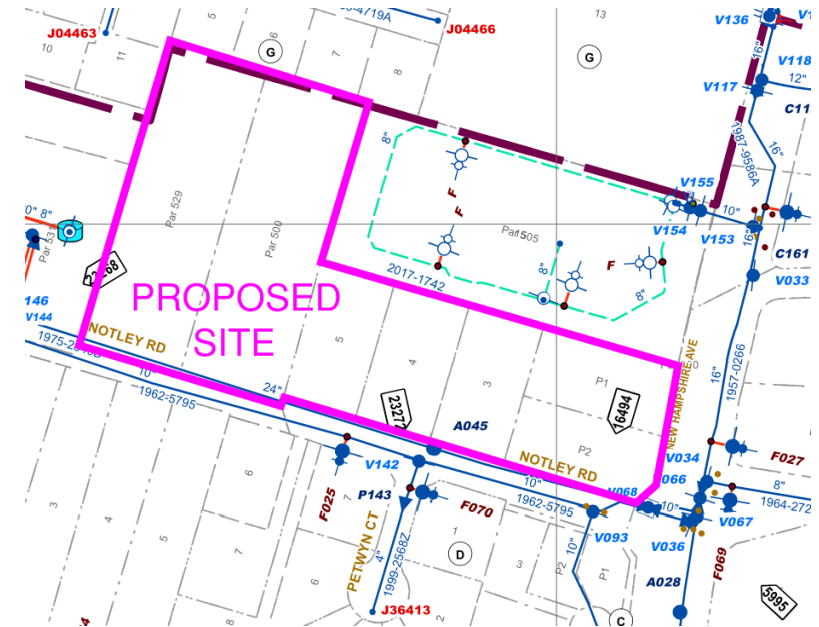
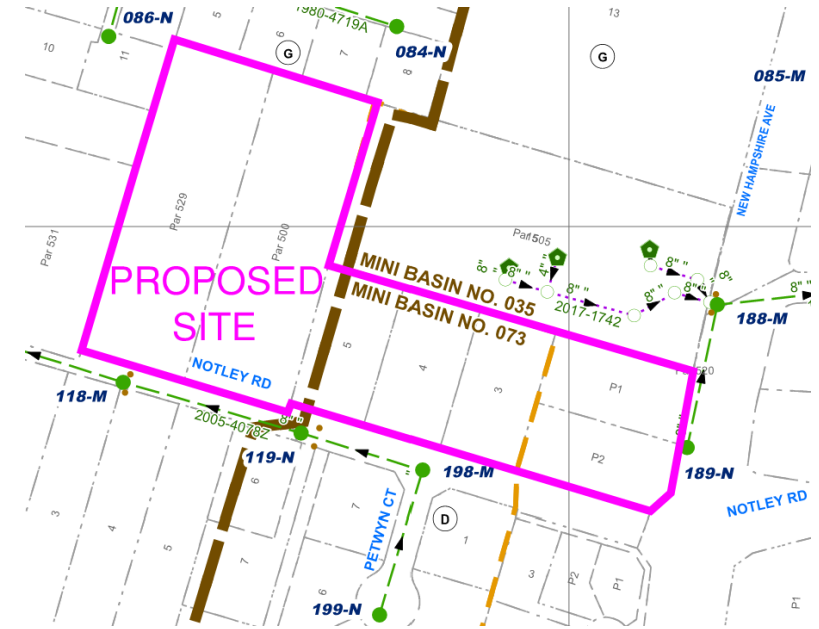
---

- The site has frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.
  - New Hampshire Avenue is nonresidential (per MPOHT 2025 Technical Update)
    - New Hampshire Avenue = Boulevard
    - Notley Road = Neighborhood Connector
  - Currently 1 vehicular access drive on New Hampshire Ave & 6 access drives on Notley Road



# Infrastructure

- The site is served by existing water and sewer infrastructure that will not require either an upgrade to the service line or installation of a pump station due to the proposed development.
  - Existing, adjacent 8" sewer line is adequate for redevelopment; sewer will be gravity fed with no pump station needed.
  - Existing, adjacent 10" water line is adequate for redevelopment.





# Signalized Intersection

- All studied intersections are operating below the applicable congestion standard.
- Only 1 Signalized intersection within ¼ mile: Midland Road & New Hampshire Avenue, which is operating below the applicable congestion standard.



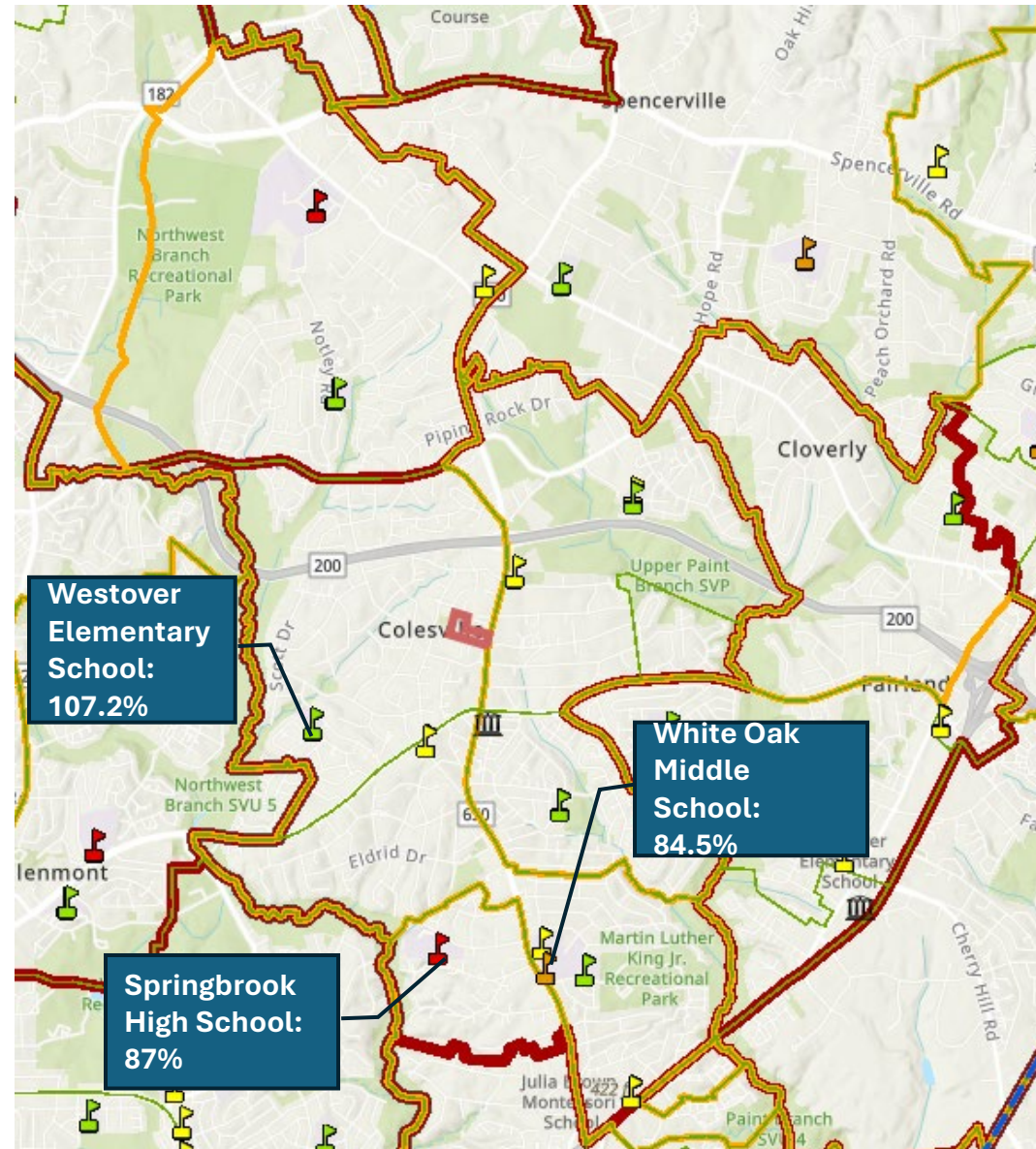
Table 1: CLV Results

Intersection	AM Peak Hour				PM Peak Hour			
	Existing and Background		Total Future		Existing and Background		Total Future	
	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS
New Hampshire Avenue (MD 650) and Midland Road	957	A	966	A	1070	B	1078	B

# Schools

---

- The project is age-restricted or senior housing, or if proposing development that may generate students, the site must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development.
  - The project is not age-restricted
  - The project is not in an area under moratorium
  - The project will not result in a utilization rate of more than 120% at any school level (FY26 Annual School Test)





# Prerequisites (Sec. 5.1.3.D.)

---

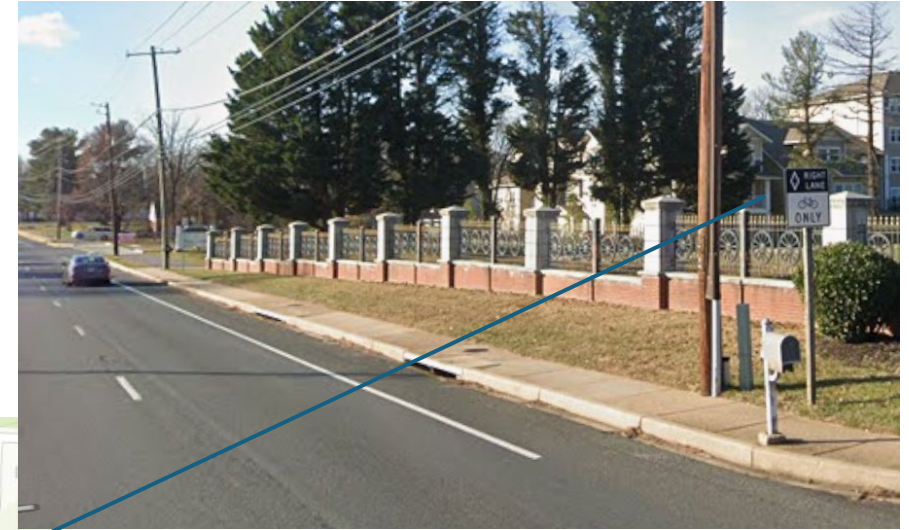
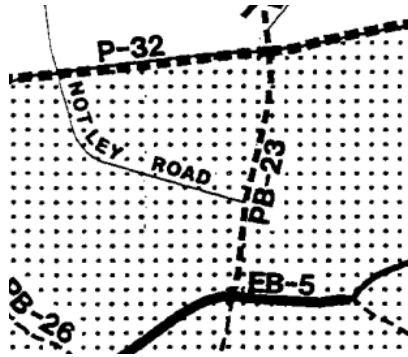
## VICINITY & FACILITIES

The site is in a transitional location between property in an existing Residential Multi-Unit, Residential Townhouse, or non-Residential zone and property in a Residential Multi-Unit, Residential Townhouse, or Residential Detached zone.	NO
The site is adjacent to a bicyclist route that provides access to commercial services within 3 miles.	YES
The site is adjacent to a route that provides access to an existing or master-planned school within ½ mile.	YES
The site is adjacent to a pedestrian route that provides access to existing public park and recreation facilities that satisfy a minimum of 30% of the recreation demand under the Planning Board's Recreation Guidelines, as amended, within ¾ mile.	YES
The site is adjacent to a pedestrian route that provides access to an existing grocery store or County-permitted farmer's market within ¼ mile.	YES



# Bicyclist Route

- The site is adjacent to a bicyclist route that provides access to commercial services within 3 miles.
  - Existing: per 1997 Master Plan, signed bike path on shoulder from ICC to shopping center (PB-23)
  - Proposed & partially built under current Bicycle Master Plan: 11' sidepath

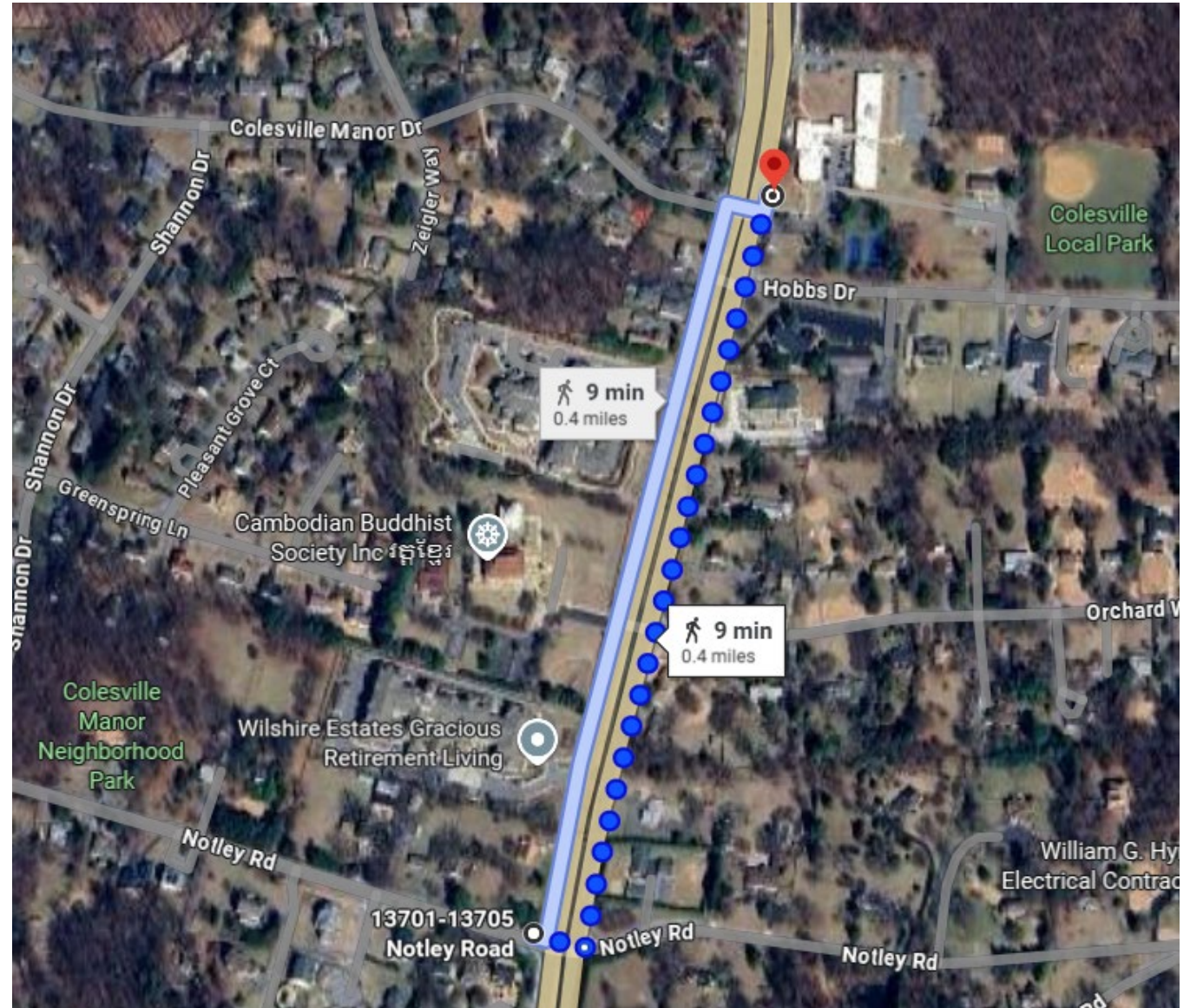




# School Proximity

---

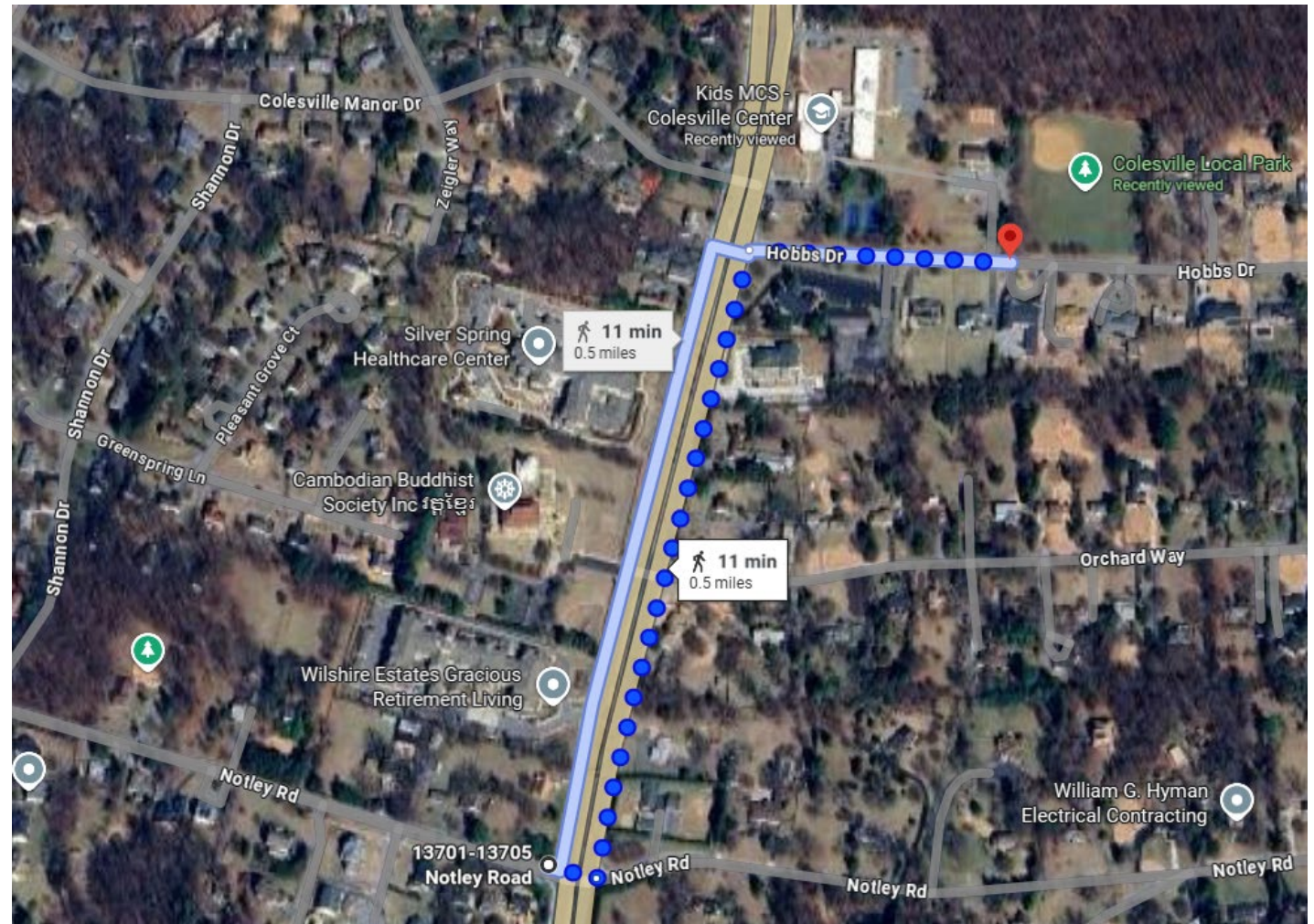
- The site is adjacent to a route that provides access to an existing or master-planned school within ½ mile.
  - The site is a 0.4-mile walk from the Kids MCS Colesville Center offering pre-K – 12 years programming and Casa De Montessori
  - Crossing of New Hampshire will be made safe with installation of new signal





# Recreation Facilities

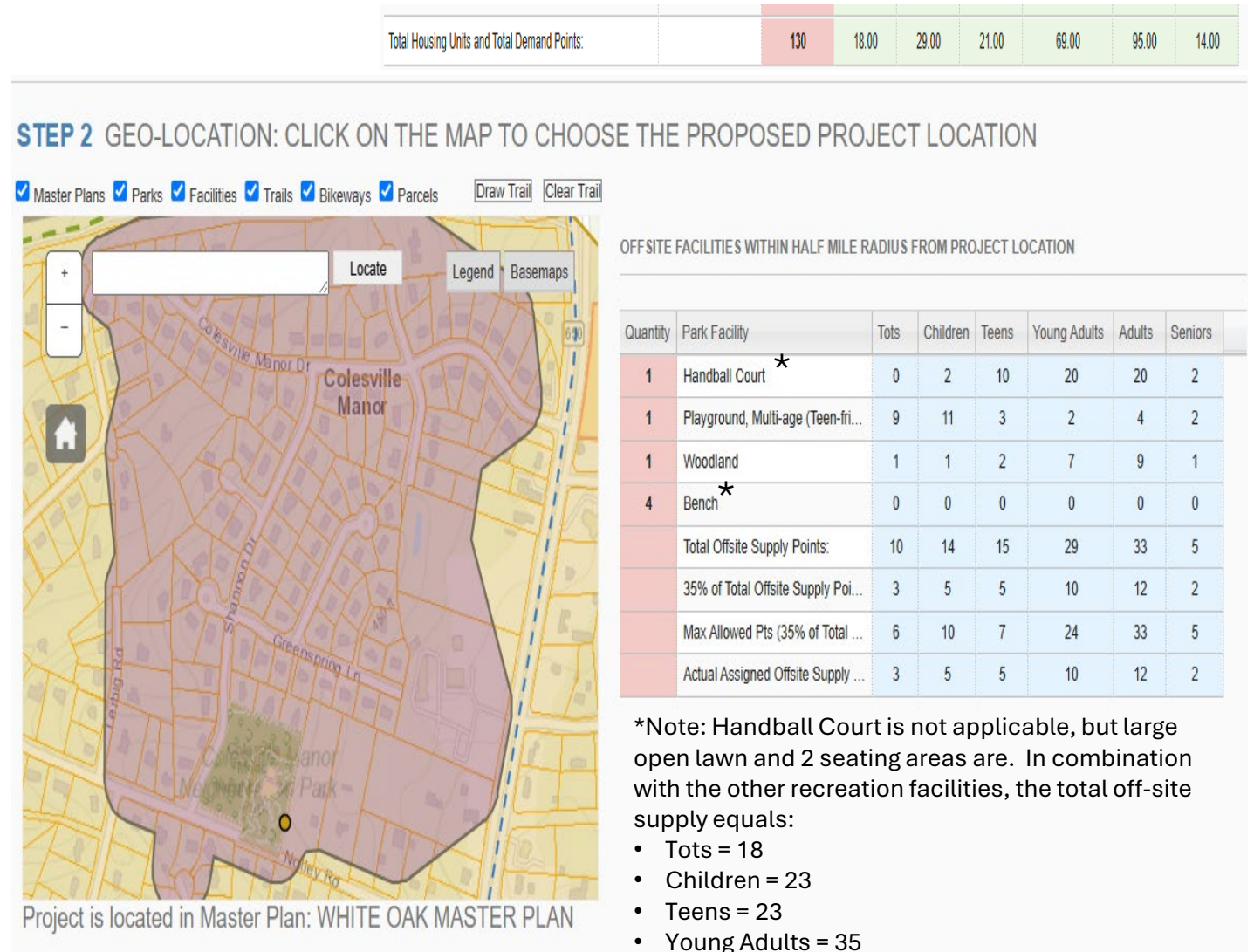
- The site is adjacent to a pedestrian route that provides access to existing public park and recreation facilities that satisfy a minimum of 30% of the recreation demand under the Planning Board's Recreation Guidelines, as amended, within  $\frac{3}{4}$  mile.
  - The site abuts the Colesville Manor Neighborhood Park, is within 0.5 miles of Colesville Local Park,
  - Together, these Parks have a 2 playgrounds, small multi-use field, baseball field, multi-use field, and 2 tennis courts
  - Per the MNCPPC Recreation Facilities Calculator (which only counts facilities within a  $\frac{1}{2}$ -mile walkshed), the off-site recreation supply is more than 100% of the requirement for each age range





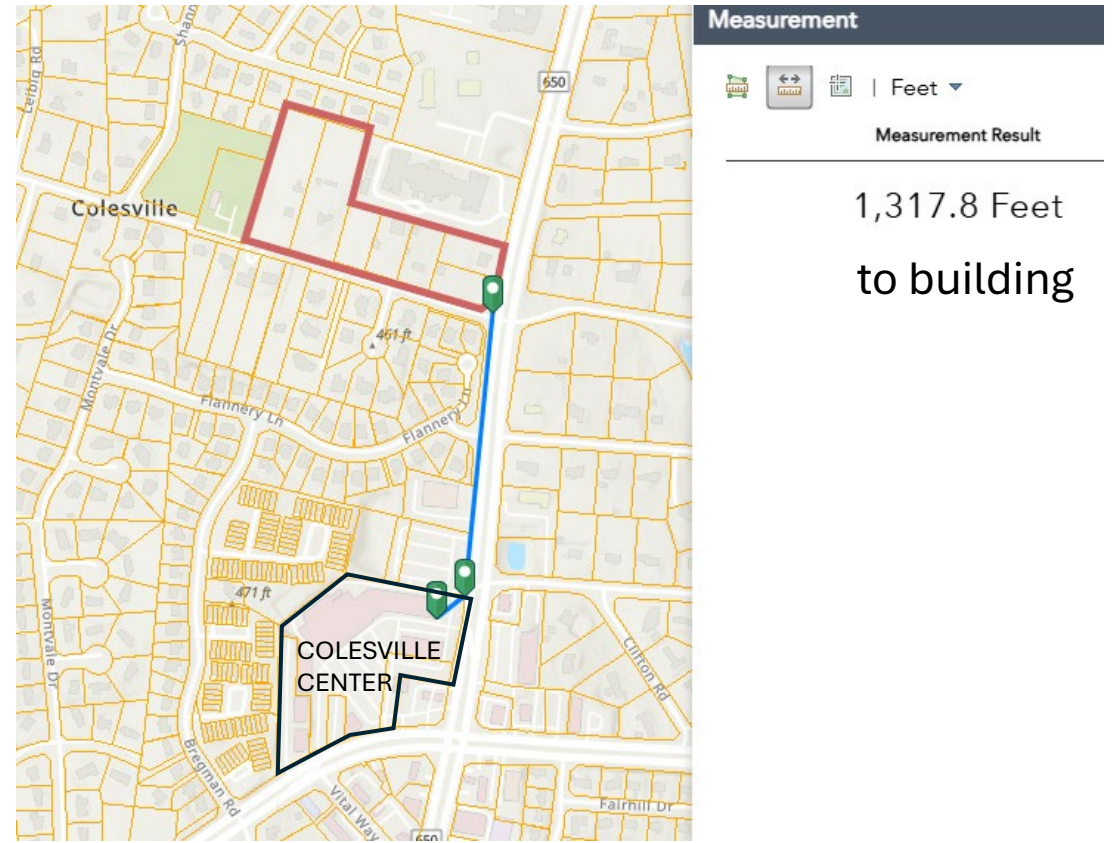
# Recreation Facilities

- Colesville Manor, alone provides at least 30% of the recreation demand for the proposed redevelopment
  - Tots:  $18/18 = 100\%$
  - Children:  $23/29 = 79\%$
  - Teens:  $23/21 = 110\%$
  - Young Adults:  $35/69 = 51\%$
  - Adults:  $34/95 = 36\%$
  - Seniors:  $15/14 = 107\%$



# Grocery Store

- The site is adjacent to a pedestrian route that provides access to an existing grocery store or County-permitted farmer's market within  $\frac{1}{4}$  mile.
  - The Colesville Center is less than  $\frac{1}{4}$  mile (1,320') from the site with a sidewalk along New Hampshire Avenue
  - Within the Colesville Center, along with other retail and restaurants, is a Giant grocery store



# Prerequisites (Sec. 5.1.3.D.)

---

## ENVIRONMENT & RESOURCES

The limits of disturbance for the development will not overlap any stream, floodplain, wetland, or environmental buffer or any slopes greater than 25% or slopes greater than 15% where erodible soils are present.	YES
The site does not contain any forest or, if forest is present, the limits of disturbance for the development will not reduce the forest cover to less than an area of 10,000 square feet and width of 35 feet at any point.	YES
The site does not contain any rare, threatened, or endangered species or critical habitats listed by the Maryland Department of Natural Resources.	YES
The site is on land containing contaminated soils and is developed in conjunction with an environmental Voluntary Cleanup Program under the Maryland Department of Environmental Protection.	NO
The site is currently developed with more than 75% impermeable surfaces, including paving and roofed-structures, and does not currently provide stormwater management meeting the standards applicable on the date of filing.	NO



- Per the approved NRI, there are no streams, floodplains, wetlands, buffers, or slopes greater than 25%
- There are no erodible soils present

- The site does not contain any forest or, if forest is present, the limits of disturbance for the development will not reduce the forest cover to less than an area of 10,000 square feet and width of 35 feet at any point.
  - Per the approved NRI, there is no forest present on site

# Endangered Species & Habitats

- The site does not contain any rare, threatened, or endangered species or critical habitats listed by the Maryland Department of Natural Resources.
  - Per MD Department of Natural Resources there are no records of RTE plant or animal species or habitats
  - No RTEs or critical habitats were found during the site evaluation for the NRI



March 11, 2025

Mr. Ron Sumangil  
VIKA Maryland, LLC  
20251 Century Boulevard  
Suite 400  
Germantown, MD 20874

**RE: Environmental Review for 13704 New Hampshire Avenue, 13707, 13711, 13715, 13719, 13727, and 13733 Notley Road, Silver Spring - VIKa Job No. VM50728A, Montgomery County, Maryland.**

Dear Mr. Sumangil:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at [lori.byrne@maryland.gov](mailto:lori.byrne@maryland.gov) or at (410) 260-8573.

Sincerely,

Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER# 2025.0415.mo