



# MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 4  
5/27/10

May 21, 2010

## MEMORANDUM

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Urban Design and Preservation Division

**FROM:** Calvin Nelson, Jr., Planner Coordinator/Urban Designer *CN*  
Urban Design and Historic Preservation Division

**SUBJECT:** Mandatory Referral No. 2009742-DGS-1: Third District Police Station – Northeastern Quadrant of the intersection of New Hampshire Avenue (MD Route 650) and Columbia Pike (MD Route 29), R-90/TDR Zone, 1997 Approved and Adopted White Oak Master Plan

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## RECOMMENDATION:

Staff recommends **APPROVAL** to transmit the following comments to Montgomery County Department of General Services to achieve compatibility with adjacent residential development and provide pedestrian connections to New Hampshire Avenue:

1. Provide a 50-foot forest conservation area along the western property line that includes retaining existing native trees, planting native trees and shrubs, and removing non-native invasive plants.
2. Submit a Preliminary Plan for review in accordance Section 50-20 (a) of the Subdivision Regulations, prior to any clearing or grading.
3. Construct a sidewalk on Milestone Drive to New Hampshire Avenue.
4. Provide a pedestrian link, if deemed safe, across Milestone Drive that will connect the existing sidewalk along the east side of New Hampshire Avenue with the sidewalk proposed along the north side of Milestone Drive (along the site frontage).
5. The Department of General Services and the future developer for the remainder of the subject property must submit a traffic study for the entire property for APF purposes at the time an application is filed for the development of the remainder of the property.

The Planning Board should act on the Preliminary Forest Conservation Plan for this site. Staff will be handling this item in a separate staff report.

## **DISCUSSION**

### **Schedule**

This Mandatory Referral was originally scheduled for the March 4, 2010, Planning Board hearing. The Department of General Services requested that the item be postponed to a later date. Following the postponement, Barry Wides, president of the North White Oak Civic Association, requested a meeting between the applicant, community representatives and staff. That meeting was held on April 9, 2010. There was also a meeting between the applicant and staff on March 17, 2010.

The applicant submitted a Preliminary Forest Conservation Plan, and site and landscape plans. The submitted site plan proposed an eight-foot high security wall setback eight feet from the western property line.

Staff met with the applicant on April 22, 2010 to discuss an alternative plan which showed the security wall setback 60 feet from the western property line. The applicant took this plan into consideration and noted that additional time was needed to make modifications to the Forest Conservation Plan, so a postponement of the May 6, 2010 hearing was requested. Following another meeting with staff on May 5, 2010, the applicant submitted the current Forest Conservation Plan on May 13, 2010.

### **Project Location**

The site is located in the northeast quadrant of the intersection of New Hampshire Avenue (MD 650) and Columbia Pike (US Route 29) in White Oak. The 12.79-acre wooded, undeveloped site is zoned R-90/TDR. The site is bounded by single-family detached homes in the Sherbrooke subdivision to the north; by Milestone Drive and Columbia Pike and its off-ramp to the east and south; by three single-family homes and a vacant parcel to the west; by New Hampshire Avenue further to the west; and by a Sunrise Assisted Living facility to the northwest. Seton Drive, an undedicated public street, connects Sherbrooke Woods Lane on the north with Milestone Drive on the southeast. The wooded site has gently rolling topography that also features some steeper slopes (15 to 25 percent and 25 percent and greater) extending along the site's southern edge at Milestone Drive and along Seton Drive.

### **Site Selection Process**

In January 2005, a Preliminary Plan for 90 townhomes was filed for the subject site. Plans for the proposed development, Topaz Trace #1-05064, were still under review when in August 2006, the County Executive requested the Planning Board to reserve the site for the Third District Police Station. The County Executive's request noted in part that "a site evaluation committee, comprised of County staff and local residents held meetings for several years to study the issues and to determine an optimal location for the Third District Police Station. As a result, a vacant parcel in the northern quadrant of the intersection of New Hampshire Avenue and Route 29 has been identified as the optimal location for the Third District Police Station." "The site was chosen because it is central to the district, has access to major roads, is not located directly within a residential neighborhood, and can be accessed by citizens of the district".

In June 2008, the Montgomery County Planning Department received a request from the Director of the Department of Public Works and Transportation for administrative review of a Mandatory Referral for the acquisition of the site. The Parcels 790, 725, and 731 on Milestone Drive were to be acquired for the primary purpose of relocating the Third District Police Station. On June 6, 2008, the Planning Department administratively approved the Mandatory Referral for acquisition of the property, and noted that a detailed Mandatory Referral would need to be submitted in the future for development of the site. The

selection of this site appears in the Capital Improvement Program, Third District Police Station Project No. 47302.

Prior to submitting the Mandatory Referral, the Department of General Services conducted community presentations in June and August, 2009 which gave an overview of the planned police station. The Department of Housing and Community Affairs (DHCA) also showed two housing concepts for the eastern part of the site - a multi-family concept and a townhouse concept. The residential component was not included in the Third District Police Station Mandatory Referral submission and is not a part of this Mandatory Referral.

The proposed police station will replace the existing Silver Spring District Station located at 801 Sligo Avenue, which was constructed in a 1962. The FY09-14 Capital Improvement Program states that the existing facility does not provide adequate work space for staff assigned to the station, lacks essential security features, has no public meeting space, requires replacement of major infrastructure components, and is not equipped to accommodate future technology.

### **Project Description**

The proposed extension of Sherbrooke Woods Lane south to Milestone Drive will divide the 12.79-acre site into two sections. The Third District Police Station will be located on the 4.50 acre western portion of the site. The eastern portion of the site comprises 5.37 acres for future use. Seton Drive, an undedicated public street that connects Sherbrooke Woods Lane on the north with Milestone Drive on the southeast will be removed when Sherbrooke Woods Lane extended is constructed.

The two-story, 32,844 square-foot police station will be set back approximately 175 feet from Milestone Drive. A 61-space public parking area along Milestone Drive in front of the station, and a 137-space, secure parking area for police vehicles at the rear of the station will be provided. There are three access points off of the new Sherbrooke Woods Lane extension. Two access points lead to the secure parking area only, with the third southernmost access point being the public access to the site. The southwestern access point off of Milestone Drive will be a secure access for police only.

The secure area of the station is defined by an eight-foot high security wall setback approximately 58 feet from the site's boundary on the north, by a five-foot high wall topped with a three-foot high metal picket fence along Sherbrooke Woods Lane extended on the east, and by an eight-foot high wall setback 60 feet from the property boundary on the west. Three gate controls limit access to the secured parking areas. Gas pumps for the police cruisers only, a trash enclosure, a secure "sally port" for prisoner delivery, a vehicle processing facility, and a motorcycle storage building are located within the secure parking area.

Sidewalks will be provided along both sides of Sherbrooke Woods Lane extended to link with the sidewalks on Heartfields Drive, provide safe pedestrian and bicycle access to the White Oak Library, and to the bus stop on New Hampshire Avenue. A sidewalk will also be provided along the north side of Milestone Drive from Sherbrooke Woods Lane extended to New Hampshire Avenue. Because of insufficient right-of-way along the front of Lot 2, 900 Milestone Drive, a Public Improvement Easement must be acquired for the construction and maintenance of a sidewalk in this area.

The first floor of the station is separated into secured patrol functions and public access areas. The station's public entrance is on the southeast corner of the building where visitors will enter a light-filled lobby area, with easy access to a public meeting room. The west portion of the first floor includes a holding area, evidence processing and storage, patrol meeting, and staff work areas. The main patrol area is entered from two secure entries, and the holding area is entered from a secured "sally port" at the

northwest corner of the building. All non-public entry points into the facility will have card reader access and be under constant video surveillance.

The second floor of the facility includes individual and open area offices for staff, interview and interrogation areas, a fitness room, staff locker rooms, showers, and other support areas. The two wings of the building are connected together with a tower that includes the main stairwell, staff gathering area, kitchenettes, and eating areas. The tower also brings natural day lighting into the core of the building.

**Phasing**

The will be a two-phased project: the first phase will be the police station (Parcel A), and the second phase is currently undetermined as to its ultimate use (Parcel B).

**ANALYSIS**

**Master Plan Conformance**

Staff finds that the proposal is consistent with the 1997 White Oak Master Plan. Although a public facility such as the proposed Police Station was not discussed for this site in the Master Plan, staff believes that the proposed police station is an appropriate use at this location as it is permitted in the R-90 TDR Zone. With the original submission, staff was concerned about the compatibility of the proposed project as it was designed without an appropriate buffer and transition from the existing single-family detached houses to the west. This issue has been addressed with the revised plan which shows a 50-foot wide conservation easement along the western property line, plus an additional ten foot setback for the proposed security wall.

Land for the proposed US29/Stewart Lane/Milestone interchange has been provided. The current desired design option is for a “Skewed Single Point Urban Interchange” The 1997 Approved and Adopted White Oak Master Plan also proposed a Stewart Lane interchange which would eliminate the at-grade intersection of Columbia Pike and Stewart Lane by grade separating the intersection with Stewart Lane bridging Columbia Pike.

**Development Standards**

The police station site meets the required development standards in the R-90/TDR Zone as summarized in the following table.

<b>Items</b>	<b>Required/Allowed</b>	<b>Proposed</b>
<b>Zone</b>	R-90/TDR	R-90/TDR
<b>Lot Area:</b>		
▪ Police Station area		4.5
▪ Parcel B		5.36
▪ Sherbrooke Lane		0.97
▪ Stewart Lane Intersection		<u>1.96</u>
▪ Total	9,000 sf, minimum	12.79 acres
<b>Density</b>	6 DU/acre	NA
<b>Building Setbacks (feet):</b>		
▪ From Street	30	130
▪ Side		

<ul style="list-style-type: none"> <li>• One side</li> <li>• Sum of both sides</li> </ul>	8 25	37 134
▪ Rear	25	385
<b>Building Height (feet)</b>	40	40
<b>Coverage (percent of lot)</b>	30	Less than 30
<b>Parking:</b>		
▪ Secure parking	NA	137
▪ Public parking	NA	61
▪ Total	NA	198

**Location of Buildings, Open Space and Circulation**

The proposed setback of the building, concrete security wall, and the driveway access along the western property line is adequate, safe and efficient. The setback of the wall has been increased to a minimum of 60 feet, and a minimum of 50 feet of this proposed setback will become a forest buffer area. This proposed setback provides an improved location of buildings, establishes a natural area adjacent to existing front and side yards, and improves safety for the residences.

Along the northern boundary of the site, a setback of about 60 feet for the concrete security wall has already been proposed. The setback allows for a minimum 50-foot of the setback area to be retained as a natural area, provides the minimum space for forest conservation, extends the existing forest conservation area on the adjacent site, retains large trees, and provides open space adjacent to existing back yards.

**Compatibility**

The proposed site plan is compatible with the existing and proposed adjacent development. The police station is setback 97 feet from the western property line, and a proposed 50-foot forest conservation area that will include the planting of trees and shrubs will be provided. The setback of the proposed eight-foot high concrete wall is setback 60 feet from the western property line.

**Environment**

Under a separate staff report, Environmental Planning staff recommends approval of the Preliminary Forest Conservation Plan with conditions.

**Stormwater Management** – The Montgomery County Department of Permitting Services (DPS) has reviewed and approved with conditions a stormwater management concept for the police station use, including the extension of Sherbrook Woods Lane. The concept includes many Environmental Site Design (ESD) control measures: an infiltration trench, roadside swales, porous paving for parking spaces, biofilters, and a green roof on the proposed building.

**Noise Impacts** - The police station use is anticipated to generate a limited amount of noise. There will be trash pickup and fuel delivery on the site. The maintenance and service facilities for the police station are proposed to be located along the rear of the building and clustered within their own utility enclosure. The enclosure is proposed to be located away from existing houses and closer to Sherbrooke Woods Lane Extension.

In addition, the Police Department has stated that sirens and emergency lights will not be used on the station property. The Mandatory Referral report indicates that very few officers will be responding to calls directly from the station. Those who do respond from the station will be instructed not to use sirens or emergency lights until they have exited the facility. Staff believes that the design and operational measures that are proposed will help limit noise that will be generated from this use on the site.

**LEED (Leadership in Energy and Environmental Design) Certification** - Montgomery County requires LEED Silver certification for all public buildings, and the Third District Police Station and site are being designed to meet LEED Certified – Silver. To achieve a Silver rating, an 80 percent green roof, bio-filtration swales, bio-retention facilities, porous concrete in parking areas, energy efficient windows, low flow plumbing fixtures, and other sustainable design strategies to maximize energy efficiency and minimize negative impact on the environment will be provided.

## **Transportation**

Staff recommends the following transportation comments be transmitted to the Department of General Services (DGS):

- DGS or the future developer for the remainder of the property must submit a traffic study for the entire property (including the police station) for APF purposes at the time of filing an application for the development of the remainder of the property.
- DGS must provide a pedestrian link, if deemed safe, across Milestone Drive that will connect existing sidewalk along the east side of New Hampshire Avenue with the sidewalk proposed along the north side of Milestone Drive (along site frontage).

Access to the site is proposed from New Hampshire Avenue and Columbia Pike via Milestone Drive, and through the Sherbrooke residential subdivision via an extension of Sherbrooke Woods Lane from Heartfields Drive to Milestone Drive. As part of the extension of Sherbrooke Woods Lane, the existing Seton Drive connection between Milestone Drive and Sherbrooke Woods Lane (an undedicated public street within an easement) will be removed. DGS is currently working with Maryland State Highway Administration (SHA) on finalizing the site access plan.

Adequate lead-in sidewalks are proposed to the police station from adjacent existing/proposed streets. The area is served by Metro and RideOn buses. Metro buses along New Hampshire Avenue include routes C8, K6, and Z2, and along Columbia Pike include routes Z6, Z8, Z9, Z11, Z13, and Z29. The RideOn service along New Hampshire Avenue includes routes 21 and 22, and along Columbia Pike includes route 10.

**Local Area Transportation Review** - According to *Local Area Transportation Review (LATR)/Policy Area Mobility Review (PAMR) Guidelines*, a traffic study is required for land uses that generate 30 or more peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods.

To estimate peak-hour trip generation for the proposed Third District Police Station, peak period in/out traffic data (i.e., for three hours in the morning and three hours in the evening) was collected at the Fourth District Police Station located on Randolph Road in Glenmont. Trip generation data was collected at this location for the purposes of this analysis because of the nearly identical size and function of this police station compared to that proposed in White Oak.

Based on street peak-hours observed at the New Hampshire Avenue/Heartfields Drive/Quaint Acres Drive intersection adjacent to the site and trip generation data collected at the Fourth District Police Station, the proposed Third District Police Station will generate approximately 18 trips during the weekday morning peak-hour and 23 trips during the weekday evening peak-hour. Trip generation data collected at the Fourth District Police Station however indicated the station would generate 30 peak-hour trips during the morning and evening peak periods.

Given the early peak traffic activity at police stations compared to street peak-hours and since the property is only being partially developed at this time, staff is accepting the lower trip generation estimates for the proposed police station. Staff is also recommending that DGS and the future developer for the remainder of the property submit a traffic study for the entire property (including the police station) for APF purposes at the time of filing an application for the development of the remainder of the property. At that time, the applicant would be required to fully consider impact from any additional traffic that will be generated by the police station in excess of the 18 and 23 weekday morning and evening peak-hour trips considered in this mandatory referral review.

**Policy Area Mobility Review** - To satisfy the PAMR requirements of the APF test, land uses located within the Fairland/White Oak Policy Area are required to mitigate 100% of “new” peak-hour trips. With an estimated maximum peak-hour trip generation of 23 trips in the evening, the Mandatory Referral for the proposed Third District Police Station is proposing to mitigate its impact by providing the following:

- Two new bus shelters, along both sides of New Hampshire Avenue adjacent to the White Oak Library (10 trips),
- 545 feet of sidewalk along Milestone Drive (3 trips),
- 1,560 feet of sidewalk along Sherbrooke Woods Lane (8 trips), and
- A bike locker at the station entrance (2 trips).

**Access to Residential Units to the west of Third District Police Station** - Immediately to the west of the proposed police station are three single-family residences and a vacant parcel (Parcel 739), which are served by a driveway from Milestone Drive approximately 120 feet to the east of New Hampshire Avenue. The first two lots on the driveway were approved in January 1996 (Preliminary Plan No. 119960280; Milestone Court, via subdivision of Parcel 773) with a condition that “At such time as the internal street network connecting development on Parcels 739, 740, and 626 with New Hampshire Avenue and/or Stewart Lane, then access for the property shall be through these parcels to Quaint Acres Drive and the access to Milestone Drive shall be terminated.”

Parcel 626, to the north of Parcel 739, which extended between New Hampshire Avenue and Milestone Drive, was subsequently developed with the Sherbrooke residential subdivision and the Sunrise Assisted-Living facility. No internal access was provided to New Hampshire Avenue or Columbia Pike in these plans for the three single-family residences and the vacant parcel (as conditioned for the two residential units under Milestone Court subdivision approval in 1996).

With the proposed Third District Police Station built, it will no longer be possible to provide internal access for the three single-family residences and the vacant parcel to New Hampshire Avenue and Columbia Pike. The existing access for these residences and the vacant parcel to Milestone Drive will therefore become permanent.

## **COMMUNITY OUTREACH**

After the March 4, 2010 postponement, the applicant and staff met with community representatives to discuss the Mandatory Referral. Several community meetings on the police station have been held, the last being on January 28, 2010 at the White Oak Library. On January 27, 2010 staff met with Barry Wides, President of the North White Oak Civic Association and Elizabeth Molloy, President, Sherbrooke Homeowners Association to discuss the proposed Mandatory Referral. The following summarizes the views of the civic associations on the project: the police station and future housing development should be examined together; 100 percent of the forest conservation be done on-site; and the police station should be moved 200 feet from the three existing homes west of the site for compatibility. The Third District

Police Station proposed plans and community meeting presentations are also featured on the Department of General Services website.

On May 3, 2010, staff sent notices to local citizen associations, adjoining and nearby property owners and other interested parties of the Mandatory Referral, noting the tentative date of the Planning Board hearing.

## **CONCLUSION**

Staff concludes that the Mandatory Referral meets the applicable standards of the R-90/TDR Zone, and that the current plan achieves compatibility with the three adjacent homes and an undeveloped parcel that adjoin the site to the west.

CN:rb G:/Nelson/man.ref.3rdDistrictPoliceStation.report09

### **Attachments:**

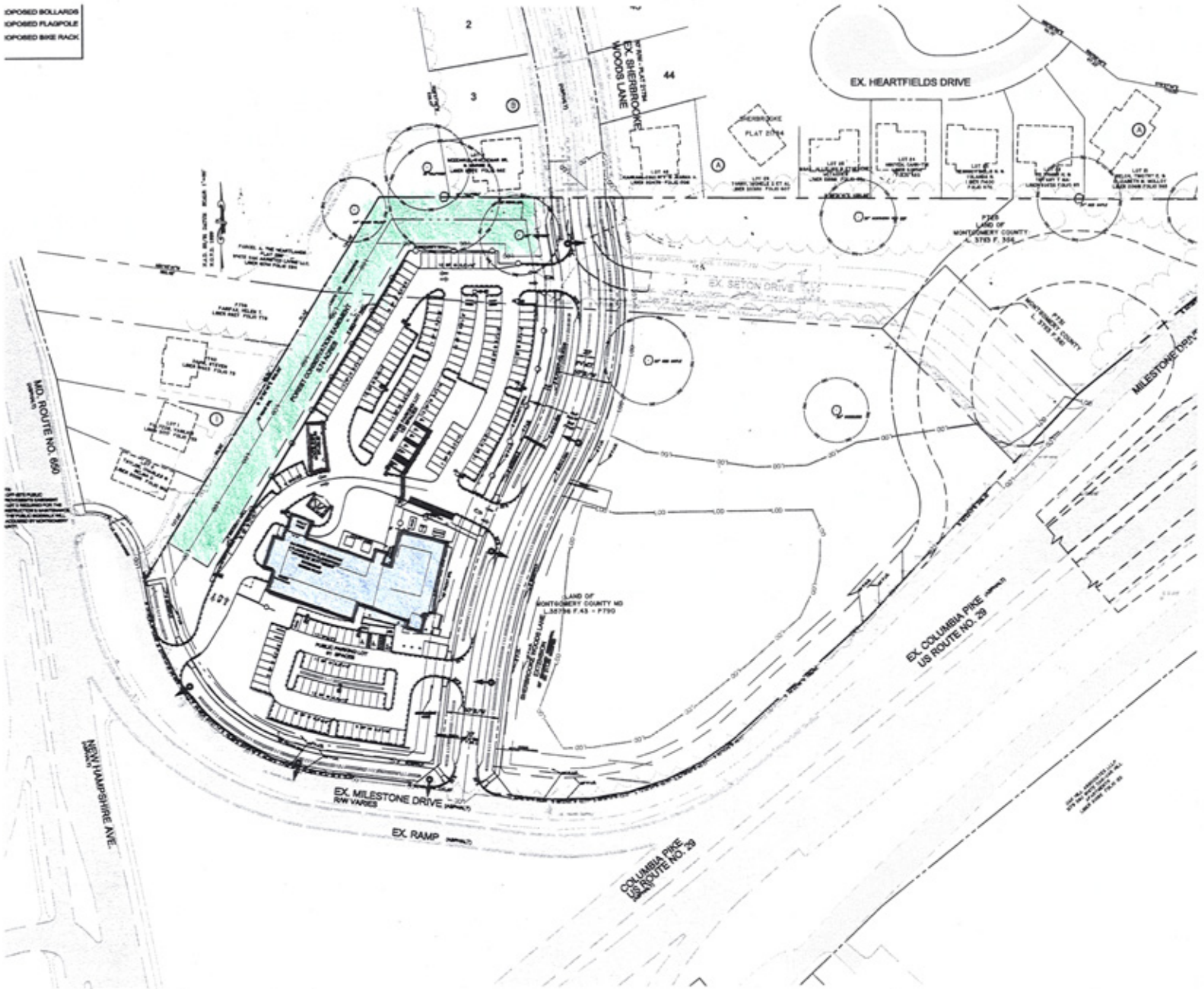
1. Vicinity Map
2. Proposed Plan
3. Building Perspective
4. Building Elevations
5. First and Second Floor Plans
6. Environmental Planning memo – 5/13/10
7. Transportation Planning memo – 2/23/10
8. Letter from Councilmember Nancy Navarro – 1/29/10
9. MCCF Article – Elizabeth Molloy and Barry Wides
10. Testimony from Barry Wides (for 3/4/10)
11. Letter from C. Schoffer 5/13/10
12. Letter from Rachel Carson Council 3/3/10
13. Letter from Pat Davenport 3/3/10
14. Letter from Lynn Wright 2/27/10
15. Letter from Cecelia Karpoff 3/2/10
16. Letter from Grant Demeritte
17. Letter from Bernie Abes 3/4/10
18. Letter from Mary Silva 3/3/10
19. Letter from Jane Huff 3/4/10
20. Letter from Waldemar Berenguer 3/3/10
21. Letter from Puller Lanigan 3/2/10





# PROPOSED SITE PLAN

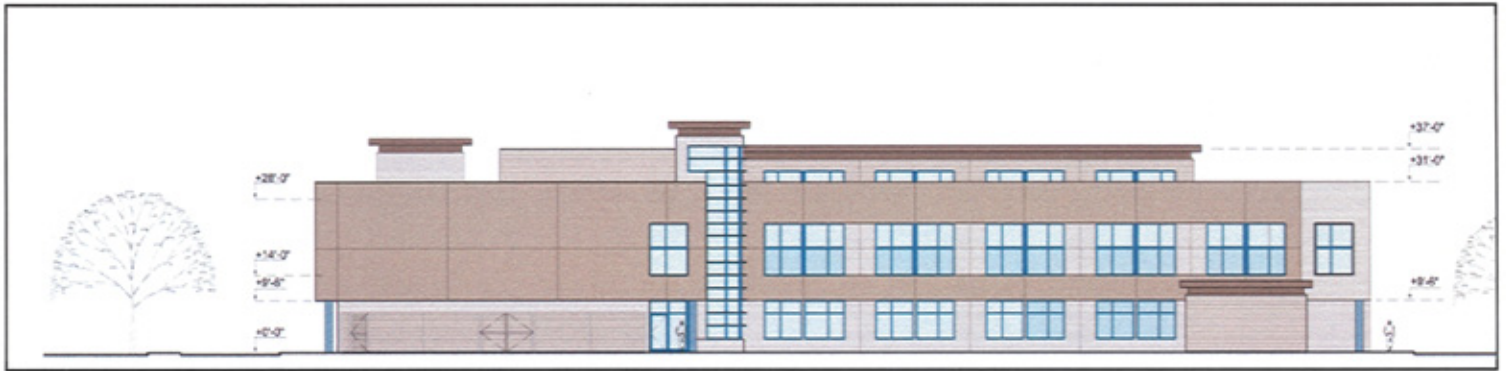
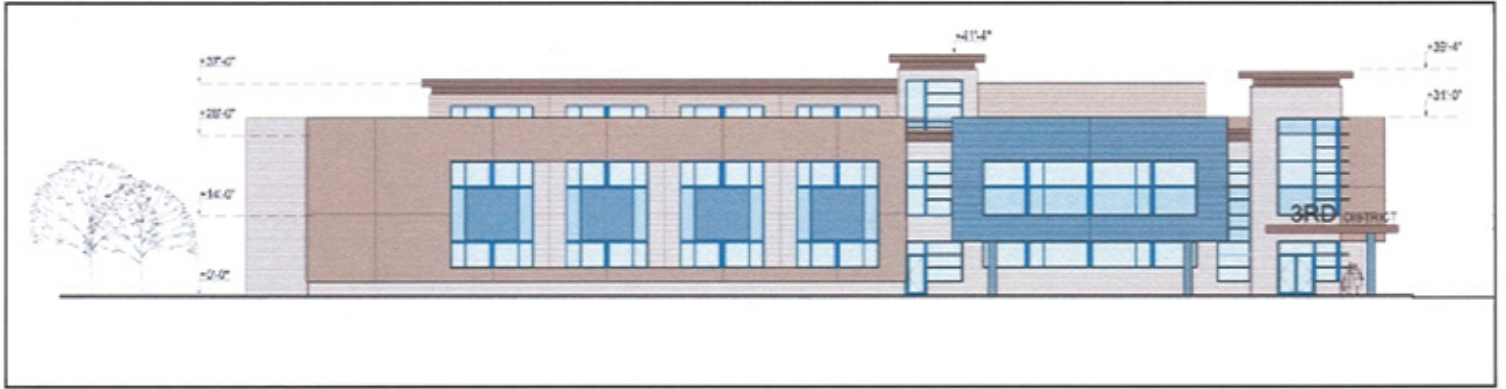
PROPOSED BOLLARDS  
PROPOSED FLAGPOLE  
PROPOSED BIKE RACK



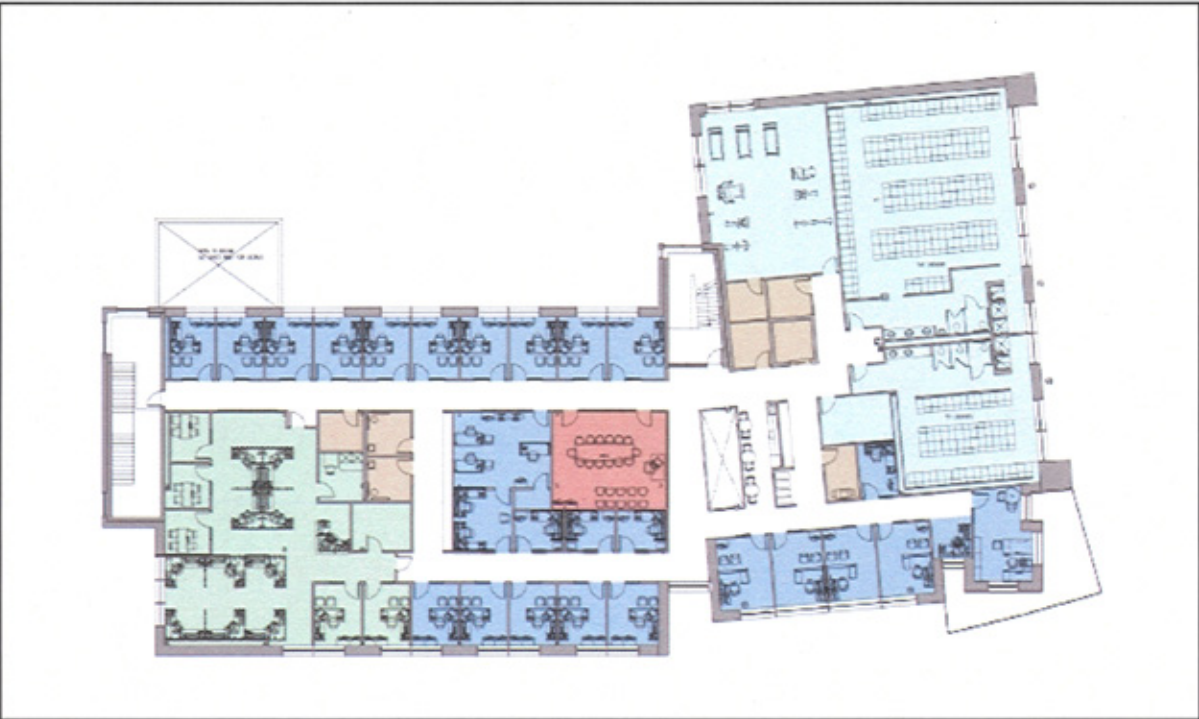
Building Perspective



Attachment 4  
Building Elevations



Attachment 5  
First and Second Floor Plans





## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

April 27, 2009

Ms. Cheryl Hannan  
Dewberry  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877-2169

Re: Stormwater Management **CONCEPT** Request  
for 3<sup>rd</sup> District Police Station  
Preliminary Plan #:  
SM File #: 235445  
Tract Size/Zone: 12.79 acres / R-90 / TDR  
Total Concept Area: 5 acres  
Lots/Block: N/A  
Parcel(s): 725, 731, 790  
Watershed: Paint Branch

Dear Ms. Hannan:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via various methods as outlined below, including grading of the site to disperse flow. The drainage area boundaries shown on the approved stormwater concept plan are integral to the stormwater concept and must be adhered to in the final design. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Water quality for the building will be provided via green roof.
5. Water quality for the entrance driveway off Milestone Drive will be provided via an Infiltration Trench.
6. Water quality for the extension of Sherbrook Woods Lane will be provided via roadside swale design.
7. Water quality for the parking areas will be provided by a combination of porous paving and bio filters. The drive isles will be constructed of traditional asphalt or concrete paving, while the parking spaces will be constructed of porous concrete.

8. A letter of permission to grade on the adjacent property to the east must be submitted prior to plan approval.
9. This conceptual approval is for the proposed police station and extension of Sherbrook Woods Lane only.

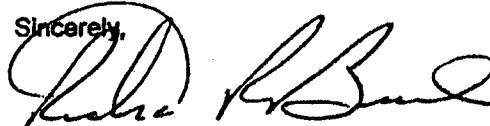
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm mce

cc: C. Conlon  
M. Pfefferle  
SM File # 235445

QN -ON; Acres: 5  
QL - ON; Acres: 5  
Recharge is provided



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 23, 2010

**MEMORANDUM**

TO: Calvin Nelson, Jr.  
Urban Design Division

VIA: Shahriar Etemadi, Supervisor  
Move/Transportation Planning Division

FROM: Cherian Eapen, Planner/Coordinator  
Move/Transportation Planning Division  
301-495-4525

SUBJECT: Mandatory Referral No. 2009742-DGS-1  
Proposed Third District Police Station  
Parcels P790, P725, and P731  
Montgomery County Department of General Services  
Northeast quadrant of Columbia Pike (US 29)/New Hampshire Avenue (MD 650)  
White Oak  
Fairland/White Oak Policy Area

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This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral to construct the Third District Police Station in White Oak, on the western half of 12.79 acres of land owned by Montgomery County. The property, comprising Parcels P790, P725, and P731, is located within the Fairland/White Oak Policy Area.

**RECOMMENDATION**

We have completed our review of the materials submitted for the subject mandatory referral and recommend that the Planning Board transmit the following comments to Montgomery County Department of General Services (DGS):

1. DGS and/or the future developer for the remainder of the subject property must submit a traffic study for the entire property (including the police station) for APF purposes at the time of filing an application for the development of the remainder of the property.
2. DGS must provide a pedestrian link, if deemed safe, across Milestone Drive that will connect existing sidewalk along the east side of New Hampshire Avenue with the sidewalk proposed along the north side of Milestone Drive (along site frontage).



## DISCUSSION

### Site Location, Access, Parking, Pedestrian Facilities, and Public Transportation

The site for the proposed Third District Police Station is located within the northeast quadrant of Columbia Pike (US 29) and New Hampshire Avenue (MD 650) interchange in White Oak. The site is bounded by Milestone Drive/Columbia Pike to the east and south, New Hampshire Avenue/three residences/a vacant parcel/an assisted-living facility to the west, and Seton Drive/Sherbrooke residential subdivision to the north.

Milestone Drive, which wraps around the property to the south and to the east, is a secondary residential street (that functions to some extent as a primary residential street) within the right-of-way for Columbia Pike and New Hampshire Avenue. Heartfields Drive and Sherbrooke Woods Lane/Seton Drive are also secondary residential streets, and functions as access roads for the Sherbrooke residential subdivision.

Access to the site is proposed from New Hampshire Avenue and Columbia Pike via Milestone Drive, and through the Sherbrooke residential subdivision via an extension of Sherbrooke Woods Lane from Heartfields Drive to Milestone Drive. As part of the extension of Sherbrooke Woods Lane, the existing Seton Drive connection between Milestone Drive and Sherbrooke Woods Lane (an undedicated public street within an easement) will be removed. DGS is currently working with Maryland State Highway Administration (SHA) on finalizing the site access plan.

The proposed police station will include a secure parking lot with 135 spaces, which could be accessed from Milestone Drive as well as Sherbrooke Woods Lane (Extended) and an unsecured public parking lot with 57 spaces, which could be accessed from Sherbrooke Woods Lane (Extended).

Adequate lead-in sidewalks are proposed to the police station from adjacent existing/proposed streets.

The area is served by Metro and RideOn buses. Metro buses along New Hampshire Avenue include routes C8, K6, and Z2, and along Columbia Pike include routes Z6, Z8, Z9, Z11, Z13, and Z29. The RideOn service along New Hampshire Avenue includes routes 21 and 22, and along Columbia Pike includes route 10.

### Master Plan Roadway and Bikeway Facilities

The 1997 Approved and Adopted *White Oak Master Plan* describe the following nearby master-planned roadways, pedestrian and bikeway facilities:

1. New Hampshire Avenue, as a north-south major highway (M-12) with a minimum right-of-way width of 120 feet (six-lane divided) between Capital Beltway (I-495) to the south and the Intercounty Connector (ICC) to the north. A Class III bikeway (PB-24) is proposed along the roadway to the south of Randolph Road to I-495 (also, SR-30 in the

March 2005 Approved and Adopted *Countywide Bikeways Functional Master Plan*). The master plan also recommends sidewalk improvements along the entire length of the roadway.

2. Columbia Pike (US 29), as a northeast-southwest controlled-major highway (CM-10) between New Hampshire Avenue to the southwest and Paint Branch to the northeast. A minimum right-of-way width of 200 feet (six-lane divided) is recommended for this section of Columbia Pike. The master plan recommends no pedestrian or bikeway facilities for this section of Columbia Pike; however, a dual bikeway (DB-9; shared-use path and shared roadway) is proposed for Columbia Pike to the north of New Hampshire Avenue (to Spencerville Road or MD 198) in the March 2005 Approved and Adopted *Countywide Bikeways Functional Master Plan*. The *White Oak Master Plan* recommends an interchange at Stewart Lane, which would eliminate the at-grade intersection of Columbia Pike, Stewart Lane, Old Columbia Pike, and Milestone Drive.
3. Stewart Lane, as a two-lane arterial (A-286) with a minimum right-of-way width of 80 feet, to the east of US 29, between US 29 and Lockwood Drive. The sidewalk and the Class II bikeway (PB-27) recommended for Stewart Lane are now built. Though PB-27 is recommended in the master plan to extend west to New Hampshire Avenue, no direct road facility that could accommodate the bikeway currently exists other than Milestone Drive. Milestone Drive therefore could be considered to fulfill the master plan recommendation.
4. Old Columbia Pike, to the east and parallel to US 29, as a two-lane business district street (B-2) with a recommended minimum right-of-way width of 80 feet between White Oak Shopping Center to the south and Paint Branch to the north. A Class II bikeway (EB-7) exists along the roadway between Paint Branch and White Oak Shopping Center. The master plan recommends an extension of this Class II bikeway (as PB-28) through the White Oak Shopping Center to Lockwood Drive, just to the east of New Hampshire Avenue.

Nearby Transportation Improvement Projects

The Maryland State Highway Administration's (SHA) Consolidated Transportation Program (CTP) includes the following nearby project:

- SHA Project No. MO887B21; Study to construct an interchange at the US 29/Stewart Lane intersection: As part of ongoing planning/design studies for several planned interchanges along Columbia Pike, SHA is developing design concepts for the interchange at Stewart Lane. Currently, the project is on hold and is not funded for construction. Copy of a skewed single point urban interchange design concept for the interchange is included as Attachment No. 1.

Montgomery County Department of Transportation (DOT) is also currently constructing the White Oak Transit Center on Lockwood Drive to the east of New Hampshire Avenue. The construction is scheduled to be completed in March 2010.

#### Local Area Transportation Review

According to *Local Area Transportation Review (LATR)/Policy Area Mobility Review (PAMR) Guidelines*, a traffic study is required for land uses that generate 30 or more peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods.

To estimate peak-hour trip generation for the proposed Third District Police Station, peak period in/out traffic data (i.e., for three hours in the morning and three hours in the evening) was collected at the Fourth District Police Station located on Randolph Road in Glenmont. Trip generation data was collected at this location for the purposes of this analysis because of the nearly identical size and function of this police station compared to that proposed in White Oak.

Based on street peak-hours observed at the New Hampshire Avenue/Heartfields Drive/Quaint Acres Drive intersection adjacent to the site and trip generation data collected at the Fourth District Police Station, it was estimated that the proposed Third District Police Station will generate approximately 18 trips during the weekday morning peak-hour and 23 trips during the weekday evening peak-hour. It is noted that trip generation data collected at the Fourth District Police Station however indicated the station would generate 30 peak-hour trips during the morning and evening peak periods.

Given the early peak traffic activity at police stations compared to street peak-hours and since the property is only being partially developed at this time, staff is accepting the lower trip generation estimates for the proposed police station. Staff is also recommending that DGS and/or the future developer for the remainder of the property submit a traffic study for the entire property (including the police station) for APF purposes at the time of filing an application for the development of the remainder of the property. At that time, the applicant would be required to fully consider impact from any additional traffic that will be generated by the police station in excess of the 18 and 23 weekday morning and evening peak-hour trips considered in this mandatory referral review.

#### Policy Area Mobility Review

To satisfy the PAMR requirements of the APF test, land uses located within the Fairland/White Oak Policy Area are required to mitigate 100% of “new” peak-hour trips.

With an estimated maximum peak-hour trip generation of 23 trips in the evening, the mandatory referral for the proposed Third District Police Station is proposing to mitigate its impact by providing the following:

1. Two new bus shelters, along both sides of New Hampshire Avenue adjacent to the White Oak Library (10 trips),

2. 545 feet of sidewalk along Milestone Drive (3 trips),
3. 1,560 feet of sidewalk along Sherbrooke Woods Lane (8 trips), and
4. A bike locker at the station entrance (2 trips).

Access to Residential Units to the west of Third District Police Station

Immediately to the west of the proposed police station are three single-family residences and a vacant parcel (Parcel 739), which are served by a driveway from Milestone Drive approximately 120 feet to the east of New Hampshire Avenue. The first two lots on the driveway were approved in January 1996 (Preliminary Plan No. 119960280; Milestone Court, via subdivision of Parcel 773) with a condition that "At such time as the internal street network connecting development on Parcels 739, 740, and 626 with New Hampshire Avenue and/or Stewart Lane, then access for the subject property shall be through these parcels to Quaint Acres Drive and the access to Milestone Drive shall be terminated" (See Attachment No. 2; Condition No. 3).

Parcel 626, to the north of Parcel 739, which extended between New Hampshire Avenue and Milestone Drive, was subsequently developed with the Sherbrooke residential subdivision and the Sunrise Assisted-Living facility. However, no internal access was provided to New Hampshire Avenue or Columbia Pike in these plans for the three single-family residences and the vacant parcel (as conditioned for the two residential units under Milestone Court subdivision approval in 1996).

With the proposed Third District Police Station built, it will no longer be possible to provide internal access for the three single-family residences and the vacant parcel to New Hampshire Avenue and/or Columbia Pike. The existing access for these residences and the vacant parcel to Milestone Drive will therefore become permanent.

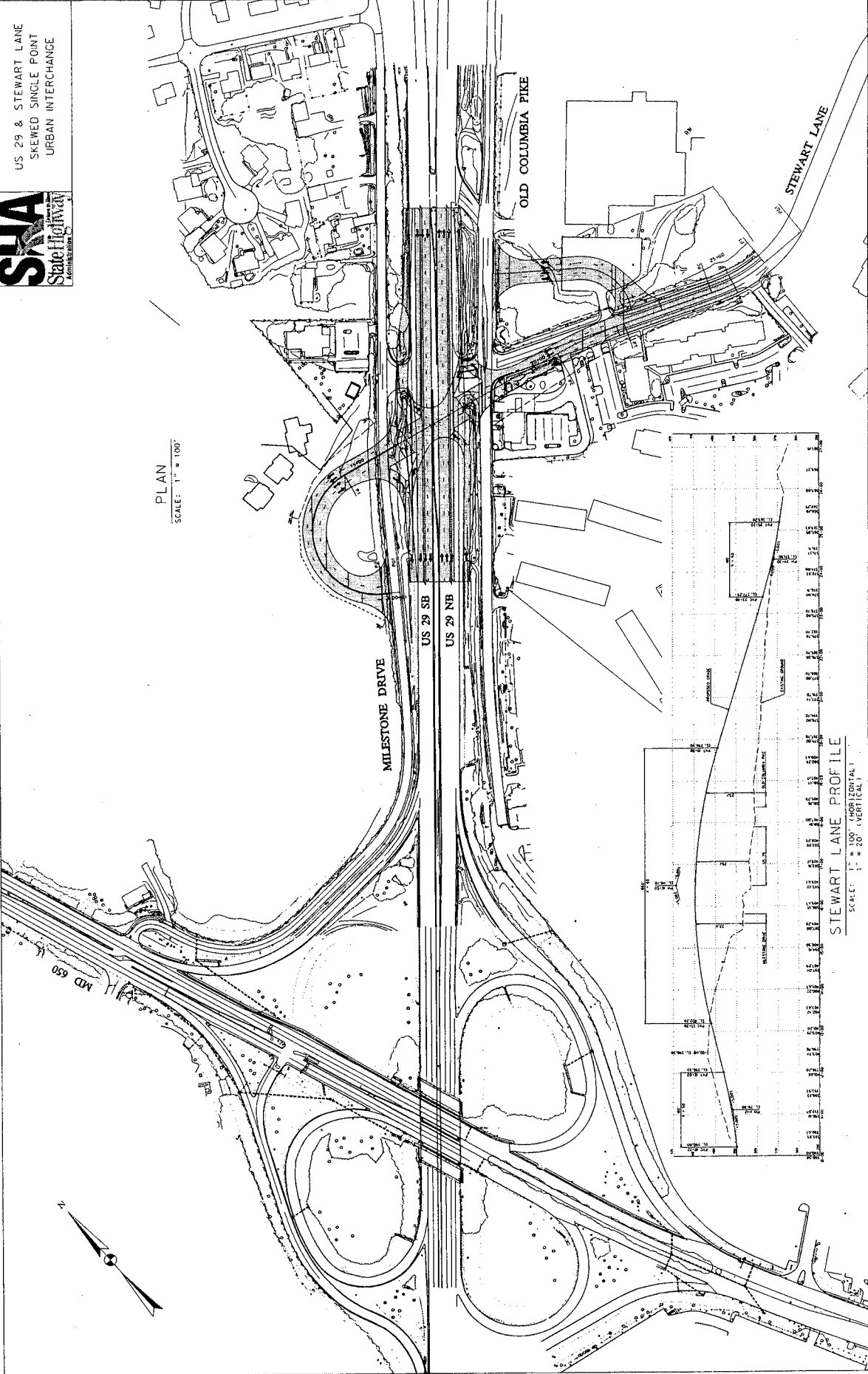
SE:CE:tc  
Attachments

cc: Corren Giles  
Greg Leck  
Gary Erenrich

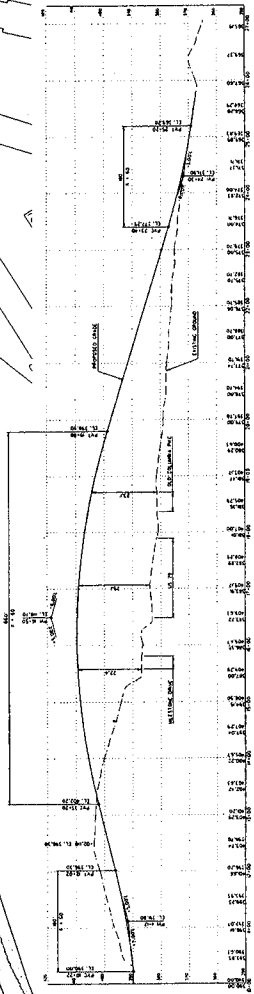
mmo to Nelson re WO TDPS



US 29 & STEWART LANE  
SKEWED SINGLE POINT  
URBAN INTERCHANGE

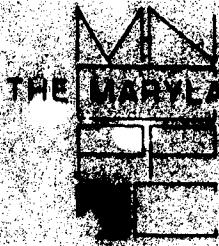


PLAN  
SCALE: 1" = 100'



STEWART LANE PROFILE  
SCALE: 1" = 100' (HORIZONTAL)  
1" = 20' (VERTICAL)

Date of mailing: January 26, 1995



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 George Avenue • Silver Spring, Maryland 20910-3780

Action: Approved Staff Recommendation with Modifications  
 (Motion of Comm. Richardson, seconded by Comm. Holmes, with a vote  
 of 3-0; Comms. Richardson, Holmes, Baptiste, Aron, and Hussmann  
 voting in favor).

Attachment No. 2

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-96028  
 NAME OF PLAN: MILESTONE COURT

On 09-28-95, BEST DEVELOPMENT, submitted an application for the approval of a preliminary plan of subdivision of property in the R90 zone. The application proposed to create 2 lots on 27300.00 SQ FEET of land. The application was designated Preliminary Plan 1-96028. On 01-25-96, Preliminary Plan 1-96028 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-96028 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-96028, subject to the following conditions:

Approval under the De Minimis Provisions of the FY 96 Annual Growth Policy, subject to:

- (1) Prior to recording of plat(s) submit final grading plan for technical staff approval
- (2) Record plat(s) to reflect delineation of conservation easement over the area of tree preservation
- (3) Provide access easement to adjoining Parcels 739 and 740 for future connection to Milestone Drive. At such time as the internal street network connecting development on Parcels 739, 740, and 626 with New Hampshire Avenue and/or Stewart Lane, then access for the subject property shall be through these parcels to Quaint Acres Drive and the access to Milestone Drive shall be terminated
- (4) Access and improvements as required and approved by MCDOT
- (5) Conditions of MCDEP stormwater management approval dated 11-27-95
- (6) Other necessary easements

- continued -



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**RECEIVED**  
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FEB 01 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

January 29, 2010

Royce Hanson, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Hanson:

I am writing to you regarding the plan for the Third District Police Station that was recently submitted to the Planning Board for mandatory referral. While I support relocation of the station, I have concerns regarding the current plans for this project.

First, neighbors in the surrounding area are concerned with the seemingly inadequate levels of buffering between the police station and the surrounding neighborhood. The adjacent communities were originally promised large buffers before supporting the Milestone site for a police station, but since the subsequent consideration of housing adjacent to the police station project, that buffering was both dramatically reduced and moved offsite. If the station is relocated to a more central point on the site, a greater buffer can be provided between the existing homes and the new facility. This and other measures should be considered to minimize the project's visual and construction impacts.

In addition, I believe that the plans for the Third District Police Station should provide for 100% on-site forest conservation, in order to minimize the environmental impact on the surrounding community and the nearby Paint Branch Special Protection Area.

I would appreciate your consideration of these points as you review this plan. I believe the Third District Police Station can be designed and built consistent with a commitment to exceptional public safety facilities and environmentally sensitive County development.

Sincerely,

Nancy Navarro  
County Councilmember District 4

STELLA B. WERNER COUNCIL OFFICE BUILDING, 100 MARYLAND AVENUE, ROCKVILLE, MARYLAND 20850  
240/777-7900 TTY 240/777-7914 FAX 240/777-7989  
WWW.CO.MO.MD.US/COUNCIL

introduced to correct problems with the current law to cover future years and all counties.

**Related Resolution** The Executive Committee encourages the membership to approve the following resolution:

“Be it resolved that Montgomery County Civic Federation supports Bill MC14-10 to waive the requirements of state law for FY10 that requires the County to maintain the spending level per student at the same level as that spent in the previous fiscal year”.

**New Third District Police Station and Affordable Housing Project Proposed For White Oak**  
**By Elizabeth Molloy, President, Sherbrooke Homeowners Association and Barry Wides, President, North White Oak Civic Association**

Montgomery County Government has filed a Mandatory Referral with the Planning Board proposing to move the Third District Police Station from downtown Silver Spring to 4 acres of the 13 acre wooded area on Milestone Drive near the northeast intersection of Columbia Pike and New Hampshire Avenue.

Although the White Oak Master Plan identifies this area as R-90 TDR, the County is proposing to squeeze both the police station and as many as 175 units of affordable housing (either workforce townhouses or affordable rental units) onto this site. Despite a request from local communities to present the County's dual purpose plan at the same time so that the consequences of both proposals could be considered simultaneously, the County maintains that because the housing plan is about a year behind the police station in development, the two uses cannot be considered at the same time. We believe that the whole picture – both uses – should be examined together.

If taken together, the dual use proposal will result in the unnecessary removal of nearly all of this ecologically sensitive forested area less than one-half mile from the Paint Branch.

We are proposing that for the police station project, 100% of the forest conservation be done on-site, significantly expanding the proposed forest conservation area.

The County claims that the forest on the site is "not worth saving." They claim that, except for a few significant trees, the stand is mostly invasive species. Their solution is to remove all but about nine trees from the 13 acres. We oppose this plan as it will result in

significant stormwater and sediment runoff, particularly from the part of the property which is being saved for future county land needs. We are also concerned that more than 2 acres of forest conservation will be done off-site. The forest already exists onsite. Its needless destruction will not only damage but will stand in direct contradiction of the plan's claim to be "green".

Sherbrooke HOA and North White Oak Civic Association have raised a number of other points about the development proposal and have developed an alternative plan for the police station portion of the site that will allow for more forest conservation.

We are very concerned that the planned police station is located so close to existing homes and without an adequate buffer between the two different land uses. In some places the fence surrounding the police station is less than 30 feet from adjoining homes, and the fence is literally right on the property lines of these homes. The proposed police station would be built on land which is currently zoned R-90 TDR. If this construction were subject to Park and Planning "compatibility" rules, a much larger buffer would be required in order for a commercial developer to obtain a rezoning to build a 40-foot commercial building immediately next to residential homes in an R-90 neighborhood.

As an alternative to this proposal, our civic associations are proposing that the police station be moved 200 feet away from existing homes and closer to the intersection of Columbia Pike and Stewart Lane. By moving the police station away from neighboring homes, the county could accommodate all the forest conservation on-site as well as create an additional 4 acre forest preservation area. This is a very sensible approach which maximizes the County's goal of forest conservation and simultaneously providing the necessary buffer between the police station and adjoining residences

Our civic associations propose that this forest preservation area be dedicated to the memory of Rachel Carson who wrote Silent Spring while living in the nearby Quaint Acres community. Our proposal also recommends the establishment of a privately-funded educational exhibit about Rachel Carson at the nearby White Oak Library and self-guided walking tour to the Rachel Carson home in Quaint Acres and the Rachel Carson Greenway in the nearby Northwest Branch.

We will be presenting our alternative plan at the MCCF's February 8 meeting at which we will be seeking approval of a resolution in support of our proposal. We look forward to seeing you at the February 8th meeting.



**Testimony of Barry Wides  
President, North White Oak Civic Association  
In the matter of Mandatory Referral Case No. 2009742-DGS-1  
(Third District Police Station)  
March 4, 2010**

MyGood afternoon, my name is Barry Wides, I live at 11803 Ithica Drive in Silver Spring and currently serve as President of the North White Oak Civic Association.

I am testifying on behalf of the North White Oak Civic Association which, for the past 40 years, has represented approximately 500 families living in the area bounded by New Hampshire Avenue, U.S. 29, and Jackson Road in Silver Spring. I also served on Montgomery County's 3<sup>rd</sup> District Police Station Site Selection Task Force from 2002 to 2004.

A majority of the members of our civic Association support locating the police station along Milestone Drive. However, our concerns with the plan as proposed are three fold:

1. The plan does not provide sufficient building setbacks and tree buffering for immediately adjacent property owners. .
2. The plan provides that of the 3.31 acres of reforestation/afforestation required, 2.19 acres (66%) will be reforested off site (in a location to be determined later).
3. The Pplan proposes construction of a sStorm water mManagement pPond that is over 300 from the area of disturbance resulting in unnecessary runoff and tree and habitat destruction.

For the reasons se reasons,which I will discuss today, which I, and others, will elaborate on in our testimony, we believe the Planning Board should: (1) recommend the County move the police station security fence 200 feet from the closest existing home, and (2) require the County to do 100% forest conservation (through retention and supplemental plantings) on site (subject to a Category 1 easement); (3) recommend that the sStorm water mManagement Ppond be moved immediately adjacent to the area of disturbance and be planted with trees after the end of.the construction period.

**Section 1: Background:**

In 2002, the late County Councilm Member Marilyn Praisner asked me to serve on the 3<sup>rd</sup> District Police Station Site Selection Task Force. This Task Force was convened by Anise Key Brown, who at the time was the Director of the East County Services Center.

For a period of about 2 ½ years our Task Force met periodically and visited commercially zoned properties which were on the market [1TR1]including the Tech

Road industrial park and locations further north on U.S. 29 next to [[1TR2]non-residential or institutional facilities such as the Seventh Day Adventist Headquarters.

The police and county representatives felt that the Milestone site was the most suitable location for the station because of its being centrally located in the 3<sup>rd</sup> Police District, visible from and easily accessible to two major thoroughfares, and allowed for the fastest dispatch of patrol cars. However, several of the community representatives, including myself, had concerns that Milestone location was zoned for single family homes and adjacent to a residential neighborhood. To address these concerns, we recommended that if this site were purchased for the police station

In order to assuage these community concerns, county representatives agreed to provide a forest conservation buffer of 200 feet should be preserved to provide buffering from existing homes in order to seek our support for acquisition of this location existing homes..

Over the subsequent several years, various faces changed in the County agencies we were working with. When we were reminded the County of this recommendation when the police station plans were being drawn up, our recommendation for the substantial tree buffering was ignored, and these assurances were forgotten. County Executive Leggett came into office with a different vision for the use of this property. The East County Services Center Director was replaced. And Councilmember Praisner, who asked me to serve on this site selection committee, passed away.

**Our civic association continues to believe that while reasonable people can differ about what is the appropriate amount of tree buffering that needs to be maintained, two things are clear.**

**Number one, "appropriate buffering" is much more than eight feet from an adjacent home.**

**Number two, the county went forward with the purchase of this prime choice real estate, which averaged about \$500,000 per acre, knowing that its own site selection task force recommended its purchase contingent on preservation of the maximum amount of existing forest, which is now being ignored.**

#### **Section 2: On Site Forest Conservation**

We recognize that there was no requirement that the county honor the recommendations of this task force. However, we feel very strongly that the County should abide by the letter and spirit of the White Oak Master Plan, the County's Forest Preservation Strategy, and the County's Forest Conservation Law all of which would argue for adoption of our recommendations..

*Forest Conservation Proposal Inconsistent with Master Plan*

With respect to the Master Plan, there are specific provisions which speak to the preservation of the forest. The 1997 White Oak Master plan provided for the following with respect to future development this site:

- Along U.S. 29 outside of commercial centers, improve compatibility with adjacent residential neighborhoods by heavily buffering with plantings. (see page 29, Third District Police Station Mandatory Referral Narrative Plan Description, September 25, 2009)
- In reviewing a site plan for development of the Milestone property, the Planning Board should assure ... that an adequate level of compatibility is achieved ... [with existing neighborhoods] (see page 22 of 1997 White Oak Master Plan).

We do not believe this standard of compatibility is met by placing the police station and security fence as close to adjacent homes as has been proposed (as little as 8 feet for some homes). Consequently, we have recommended a 200 foot tree buffer in the heavily forested area on the western and northern portion of the site as illustrated in Attachment 1. This 200 foot buffer would utilize approximately 2.20 acres and allow for the entire amount of forest conservation to be done on site.

*The County's Forest Conservation Proposal Result in Elimination of Critical Trees Which Act as Buffers Between Incompatible Land Uses*

The County's proposal would result in the elimination of trees adjacent to existing properties at 900-904 along Milestone Drive. The plan submitted to the Planning Board proposes building the security fence to within 8 feet around the station almost right up to feet of the adjacent owners' property lines. In the case of the three homes at 900-904 Milestone Drive, the fence is exactly 8 feet from their property line. No plantings have been proposed for the strip between the security fence and the property line of the adjacent property. The forest area we propose to save in the 200 foot buffer between these homes and the perimeter security fence is, in fact, a high quality forest with good structural diversity. The planning Board Tree Technical Manual identifies as one of the factors for forest retention to include trees which act as buffers between incompatible land uses (see page 20 and 28 of Trees Technical Manual). We are asking the Planning Board to recommend the county move the security fence and the footprint for the development 200 feet east in order to provide compatibility to existing homes on the site and save trees. The retention of the existing tree cover provides an immediate opportunity for needed buffering. Even if the County did eventually respond to this criticism and provide some replacement trees and landscaping, the foliage would be much smaller and would not provide needed buffering for years.

*The Heavily Forested Area on the Northern and Western Portions of the Milestone Property Meet the Criteria for High Priority Protected Forest Conservation Areas*

Section 22A-12 of the Forest Conservation statute identifies "protected areas" as those that should be preserved, if at all possible, when a property is being developed. We have held numerous meetings with the County and have been told that that the forest on this site is low quality and not worth saving. However, the portion of the forest our plan proposes to save has good structural diversity and is very much worth saving. It is adjacent to the 3 acre contiguous forest on the property of the by the Sunrise Assisted Living Nursing Home of approximately 3 acres that is subject to a Type 1 Forest Conservation Easement. This easement was created when this nursing home was constructed a few years ago. The quality of this forest is high and the Planning Board and developer recognized this fact which is why the easement was created. It is hard for us to understand why the continuation of this forest now would be considered "low quality" as has been asserted by the County.

*The County's Has Provided No Rationale Why All the Forest Conservation Cannot Be Done On-Site*

Our review of the site and the plan indicates that the forest area we are proposing to save would fall into the category of "protected areas" that the statute states the forest conservation plan MUST retain (see section 22A-12 of the Forest Conservation law). Specifically, the Forest Conservation statute says that "the primary objective of the forest conservation plan should be to retain existing trees and avoid reforestation." The statute goes on to say that "the forest conservation plan must retain certain vegetation and specific areas in an undisturbed condition" unless the Planning Director finds that ALL of the following criteria are met:

1. the development would make maximum use of any available planning and zoning options that would result in the greatest possible forest retention, and
2. reasonable efforts have been made to protect the specific areas and vegetation listed in the plan, and
3. the development proposal cannot be reasonably altered.

Because the size of the property is five acres larger than the footprint of the police station, there are ample opportunities for the police to move the station further to the east, as illustrated in Attachment 1. In our numerous meeting with the County, we have been given no concrete reason why the police station cannot be moved further east and 100% of the forest conservation done on site. As mentioned previously this 200 foot buffer would connect to "contiguous forest that connects the largest or most vegetated tracts of land within and adjacent to the site" and qualify it as a Priority 1 Area in the Tree Technical Manual (see page 20).

**The Plan is Inconsistent with the County's Forest Preservation Strategy**

**While we recognize that it is not the Planning Board's job to enforce the County's Forest Preservation Strategy, we would like to point out that the policy of not**

**retaining the maximum amount of trees as is required under the County's own forest conservation law is inconsistent with the County's Forest Preservation Strategy. Specifically the strategy provides ...**

**SectionSection 3: Storm Wwater Management Pond**

Our third issue relates to the placement of the Sstorm water mManagement pPond 300 feet from the area of disturbance. We believe the placement of the pond at this location is driven by an effort by the County maximize future development on the non-police station portion of the site. There are two various housing proposals for the adjacent property which are dictating the location of the storm water management pond more than 300 feet from areas of disturbance for this development. Unfortunately, the desire to maximize future development is also dictating the unnecessary removal of trees to allow for the construction of drainage swales to drain storm water to the pond which is 300 feet away from the perimeter of the police station. In order to mitigate the adverse impact of the construction of the pond on the flora, fauna, and habitats in the area, we are asking the Board to recommend that pond be moved a location immediately adjacent to where the police station is constructed and be planted with trees after the end of the construction period.

**Conclusion**

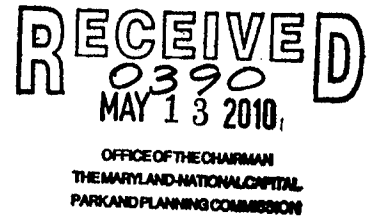
In conclusion, we would like to engage in a meaningful discussion with the County's arborist, DGS, Park and Planning staff, and police department to come up with a plan that makes sense for our community. [1TR3] For these reasons, which I, and others, will elaborate on in our testimony, Wwe believe the Planning Board should: (1) recommend the County move the police station security fence 200 feet from the closest existing home, and (2) require the County to do 100% forest conservation on site (subject to Category 1 Conservation Easement); and (3) recommend moving Move the sStorm water Mmanagement pPond to immediately adjacent to the area of disturbance.

With this indication of the planning board's direction for development at the this site we believe that much more fruitful discussions about a compatible development can take place.

Thank you for your consideration of our views.

**MCP-TRACK**

**From:** MCP-Chair  
**Subject:** FW: Comments: White Oak Police Station Proposal



**From:** cschofer@gmail.com [mailto:cschofer@gmail.com] **On Behalf Of** Chuck Schofer  
**Sent:** Thursday, May 13, 2010 2:47 PM  
**To:** MCP-Chair  
**Subject:** Re: Comments: White Oak Police Station Proposal

Mr. Chairman-

I understand that the meeting concerning the Third District Police Station has been rescheduled for May 27. Although I don't believe that I will be able to attend, I would like to resubmit my comments for the meeting originally scheduled in March. Based on meetings and conversations I have been involved in with county officials in recent weeks, my original comments are still applicable.

Furthermore --

- 1) The wall that the county proposes on the western edge of the property in would represent an eyesore that needs to be hidden.
- 2) Additional attention needs to be given to protect residents in the surrounding community. Nobody wants the police to become targets of a would-be assassin, but we don't want that person redirecting their ire at nearby -- and generally defenseless -- residents either.

On Mon, Mar 1, 2010 at 11:10 PM, Chuck Schofer <[cschofer@yahoo.com](mailto:cschofer@yahoo.com)> wrote:  
 Greetings.

I am writing in support of the testimony that Mr. Barry Wides plans to give at Thursday's board meeting.

I am not necessarily opposed to the notion of having a police station nearby. However, the county's current plans clash with the character of our neighborhood of exclusively single family detached homes, where fences are in backyards, are generally made of wood, are less than 6 feet in height, and are primarily intended to keep dogs and/or toddlers in and nosy neighbors out.

I grew up in the house where my family now resides. For the most part, the subject tract of land has remained untouched for as long as I can remember (nearly 50 years). To me, the notion that the county can "relocate" those trees to an undisclosed offsite location and still be in compliance with the law seems both incomprehensible and reprehensible. When did it become acceptable to rob Peter to pay Paul? From my perspective, the county's proposal effectively "steals" our community's trees and should be restored 100% onsite.

Additionally, I find the county's proposed offsets to be troublesome physically and esthetically. If security is truly the top priority for the building's occupants and the surrounding community, it is imperative that the police station be located centrally as Mr. Wides proposes. A wide band of trees around the property's perimeter will not only help hide the proposed 8+' fence and satisfy forest conservation requirements -- it will also provide a natural barrier to help prevent the ballistics that the police are worried about from straying into residential areas surrounding the station.

Although I would personally prefer that the subject tract of land be used entirely as a nature preserve (or like use), I hope you will accept Mr. Wides proposal as is. Thank you for your consideration.

Chuck Schofer  
 903 Nora Drive  
 Silver Spring, MD 20904

**MCP-CTRACK**

**From:** Pat Davenport [patdaven@gmail.com]  
**Sent:** Wednesday, March 03, 2010 8:13 AM  
**To:** MCP-Chair  
**Subject:** Milestone site--support for preserving 4 acres of forest

**RECEIVED**  
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MAR 03 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

While visiting friends in White Oak, I've admired the forested area near New Hampshire Avenue and Milestone Drive. It has come to my attention that the Montgomery County Planning Board will soon be considering a proposal to build a new 3rd district police station on this site. The police station plans show that nearly all the forest conservation is to be done offsite. I urge the Board to reject these plans. The Board should abide by the county's forest conservation laws and require that all of the forest conservation mandated under the law be done onsite. This would provide for about 4 acres on the western edge of the property. If this bit of forest were preserved it could become part of a Rachel Carson nature preserve. What a wonderful tribute to that great environmentalist (who lived in nearby Colesville) -- and what a wonderful asset to our county and its residents! I urge the Planning Board to serve the people of Montgomery County and preserve 4 acres of forest on the western edge of this site.

Sincerely,

Patricia Davenport  
Bethesda, MD

**MCP-CTRACK**

**RECEIVED**  
0191

MAR 03 2010

**From:** RCCouncil@aol.com  
**Sent:** Wednesday, March 03, 2010 12:44 PM  
**To:** MCP-Chair  
**Subject:** Statement for Item 7: Third District Police Station, White Oak

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Statement to the Montgomery County Planning Board  
re Milestone Tract "Third District Police Station – White Oak,"  
3-4-10**

To Chairman Hanson and Members of the Planning Board:

This statement is in support of preserving as much as possible of this tract's on-site forest as a conservation area.

I am Dr. Diana Post, President of the Rachel Carson Council, Inc. (RCC), and co-owner with my husband Clifford Hall of the Rachel Carson House in Quaint Acres where the Rachel Carson Council since 2003 has had its headquarters.

My husband and I along with the Rachel Carson Council, Inc., support the preserving of the existing forest on as much as possible of the Milestone tract if the Third District Police Station, White Oak is constructed on a portion of the site.

This statement is also endorsed by Dr. William Zartman and his wife Marie-Daniele Zartman owner/residents of 713 Quaint Acres Drive in Quaint Acres. Their house (along with the Rachel Carson house) is designated a Historic Site under the Montgomery County Master Plan for Historic Preservation.

As awareness grows about the consequences of disregarding essential natural ecosystem services, our country is at a crossroads of change and hope. Recognizing the need for sustainable actions, state governments, religious organizations, and corporations are joining citizens groups in calling for nature-based solutions. Rachel Carson's vision of a world in which humankind recognizes the importance of other life on the planet still awaits fulfillment – and indeed becomes increasingly more critical with each passing year.

Giving appropriate value to wild areas including forests is desperately needed. Why? An important reason for assigning monetary value to forest services is to avoid misallocation and loss of precious resources. We at RCC sincerely believe that if decision makers would carefully consider the consequences to present and future generations of losing the Milestone tract they would have no choice but to recommend conserving these thriving trees on site. Such an action would represent the consensus of communities surrounding the area, and reflect the efforts by U.S. representatives who work to stop the clearing of forests around the world. Further, it would be consistent with the findings of the *2005 Millennium Ecosystem Assessment*.

The *2005 Millennium Ecosystem Assessment* stressed the benefits of nature for human societies worldwide and warned that we are in the process of reducing these services through lack of awareness of their value.

The ecosystem services (actually essential life support systems) can be grouped into 4 categories

Provisioning – This service consists of providing food, materials, and *clean water*

Regulating – This service includes storm protection, flood protection, and *carbon sequestration*



Supporting – This service is the one on which all others depend and it includes: nutrient cycling, habitat, pollination and primary productivity

Cultural – Primarily this area includes aesthetic, recreational, and educational benefits, concerned with spiritual enrichment, and health.

**Forests generate services in all 4 categories.**

Under Provisioning, forests help provide clean drinking water due to the filtration performed by roots, soil and bacteria which pull out hazardous chemicals and dangerous microbes.

Under Regulating, forests help protect from storm damage, lower temperatures in hot weather, help prevent flooding, and sequester carbon. This last service involves taking in of carbon dioxide from the atmosphere and holding it captive in cells making up the trunk, branches, leaves, roots and bark – thus transforming a greenhouse gas into biomass.

A Supporting service upon which all other ecosystem services depend is primary productivity. It refers to the conversion of energy from sunlight into forms that are used by the vast majority of living organisms. On land forests are the chief source of primary productivity. Forests also provide habitat for beneficial wildlife such as wild bees, migratory birds and the many creatures that contribute to nutrient cycling.

The Cultural services of a forest are far too numerous to be adequately covered here. They include education, inspiration, healing and especially a place to experience what Rachel Carson called the sense of wonder. As she wrote: “Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts.” She also wrote: “If a child is to keep alive his inborn sense of wonder...he needs the companionship of at least one adult who can share it, rediscovering with him the joy, excitement and mystery of the world we live in.” Through work with a local after school program in Montgomery County the Rachel Carson Council has had the privilege of seeing the great fun and amazement that children can experience for the first time from setting up bird feeders and becoming familiar with birds coming down from their trees to feed where the children could observe them at close range. The bird seeds were donated from a local business since many of these children’s families could not have afforded to purchase them. Incidentally, these same children who had not been previously familiar with environmental concepts found the life and work of Rachel Carson to be inspiring. The Carson house is adorned with their art work and expressions of admiration for Rachel Carson.

If forest conservation takes place on site, the Milestone tract can provide habitat for migratory birds that have been returning to the area for decades these birds also provide insect control and enrich the experience of bird watchers of all ages. The trees can stabilize the soil and prevent runoff of contaminants to the nearby Paint Branch an important habitat for aquatic creatures. By their presence close to residences, the library, workplaces and schools the trees of the Milestone tract can lower air temperature on a hot day, and reduce street noise. By remaining within sight the trees can also help local residents to relax, convalescents to heal, workers to be more productive and children to reach higher achievement levels. (These effects have all been supported through scientific studies of the benefits to people of proximity to nature)

An existing forest can provide between 23 (David Batker, Earth Economics) and 50 (Taylor Ricketts, WWF) separate ecological services. We acknowledge that these evaluations are a recent development, however, the ecosystem services of forests are as old as civilization and they need to be considered in any decision about the Milestone tract made in 2010.

The forest assessment of the Milestone tract prepared in 2004 is deficient in various ways especially in focusing only on a tree census and failing to assign appropriate significance to the ecological functions of a forest

community.

Park & Planning's 1992 document providing guidance in estimating the forest value mentions some ecological services but does not include carbon sequestration. We understand that the 1992 document is to be updated and strongly recommend that carbon sequestration be featured prominently as vital and much needed work performed by a forest.

For the new edition we recommend, as well, consultation with, among others, organizations throughout the country that are developing methods and computer programs for evaluating the economic worth of forests and trees. They include Stanford U. in California where the Natural Capital Project and InVest were developed, The Nature Conservancy, The Climate Registry, The Climate Action Reserve, and Washington, DC's own Casey Trees Foundation.

Citizens have been asked by the state Department of Agriculture to support local producers and buy local food where possible for the prosperity of our Maryland farms and farmland. It seems only fair for local officials to consider the health of local streams, groundwater, air as well as of the residents that would be enhanced from preserving on site as much as possible the irreplaceable 50+ year old forest that occupies the Milestone tract. Thus all could continue to benefit from the ecological services provided by this area.

Also on a local level - data from real estate sources indicates that trees in the vicinity of a property can enhance the value by up to 20%. This could also benefit residents as well as the county through higher assessments and higher taxes.

We know from recent experience, however, that a large tree weakened by wind and snow can fall down or lose large branches. I mention this to point out that trees in a conservation forest adjacent to a residential area can provide services without endangering any dwellings. If limbs are lost in the forest they fall to the ground and in decomposing contribute to the nutrients for soil organisms and seedling daughter trees.

Deficits of various types can be overcome through preserving natural areas such as the Milestone forest. They include ecological deficits which continue to grow in our own county from transportation and development projects. There is also a syndrome identified in children - nature deficit disorder that comes from lack of experiencing natural areas, in part due to staying indoors and playing computer games. This could be remedied by having children spend time in a forest area within walking distance of a school. Such an area could feature signage identifying the significant vegetation and wildlife of interest. With a valuable resource in the community accessible to students from the three local schools there would be a chance for students and teachers to develop an understanding of the ecological benefits of a forest and the fascinating life forms that contribute to the health and sustainability of our society.

Residents of the Sunrise nursing home also could benefit from access to a natural area whether by walking on woodchip-covered trails or viewing the trees from their apartment window.

Preserving this 50-year old forest ecosystem could provide a source of income for the county in the form of future carbon credits if such a practice is adopted. Another benefit previously mentioned is the enhanced property values of residences near the forest conservation site. Again these services are provided free by the work of nature in this established ecosystem.

Conserving the Milestone Forest Tract in Rachel Carson's memory, calling it Rachel Carson's Woods, and having a permanent exhibit on her life at the White Oak Library as proposed by Barry Wides are appropriate for many reasons. This is something we support.

Rachel Carson is unquestionably one of the most prominent historical figures who ever resided in Maryland.

She is considered to be among the great Americans of the 20<sup>th</sup> century and the fountainhead of modern environmentalism. Her message is still resonant and relevant.

From around the world she is recognized as a brave visionary and continues to be the subject of lectures, books, performance pieces and workshops.

She even had a special association with the White Oak library. In 1963 Mike Levin, a Hillandale resident in advocating for a library in White Oak thought it would help to have an honorary committee in support of the project. He asked Blair Lee, Rachel Carson and Margaret Chase Smith to be on such a committee. Blair Lee and Rachel Carson accepted immediately. White Oak was successful getting its own library – the one still serving the citizens of White Oak and surrounding communities.

Rachel Carson's home in Quaint Acres where she wrote her remarkable book, *Silent Spring* is a National Historic Landmark site. As such it reflects the importance of Carson and her work. It is also designated a Historic Site under the Montgomery County Master Plan for Historic Preservation. Incidentally, Rachel Carson kept half of her 1 acre property wild for the birds and frogs – and it remains so today.

Environmental issues are receiving more attention worldwide. It is important for young Marylanders especially to be informed about the time in our history when Rachel Carson's work *Silent Spring* placed America in the forefront of the environmental movement. As stated in the Medal of Freedom Citation (presented posthumously to her by President Carter in 1980):

**“Never silent herself in the face of destructive trends, Rachel Carson fed a spring of awareness across America and beyond.”**

We are approaching the spring season when there is a heightened awareness of all living things. We anticipate the first snowdrops emerging through the snow-patched ground the singing of wrens and the frog chorus that Rachel loved. Let's assure that the special value of the Milestone Tract/Rachel Carson's Woods in providing cultural, supporting, regulating and provisioning services will lead to its preservation for children and adults now and in future.

RECEIVED  
0178  
MAR 01 2010

**MCP-CTRACK**

**From:** Lynn Wright [lynn@simmatrix.com]  
**Sent:** Saturday, February 27, 2010 3:04 AM  
**To:** MCP-Chair  
**Cc:** Lynn Wright  
**Subject:** FW: Testimony of Wanda Lynn Wright in the matter of Mandatory Referral Case No. 2009742-DGS-1

OFFICE OF THE CHAIRMAN  
 THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

Please reply that you received this message without the Silent Spring at the bottom repeated 3 times. Thanks, Lynn

-----Original Message-----

**From:** Lynn Wright [mailto:lynn@simmatrix.com]  
**Sent:** Saturday, February 27, 2010 2:25 AM  
**To:** MCP-Chairman@mncppc-mc.org  
**Cc:** Lynn Wright  
**Subject:** Testimony of Wanda Lynn Wright in the matter of Mandatory Referral Case No. 2009742-DGS-1

**Testimony of Wanda Lynn Wright**  
**Member of, North White Oak Civic Association**  
**In the matter of Mandatory Referral Case No. 2009742-DGS-1**  
**(Third District Police Station)**  
**March 4, 2010**

I am Lynn Wright and I became a resident at 1106 Tiffany Rd, Silver Spring, MD 20904-2178 in 1983. My home is located near the White Oak Library in the area within U.S. 29, North on New Hampshire Ave. to right on Jackson Rd. in Silver Spring. My occupation here was to serve as senior high school teacher as substitute in all subjects in Montgomery County for 16 years as needed. The journey through the many high schools and subjects from drama, to physics in Montgomery County was fascinating. I hold a BS in ED. from the University of Arizona in Tucson, an MA in ED from the University of MO in Columbia, and at the University of MD courses required by Maryland to update and teach elementary through senior high school here.

Also I began an 18 year career in Real Estate with Weichert Realtors and learned more than I ever dreamed about the buying, and selling SFH (single family homes) commercial property, obtaining loans, endless courses in the laws, architecture, ad writing, wet basements, stucco, tar roofs, termites, radon, lead, and I served on the Board of Ethics for the Board of Realtors for three years listening to client, agent, and Real Estate manager's and owner's complaints and helping decided the discipline such as taking a course or more in subjects the manger or agent needed or a fine appropriate to improve each case.

Mr. Barry Wides, president of North White Oak Civic Association has submitted a letter that describes effectively the concerns of our association with the plan to locate the police station along Milestone Dr. The majority of us support locating the police station on Milestone Dr. Mr. Wides has studied the plan with others and our association has discussed what we think would be beneficial to all. Since I have read his submission, agree, and cannot improve upon his findings, recommendations, or depth of study and submitted to you our thoughts on improving to the highest and best use of the land site for all of us. I refer you to his letter for details and present my humble hopes and dreams for this land site.

I am including an excellent letter written by Jeanette Der Bedrosian, staff writer. \* In her

letter she calls for preserving land in honor of Rachel Carson, author of *Silent Spring* and a staunch environmentalist who lived in nearby Coleville. It is important to point out that asking the county to follow the forest conservation law has nothing to do with opposing affordable housing. See the quote below.

"Our civic association has been intimately involved with all 3 development proposals for the 40 acre Milestone property over the past 12 years. We forced the developer to save several acres of forest when they proposed to clear-cut the development that is now the Sherbrook community. We also got Sunrise Assisted Living to save the few acres behind their site as forest conservation." Barry Wides

### My Prelude To You

I am thrilled with the thought of preserving this land as a way of honoring Rachel Carson. Years ago, my son Ian and a friend built a tree house on that land. Nothing fancy but they had wonderful fun doing it. I was raised on a farm and wished my kids had been also. This was Ian's great forest adventure that he will remember with joy.

Every time that little forest is threatened it grieves me. In the twenty seven years that we have lived in White Oak I have walked around the perimeter of the forest and found a wide variety of specimens that need preserving, Crab Apple, Wild Persimmon, Sassafras, black berries, raspberries, ferns, and much more.

Not rare? They soon will be. I would enjoy and appreciate that forest being researched for plants, & life. Tagged or given a plaque for others who know more about concrete jungles than they do trees. If you walk around the edge of the forest you can see the blooms, colorful berries, and sometimes hear the birds who live there and eat those berries. It would be a wonderful way to teach visitors about our environment, and Rachel Carson's work.

To show there is more to life than letting fall plastic wrappers, straws, and drink cups for fast food from our hands, unnoticed, on top of struggling plants, would be a boon to all of us.

Perhaps families that live in the endless towers of apartments just across 29 might enjoy a clean winding walk through these trees and plants or listen and watch the birds. Maybe they could learn to respect the environment as being something we need to cherish and protect from ourselves and others who don't.

Thank very much for your valuable time and energy, in reading this material.

Sincerely yours,

**W. Lynn Wright**

W. Lynn Wright  
1106 Tiffany Rd.  
Silver Spring, MD 20904-2178  
301-622-4823  
lynn@simmatrix.com

## **\*Residents remember 'Silent Spring'**

### **A call for preserving land, honoring Rachel Carson in White Oak**

by Jeanette Der Bedrosian | Staff Writer

White Oak residents fighting against the construction of an affordable housing development say they hope the county will opt for a more eco-friendly decision, conserving the forested area as a tribute to environmentalist Rachel Carson, who lived in nearby Colesville.

The nature trail and conserved forest they propose would be accompanied by an exhibit in the basement of the White Oak library discussing Carson's influence on the area. Carson lived in Silver Spring while writing the 1962 book "Silent Spring," which led to a campaign against pesticides, specifically DDT, which is thought to cause cancer. Those involved say honoring Rachel Carson, who died in 1964, through preserved land would both showcase the county's commitment to environmentalism and teach residents about Carson's legacy.

"People are realizing the value of trees and realizing how many ecosystem services they provide when you have even a small forested area," said Diana Post, president of the Rachel Carson Council in Silver Spring. "... A wild area that's also educational and has some sort of guidance as to what's going on with the ecosystem and the plants and animals that live there would be a great service to the young people and the senior citizens that spend time there."

The forested area in question is near New Hampshire Avenue and Milestone Drive, where the Department of Housing and Community Affairs has designed preliminary plans for an affordable housing complex. The county purchased a 12.8-acre parcel of land for \$6.192 million to relocate the Third District Police Station, and is seeking to maximize its use of the land, officials have said.

Among the positive benefits of preserving the area, Post said, are lowered temperatures on hot days, a healthy bird and amphibian population and low levels of storm water runoff into the Paint Branch.

The library exhibit would consist of several glass cases discussing the controversy and action of Rachel Carson, according to Barry Wides, president of the North White Oak Citizens Association. When Carson went up against pesticide companies in the early 1960s, ad campaigns against her efforts popped up across the country, he said. Wides also envisions pamphlets discussing the county's environmental preservation efforts and a self-guided nature trail where White Oak residents can enjoy preserved land.

Currently, the county is contemplating a different proposal for the parcel. Plans for the future Third District Police Station are in the final approval stage for one side of the land and the county is mulling the possibility of building affordable housing development, which would require rezoning the land for the other side.

Many White Oak residents, including Wides, are advocating to center the police station on the land and maintain a forested area rather than constructing housing. Wides says preserving the land would create a necessary sound buffer and is appropriate because of the proximity of the parcel to Rachel Carson's historical landmark home.

County officials have said they plan to do part of the required forestation off-site, meaning they will preserve forest in a different area rather than keeping trees on the land. This policy has drawn criticism from residents, who say it is a shaky interpretation of forest conservation laws.

"There's a very positive environmental message that can be conveyed to people who are interested in the county's environmental policy," Wides said. "If they completely ignore the forest conservation law and cut down all the trees, it really detracts from the message that you're trying to give."

County officials from the White Oak Library and the Eastern Montgomery Regional Services Center said they've heard the proposal but the county can't make any decisions yet.

"We're just waiting to see what we do with housing on that [land] first," said Joy Nurmi, director of the services center. "There won't be any decisions until they do that."

Post said the Rachel Carson Council has plenty of materials it can loan out to fill cases. She also said the council helps secure grants for projects involving Rachel Carson, such as through the Environmental Protection Agency.

"I know this isn't a huge area, but it's in line with the worldwide trend to preserve and protect natural areas," Post said. "It wouldn't be an isolated thing. It would be part of a trend and part of a growing interest and effort."

**MCP-CTRACK**

RECEIVED
0791
MAR 03 2010

**From:** RCCouncil@aol.com  
**Sent:** Wednesday, March 03, 2010 12:44 PM  
**To:** MCP-Chair  
**Subject:** Statement for Item 7: Third District Police Station, White Oak

OFFICE OF THE CHAIRMAN  
 THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

**Statement to the Montgomery County Planning Board  
 re Milestone Tract "Third District Police Station – White Oak,"  
 3-4-10**

To Chairman Hanson and Members of the Planning Board:

This statement is in support of preserving as much as possible of this tract's on-site forest as a conservation area.

I am Dr. Diana Post, President of the Rachel Carson Council, Inc. (RCC), and co-owner with my husband Clifford Hall of the Rachel Carson House in Quaint Acres where the Rachel Carson Council since 2003 has had its headquarters.

My husband and I along with the Rachel Carson Council, Inc., support the preserving of the existing forest on as much as possible of the Milestone tract if the Third District Police Station, White Oak is constructed on a portion of the site.

This statement is also endorsed by Dr. William Zartman and his wife Marie-Daniele Zartman owner/residents of 713 Quaint Acres Drive in Quaint Acres. Their house (along with the Rachel Carson house) is designated a Historic Site under the Montgomery County Master Plan for Historic Preservation.

As awareness grows about the consequences of disregarding essential natural ecosystem services, our country is at a crossroads of change and hope. Recognizing the need for sustainable actions, state governments, religious organizations, and corporations are joining citizens groups in calling for nature-based solutions. Rachel Carson's vision of a world in which humankind recognizes the importance of other life on the planet still awaits fulfillment – and indeed becomes increasingly more critical with each passing year.

Giving appropriate value to wild areas including forests is desperately needed. Why? An important reason for assigning monetary value to forest services is to avoid misallocation and loss of precious resources. We at RCC sincerely believe that if decision makers would carefully consider the consequences to present and future generations of losing the Milestone tract they would have no choice but to recommend conserving these thriving trees on site. Such an action would represent the consensus of communities surrounding the area, and reflect the efforts by U.S. representatives who work to stop the clearing of forests around the world. Further, it would be consistent with the findings of the 2005 *Millennium Ecosystem Assessment*.

The 2005 *Millennium Ecosystem Assessment* stressed the benefits of nature for human societies worldwide and warned that we are in the process of reducing these services through lack of awareness of their value.

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Residents of the Sunrise nursing home also could benefit from access to a natural area whether by walking on woodchip-covered trails or viewing the trees from their apartment window.

Preserving this 50-year old forest ecosystem could provide a source of income for the county in the form of future carbon credits if such a practice is adopted. Another benefit previously mentioned is the enhanced property values of residences near the forest conservation site. Again these services are provided free by the work of nature in this established ecosystem.

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Rachel Carson is unquestionably one of the most prominent historical figures who ever resided in Maryland.

She is considered to be among the great Americans of the 20<sup>th</sup> century and the fountainhead of modern environmentalism. Her message is still resonant and relevant.

From around the world she is recognized as a brave visionary and continues to be the subject of lectures, books, performance pieces and workshops.

She even had a special association with the White Oak library. In 1963 Mike Levin, a Hillandale resident in advocating for a library in White Oak thought it would help to have an honorary committee in support of the project. He asked Blair Lee, Rachel Carson and Margaret Chase Smith to be on such a committee. Blair Lee and Rachel Carson accepted immediately. White Oak was successful getting its own library – the one still serving the citizens of White Oak and surrounding communities.

Rachel Carson's home in Quaint Acres where she wrote her remarkable book, *Silent Spring* is a National Historic Landmark site. As such it reflects the importance of Carson and her work. It is also designated a Historic Site under the Montgomery County Master Plan for Historic Preservation. Incidentally, Rachel Carson kept half of her 1 acre property wild for the birds and frogs – and it remains so today.

Environmental issues are receiving more attention worldwide. It is important for young Marylanders especially to be informed about the time in our history when Rachel Carson's work *Silent Spring* placed America in the forefront of the environmental movement. As stated in the Medal of Freedom Citation (presented posthumously to her by President Carter in 1980):

**“Never silent herself in the face of destructive trends, Rachel Carson fed a spring of awareness across America and beyond.”**

We are approaching the spring season when there is a heightened awareness of all living things. We anticipate the first snowdrops emerging through the snow-patched ground the singing of wrens and the frog chorus that Rachel loved. Let's assure that the special value of the Milestone Tract/Rachel Carson's Woods in providing cultural, supporting, regulating and provisioning services will lead to its preservation for children and adults now and in future.

**MCP-CTRACK**

**From:** Cecelia Karpoff [kckarp@verizon.net]  
**Sent:** Tuesday, March 02, 2010 10:33 AM  
**To:** MCP-Chair  
**Subject:** White oak Police station project

**RECEIVED**  
0179  
MAR 02 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

I have signed up to speak as a resident, but received back a message that the registration attempt "failed to connect to the server" so the registration may be incomplete.

I am Peter Karpoff, 204 Quaint Acres Dr, Silver Spring. Tel: 301 622-0231.

Speaking for myself and for my neighbors, I would like to note that the heritage of Rachel Carson is very strong in this neighborhood of about 150 homes, and we protect that heritage by asking that all projects locally, especially county projects, fully respect the environmental protections enacted by this county.

Specifically, the forest preservation provisions should be respected to the fullest extent in the Police Station project. The offer of significantly compromised forest buffers do not serve the intended purpose because small and narrow forest patches suffer severe die back at their edges. Narrow forests are little more than edges. The 200-foot buffer is about the minimum that will give long-term viability to this forest patch and we in Quaint Acres and the larger White Oak area ask that the Board insist on preserving the integrity of the forest buffer under existing county guidelines. We ask this out of a sense of solidarity with the heritage of Rachel Carson who did her path-breaking work in our very own neighborhood.

**MCP-CTRACK**

---

**From:** DeMeritte, Grant F [demeritt@hhmi.org]  
**Sent:** Friday, February 26, 2010 1:50 PM  
**To:** MCP-Chair  
**Cc:** 'Wides, Barry'  
**Subject:** Police Station Proposal

RECEIVED  
0171  
FEB 26 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Chairman,

I am a resident of the Sherbrooke neighborhood where my family and I have lived for the past almost nine years. We support the inclusion of the District 3 Police Station that is being considered but we have some concerns about the forest conservation plan. The forest conservation plan needs to include the following: any development at this site should **require** that the County's forest conservation law be followed and that **100% of the forest conservation mandated under the law be done on-site** (about 4 acres) and **200 feet of the existing forest should be maintained between adjacent homes and any new development on the site.**

The other thing that needs to be remembered is the effect that this project could have on the residents of Sunrise Assisted Living. My mother was a resident there for a time and she loved being able to look out of the window at the forest.

In closing, please consider our concerns as you review the police station proposal. Thank you.

Grant F. DeMeritte, CPA  
4000 Jones Bridge Road  
Chevy Chase, MD 20815  
Phone:(301)215-8542  
Fax: (301)215-8909

PS: I also served on the Board of Directors of Sherbrooke HOA for five years from 2002-2007.

**Coleman, Joyce**

**From:** BernieAbes@aol.com  
**Sent:** Thursday, March 04, 2010 4:24 PM  
**To:** MCP-Chair  
**Subject:** Proposed 3rd District police station

**RECEIVED**  
 0203  
 MAR 04 2010

I am writing to oppose putting the 3<sup>rd</sup> District police station near the intersection of New Hampshire Ave. and Columbia Pike. I live a few hundred yards from the proposed police station and oppose it for the following reasons:

**The police will not be able to easily go in the directions that they need to go.**

At a recent meeting of the North White Oak Civic Association (NWOCA) Lt. D'Ovidio, Deputy Commander, told me that most of the time the police would be exiting the station they would be going north or south on Columbia Pike or south on New Hampshire Ave. They would **not** often be going north on New Hampshire, yet that is the only direction in which they can easily go. It will be very difficult for the police to leave the property and go onto either southbound New Hampshire, or onto Columbia Pike in either direction. The only intersections available upon leaving the proposed station are Heartfield at New Hampshire, Milestone at New Hampshire, and Milestone at Stewart Lane/Columbia Pike. At the first two mentioned intersections vehicles can only go north on New Hampshire. At the third, they would encounter traffic on Milestone coming from the other direction and a light at Columbia Pike that favors Columbia Pike traffic.

The intersection of Heartfield and New Hampshire currently has a blinking traffic light that is only activated by pedestrians. Traffic from Heartfield onto New Hampshire may only turn right, that is, north, where, as noted above, the police would rarely go. Two alternatives to the current situation that would allow the police to head south on New Hampshire and from there in either direction on Columbia Pike are, first, to make the traffic light fully functional and second, to have the police use their lights and sirens to turn left.

The first alternative, creating a fully functional traffic light is unacceptable because, obviously, if current traffic studies showed that a fully functional light were warranted the light would be fully functional now. The police say they will only add 18 vehicles in any direction in the morning rush and 23 in the evening. These numbers would not appear to be great enough to warrant converting the light to fully functional. I strongly oppose making this light fully functional. If it were made fully functional during the course of an average day hundreds, if not thousands, of cars would be repeatedly stopped for red lights on New Hampshire Ave. when there would be no traffic exiting from Heartfield or Quaint Acres Drives.

The second alternative would require using sirens at an intersection bounded on the north by a library and on the south by the Sunrise Assisted Living Facility. The residents of an assisted living facility should not have to listen to sirens. The police have stated that they will not use sirens on station property, but they would be off the station property at the intersection. The only way they could safely and **legally** turn left onto New Hampshire from Heartfield today would be to use sirens.

Now let us look at Milestone Drive. Turning right onto Milestone from the proposed station takes you to the intersection of Milestone Drive, New Hampshire Ave. and the exit ramp from Columbia Pike onto New Hampshire Ave. Only right turns can be made from Milestone onto New Hampshire because there is a median strip preventing left turns. Lt. D'Ovidio suggested to me that the median strip would somehow be changed to allow only the police to make left turns from Milestone onto New Hampshire. Since this would require crossing the ramp from Columbia Pike to New Hampshire, it would be very dangerous. Drivers merging onto New Hampshire from Columbia Pike would be looking to their left. They would not expect cross traffic at a

merge. To allow police to make left turns here would be to invite a T-bone collision at some time in the future. I would hope that this would not even be considered.

Traffic leaving the proposed station could turn left onto Milestone, which goes to the intersection of Milestone, Stewart Lane, and Columbia Pike. Stewart Lane is very short, perhaps 30 or so feet, and is frequently filled with cars. Traffic from the neighborhood comes from the other direction on Stewart in order to get to Columbia Pike. Would the police be willing to wait with the rest of the traffic to get to Columbia Pike? Could they, if circumstances required that they leave in a hurry? Once again, sirens could be required to get out. At this intersection there is a very large day care center. Just as senior citizens in an assisted living facility should not have to listen to and be awakened by sirens, neither should children in day care. Both of these populations tend to sleep at times when many of the rest of us would not. They should be allowed that sleep.

Finally, there would be many hours of the day when the police, like the rest of us, would have difficulty getting to downtown Silver Spring. I've been using the Silver Spring and Forest Glen Metro stations since they were first operational. I am a DC tour guide so I go to work at any time from 6:00 a.m. to 6:00 p.m. I know the traffic from White Oak to Silver Spring. During morning rush hour, which can start around 6:00 am, if there is any precipitation at all it can take 20 to 30 minutes to get to Silver Spring. During evening rush hour one can get to Sligo Creek Parkway reasonably quickly, but southbound Colesville narrows to two lanes at that spot and then crawls to Georgia. I've been on Columbia Pike/Colesville Road at many rush hours, morning and evening, when emergency vehicles have tried to get through. Even with lights and sirens it is very slow.

**The proposed building is poorly designed and located at the wrong spot on the site.**

In the 3<sup>rd</sup> District, very little of the crime requires the police to go north on New Hampshire, yet for reasons that are inexplicable to me, that is where the station is being proposed. Wouldn't it make much more sense to place the police station where more of the crime is? In the March 3, 2010, *Gazette* the 3<sup>rd</sup> District crime report shows no incidents which would have required police from the proposed station to go north on New Hampshire and into the neighborhood near the proposed station. Most weeks this is the case. If little of the 3<sup>rd</sup> District crime takes place here, why put a station here?

As currently designed, the station would be an eyesore, and as others will point out, is inappropriately placed on the site. The police want the station to be at the highest point on the site. If it is placed there, traffic on Columbia Pike passing over New Hampshire Ave. will have it in full view. The proposed design has all the charm of a prison camp, even including faux guard towers and 8 foot high fences on all sides. I was going to suggest that the plan looks like the Allenwood Federal Penitentiary, but I looked at a picture of Allenwood, it looks much less threatening than the proposed station. There are plenty of trees in the area that could hide it. If the Planning Board approves using this site for a police station, please ensure that it is hidden by the trees. Also, although I have not seen anything referring to this, but since security seems to be an issue, I fear that it will be brightly lighted at night. Please examine that before making any decision.

**The County has not defined the housing to be proposed, nor explained why so many parking spaces will be required.**

It is disingenuous of the County not to include its proposed housing plans at this time. What has been presented at NWOCA meetings has included some sort of affordable housing. I assume that is a euphemism, but I'm not sure for what. The FARMS rates at the local schools are probably as high as there is in the county. High FARMS rate demonstrate that there is plenty of affordable housing in the area. You can't have high FARMS rates in areas without affordable housing. While more affordable housing is unquestionably needed in the County, this area clearly does not need any more.

The plan calls for 192 parking spaces, 57 for the public and 135 for the police. I have seen nothing presented at NWOCA meetings or in the plans on the Planning Board website that give any indication of why so many spaces will be required. Is this to be an impound lot? If during the busiest time there are only supposed to be 20 or so police cars coming and going, when will 135 police spots be required? The amount of traffic that has been discussed seems to be drastically at odds with a requirement for 192 parking spaces. I am reasonably familiar with the Silver Spring, Wheaton, and Bethesda stations and I don't believe that they have anything like that number of spaces, especially secure spaces, although Bethesda has a County parking garage across the street. Reducing the number of spaces would reduce the footprint of the station.

**In conclusion.**

The police will not easily be able to get from the proposed station to the places at which crime actually occurs. They won't be able to exit the station in the right directions nor will they be able to avoid the traffic on southbound Columbia Pike. The proposed design will give us a facility that looks like a prison camp and that will be misplaced on the 12 acre site. The County has not been forthcoming about its housing plans nor why 192 parking spaces are required. It does not make sense to place a new police station in the least crime prone section of the District, rather than in one of the more crime prone sections.

I ask that the Planning Board totally reject the proposed station.

Bernard Abeshouse  
1301 Sarah Drive  
Silver Spring, MD 20904  
301-622-5119



## MCP-CTRACK

RECEIVED  
0200  
MAR 04 2010

From: MarySilva [maryhsilva@verizon.net]  
Sent: Wednesday, March 03, 2010 3:49 PM  
To: MCP-Chair  
Subject: Hearing on March 4th re: Proposed Third District Police Station

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

As someone who lives within two miles of the proposed third district police station, I understand the county's need for a new police station in our general area, and I support that. The devil is in the details, as always. The current proposal offers scant buffering between the existing residential neighborhood and the police station. The introduction of a police station into a neighborhood deserves particular attention to appropriate buffer areas and landscaping. "Good fences make good neighbors" is an old expression, but continues to ring true. A two hundred foot buffer area, preserving existing forestation, would be a "good fence".

The current proposal also indicates that compensatory forest conservation would be done off site. This makes no sense. The forest conservation should be 100% on location, again to provide a "green" environment for the police department and our greater community. Our area is becoming increasingly densely developed and densely populated. It is important that existing "green" areas be preserved to the maximum extent possible.

There is a wonderful example of a property north on New Hampshire Avenue where a large forested property was totally cleared to make way for a church - and the subsequent required landscaping consists of a few saplings whose trunks have the diameter of an inch. Let existing green areas remain. They provide a habitat for many different plants and animals.

Our area is the home to Rachel Carson. What better way could the county highlight the ongoing significance of her life and work than to preserve the forested area near the police department and allow it to be a site for nature education. That would demonstrate the county's ability - and willingness- to integrate its developmental efforts.

I appreciate the opportunity to provide these comments.

Mary Silva  
404 Willington Drive  
Silver Spring MD 20904

**Milestone Property  
Testimony to the Montgomery County Planning Board  
March 4, 2010**

Dr. Jane N. Huff, 5001 White Flint Drive, Kensington, MD 20895

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MAR 08 2010

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Chairman Hanson, Members of the Planning Board, I am Dr. Jane Netting Huff testifying as a concerned individual on behalf of the non-human residents of the forested ecosystem which currently exists on this property.

I am a professional Behavioral Ecologist, an Adjunct Professor in the Department of Natural Resources at Virginia Polytechnic University and an Instructor in the Graduate School of the US Department of Agriculture with over 40 years of experience in teaching biology, ecology and zoology at universities in this country and abroad.

On February 14, this year I visited the Milestone property at the request of Barry Wides, President of the North White Oak Citizens Association. Unfortunately, due to recent significant snow accumulation I was unable to directly enter the forest but I could observe from the edge. I observed an early successional forest, containing several large, mature tulip trees, *Liriodendron tulipifera*, red maples, *Acer rubrum*, a few large black cherries, *Prunus serotina*, black locust, *Robinia pseudoacacia*, Virginia pine, *Pinus virginiana*, Eastern red cedar, *Juniperus virginiana* and dogwood, *Cornus florida*. From what I could see this small forest appeared to have good structural diversity. Had I been able to enter the forest I would also have expected to find several species of native oaks, box elders, hickories, sassafras, black walnut, American holly and smaller trees such as persimmons. These are indeed noted in the Milestone Natural Resource Inventory.

Fifty to sixty years ago this property was open farmland. In the subsequent years it has undergone natural forest regeneration on its way to becoming a typical Eastern deciduous forest of predominantly oak and hickory species. For that mature forest we will have to wait another 100 years or so. However, this small plot will only have a chance of continuing towards that ecosystem if it is left in the largest contiguous form possible.

I wish to make several important points:

1. **Forest size:** The portion of the property in question for the placement of the police station is adjacent to small, 3-4 acre site already existing as a forest preservation area. Currently this small forest is contiguous with the rest of the forested plot. In order for this forest to continue to function as a viable ecosystem it needs to be maintained in as large a continuous plot as possible. Preserving trees around the periphery of the developed section will not preserve the forest but only keep specimen trees. It is well known tenet in modern ecology that the largest areas preserved in as natural a state as possible function best in terms of viable ecological communities. While trees may be planted at other sites off this property to adhere to the ideas of maintaining county trees this will not maintain the required integrity of the forest itself. Reforesting another site elsewhere to replace trees removed for construction does not a new ecosystem create.

2. **Habitat size:** The ecological community in this forest includes other organisms as well as plants. Salamanders and box turtles, among others, rely on expanses of undisturbed forest. Box turtles may spend nearly all of their 80+ year lifespan in a forest of a few acres. They are site specific and if moved will attempt to return to their homes. Replanting trees at other sites will not help those creatures which cannot be moved and suffer population declines when forests are fragmented.
3. **Woodland birds,** also require large areas to maintain their community lifestyles. Predatory birds such as hawks and owls will not inhabit forest fragments which are too small for their nesting and without their presence the populations of squirrels increase to unsustainable levels. Squirrels, which are songbird egg predators, and cowbirds, which are nest parasites, diminish nesting success by native songbirds. Cowbirds are prairie birds and will infiltrate only about 100 feet into a wooded area to find nests of other birds in which to lay their eggs. In this region this means that wooded plots that are smaller than 200 ft across cannot support a viable population of open nesting birds such as robins and other thrushes.
4. **Forest health:** The Milestone Natural Resource Inventory report stated that most of this forest is in poor health as observed by downed trees and dead standing trees. In the natural course of forest succession early successional, sun-loving species such as the black locust, Eastern red cedar, and Virginia pine become shaded out and die as they are topped by shade-loving species such as oaks and tulips. This is the stage that this woods, at 50-60 years of age, is currently in. Dead pines, cedars and fallen locust trees do not indicate an unhealthy forest but one that is continuing to move through natural successional stages.
5. **Invasive species:** At the time of my visit, non-native invasive species, predominantly vines, such as Asiatic bittersweet, *Celastrus orbiculatus*, English ivy, *Hedera helix*, Japanese honeysuckle, *Lonicera japonica* and porcelainberry, *Ampelopsis brevipedunculata*, were noted as well as multiflora rose, *Rosa multiflora*, wineberry, *Rubus phoenicolasius*, and bush honeysuckles, *Lonicera* sps. These species are a problem in all small wooded areas and parks in our region, particularly the smaller ones, because they thrive in the open light of disturbed woods edges. Unseen due to the time of the year and the snow cover other invasive plants such as Japanese stilt grass, *Microstegium vimineum*, mile-a-minute vine, *Polygonum perfoliatum* and garlic mustard, *Alliaria petiolata*, are, no doubt, also present. Heavy infestations of the vines can cause serious harm to native trees by over-covering them and weighing them down while the herbaceous plants cover and choke out native wild flowers. These plants have been introduced by human actions and they have to be controlled by human intervention. Fortunately Montgomery County has an effective citizen action program, the Weed Warriors, where concerned citizens undertake to control these plants in our parks and forests. Control of these non-native invasives requires ongoing vigilance but the local citizen association could certainly learn the process. Non-native trees mentioned in the Milestone Natural Resource Inventory

report, such as tree of heaven, *Ailanthus altissima*, mimosa, *Albizia julibrissin*, Norway maple, *Acer platanoides* and princess tree, *Paulownia tomentosa* can be removed with targeted cutting. Several native vines were also mentioned in this report as invasive but I do not consider native grapes, *Vitis* sps. Virginia creeper, *Parthenocissus quinquefolia*, greenbriar, *Smilax* sps., trumpet vine, *Campsis radicans*, blackberry, *Rhubus allegheniensis*, and poison ivy *Rhus radicans* as invasives since they are part of the native ecosystem in this region.

6. **Wildlife Habitat:** This little forest provides otherwise scarce wildlife habitat for resident and migratory birds, including warblers, thrushes, and probably also Red-tailed, Cooper's, and Sharp-shinned Hawks, the occasional Barred Owl, foxes, rabbits, flying and grey squirrels, white-tailed deer, box turtles, butterflies and other species. These residents in the White Oak community and the plants on which they depend provide interesting outdoor attractions for urban/suburban children who are increasingly likely to suffer from what environmentalist Richard Louv has called "Nature Deficit Disorder."
7. **Rachel Carson Park:** Considering its location near to Rachel Carson's house this forest would make a very appropriate site for a park devoted to the eminent conservationist. A simple nature trail would be a fitting memorial.
8. **Watershed protection:** Situated as it is at the top of a hill, maintaining the forest in the largest possible form would bring benefits in terms of storm water control in the Upper Paint Branch watershed, which is part of the larger Chesapeake Bay watershed. The forest provides ground cover, stabilizes the soil with the tree roots and maintains the water cycle and essential nutrient cycling in the ecosystem *in situ*, preventing rainwater run-off into the Paint Branch. The water contained by the intact forest will seep into the ground rather than surging into the stream carrying heat and toxins to harm the aquatic ecosystem.

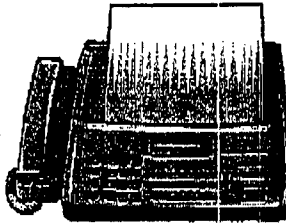
**In summary,** I believe that the forested area adjacent to the existing protected stand is reasonably healthy and exhibits appropriate diversity for its successional stage. Non-native invasives can be removed and controlled. The largest possible portion of this area, contiguous with the existing forest conservation area should be preserved to maintain the ecological health of the plant and animal communities. The existing area covered by a Type 1 Forest Conservation Easement should be extended further east and southeast as illustrated in the Board package (as recommended by the North White Oak Civic Association). A 200 foot buffer zone should be the minimum space allotted between the police station wall and the existing community. With the police station moved to the eastern portion of the site a more reasonable forested buffer can be maintained as a viable ecosystem with a native community of plants and animals in the section adjacent to the current forest conservation area. Such a forest would be a community asset providing open green space and a fitting memorial to Rachel Carson.

Respectively submitted,  
Jane Netting Huff, Ph.D.

2010-0189

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PARK AND PLANNING COMMISSION



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Date: 3/3/2010

To: Chairman Royce Hanson From: Waldemar Berenguer

Fax: (301) 495-1320

RE: I have already registered for Thursday, March  
4, 2010 Planning Board hearing. My confirmation number  
is 0000786. Please see my testimony attached.

cover 4 # of pages including

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## ATTACHMENT 20

My name is Waldemar Berenguer and I am the owner of the property at 11700 Sherbrooke Woods Lane in Silver Spring, MD. My home is immediately adjacent to the proposed station on the north end of the parking lot.

We moved to the U.S.A. in 1989. After working hard for over 11 years, in 2001 my family and I decided to buy our dream home. We wanted a new and big home, located in a privileged community. We did our home-work; we did our research about Montgomery County, visiting plenty of sites in the County. We were looking for safety, silence, a good commute, and a great community with very good schools for our children. As a result we decided to buy in Sherbrooke.

The next step was looked for a good builder. After a satisfactory solution, we continued with the investigation for a nice neighborhood. We asked the neighbors and went to the Police Station on Sligo Ave., University Blvd, and Piney Branch asking about the neighborhood and the crime in the zone. Finally, we visited the Park and Planning Commission for the first time to know what should be built in the adjacent empty land near my future property. They told us that the area belongs to a private owner but they only can build single houses or town houses of similar value there. They shouldn't build any commercial building. With those expectations we decided to order the building of our home.

We are people that work hard every day. We work and study full-time at the same time in both Puerto Rico and here in the USA. We need to save dollar by dollar to save enough to buy this property. We are salaried employees. In this property we invested all of our savings.

Few years after we bought our house, in one community meeting, we learned about different projects that were considered for the land. It started with single-family homes and townhouses, then just townhouses and finally, the County bought the land and a police station was discussed. I know that the police station was a suggested area adjacent to the MVA on Industrial Park Street. That property is outside of the residential homes in the area, it is minutes away from here and already has public properties there. I don't have all the judgment elements but to the best of my knowledge Industrial Park Street should be a better option.

However, if this is your decision, I want to suggest the following:

- a) Move the police station security fence 200 feet from the closest existing homes to bring more privacy and minimize the impact.
- b) Create a tree buffer before the security fence and then put the security fence.

**ATTACHMENT 20**

- c) Require the County to do 100% forest conservation on Milestone site.

My reasons for these suggestions are as follows:

- a) The boundaries between the security fence and our homes are too close. We are concerned that it will negatively impact the property value.
- b) Our community is very quiet and silent. The police station works twenty four hours daily. (24/7)
- c) Our home is a bit downhill from the proposed station so there could be issues relating to storm water runoff onto my property which is lessened if there is a greater distance from my property to the perimeter fence and if there is a robust forest between.
- d) The forest in this area is very dense at approximately 200 trees per acre according to the Natural Resources Inventory with a rich variety of trees as is delineated in the NRI. My back yard is adjacent to the forest conservation area behind the Sunrise Living Facility which is the home to a variety of animal species (deer, foxes, rabbits, and others). Much of that will be lost if the county's plan is adopted.
- e) Our experience is that saving only 50 feet of trees will result in loss of some trees in the area after construction. Also, 50 feet is not a sufficient sound buffer nor does it provide an adequate transition to different uses of property.

**ATTACHMENT 20**

I hope you will understand the position that I find myself in, and be able to see my point of view. Imagine one day finding out that there will be a police station being constructed right next to the home that you spent your whole life saving for? I appreciate the opportunity you have given me to voice my concerns and my fears about the proposed construction.



**MCP-CTRACK**

**From:** Lanigan, Puller C [laniganp@hhmi.org]  
**Sent:** Tuesday, March 02, 2010 7:29 AM  
**To:** MCP-Chair  
**Subject:** Third District Police Station and additional housing

**Importance:** High

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 MAR 02 2010

OFFICE OF THE CHAIRMAN  
 THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

Dear Committee Members,

As I am unable to attend this meeting due to a business meeting of my own, these are my comments.

I was upset to learn of Montgomery County's plans to raze 12 acres of woodland and buffer from Rt. 29 to build Silver Springs's 3<sup>rd</sup> District Police Station as well as more 'affordable' housing. Granted, the 3<sup>rd</sup> District Police Station will have less environmental impact on me as a resident of Quaint Acres, but I cannot imagine the noise this will generate for those parties living a mere 8' away from the station. When I learned of the 'affordable housing' also planned to squeeze into this small parcel of land, I thought you had lost your minds. We were railroaded into accepting the Third District Station with the remarks that a) police response will be faster for you (we'd get the same response if they were located on Lockwood instead of their current office located in the Encore Apartment complex) and b) crime is more intensified along Lockwood Road. Well, BUILD THE DAMN STATION ON LOCKWOOD!!! As most of us who live in this particular area have noticed, there is basically nothing but 'For Lease' signs for many of the large office buildings along Rt. 29, which could easily be rented and modified for the police station. If you want specifics we will be happy to provide them. Mr. Levanthal rebutted many of these observations by stating, 'but the county doesn't own those buildings'. This is true. However, with all the cuts the county is doing, why are we building a third district police station AND low income housing much to the displeasure of the voters in this area?

There appears to be plenty of low income housing available at the following locations:

Lockwood Road  
 Fairland Road  
 Greencastle Road (another hot spot for crime)  
 Bel Pre Road  
 Connecticut and Bel Pre  
 Glenmont (where the Second District Police Station was closed )  
 Most of WHEATON (Viers Mill Village/Aspen Hill/Wheaton Triangle)

It seems to me that Montgomery County doesn't need more low income housing, but JOBS. I think I can safely say that most of the people who will fill the 8900 jobs opening with FDA's new expansion to New Hampshire Avenue already have homes and are NOT interested in moving closer to work.

Most of us moved to the White Oak area to enjoy peace and serenity after a day at work. Now we have nothing to look forward to but noise from sirens and vehicles, and more criminal elements cruising our neighborhoods while they wait to pick up their friends and family who have been arrested. There will be additional traffic in an area where we don't even have a functioning light to control current traffic, and with the additional traffic, probably more near fatalities (or fatalities) near the White Oak library.

I feel as if NO thought has been put into this and certainly OUR thoughts haven't been given any consideration. Moreover, what is this about moving all Forestry Conservation OFF SITE??? Are you kidding me? Again, most of us moved here because of the wooded lots. Do you not know that Rachel Carson lived in White Oak?

I am thoroughly disgusted with this idea and will be certain to vote my disgust in upcoming elections.

We don't need QUANTITY, we would like QUALITY of life where we live.

Sincerely,

Puller Lanigan  
313 Quaint Acres Drive