

Shady Grove Sector Plan

Worksession #7

Recently Received Letters

9d



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

RECEIVED
0917
JUN 24 2004

Douglas M. Duncan
County Executive

June 23, 2004

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

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20850

Dear Mr. Berlage:

In testimony on my behalf at the public hearing on the Shady Grove Public Hearing Draft Sector Plan, it was stated that "the Executive Branch goal for any potential relocation plan will have as its underlying premise the assumptions that any relocation will be revenue neutral for the County, and that the efficiency of County operations will not be degraded. We are willing to explore relocation plans within this context."

In furtherance of the potential relocation, we, along with Montgomery County Public Schools (MCPS) and the Planning Board staff, developed and circulated a Request for Expressions of Interest (REOI) for a "swap" of the County Services Park land and its development rights for land and facilities at another location. Five responses were received to this REOI. The Evaluation Committee found that none of these responses provided a solution that satisfied the criteria that had been set forth in the REOI and in the Executive Branch's position related to the relocation being revenue neutral and the efficiency of the operations not being degraded. Therefore, the Committee recommended that we not enter into binding RFP negotiations at this time with any of the entities that submitted responses. The Committee believes that absent the land use recommendations for the Shady Grove Sector Plan, it is not possible to complete the evaluation of the economics associated with the possible relocation.

Whereas this decision does not preclude further possible negotiations with these entities at a future date, based on some of the conditions placed by some respondents we are requesting confirmation of future interest in the property exchange with a deadline of June 30, 2004.

We request that the Sector Plan reflect the Executive Branch's conditions upon which the relocation could take place. Specific language should be added stating that any relocation must be revenue neutral for the County and must not degrade the efficiency of County operations. Further, the recently approved FY05-10 Capital Improvement Program (CIP) appropriated almost \$2 million for design of an expansion of the Equipment Management Operations



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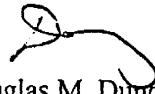
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Mr. Derick Berlage
June 23, 2004
Page 2

Center (EMOC) site over the next 18 months. The design and construction of this \$18 million expansion is being delayed until land use decisions are made in the Shady Grove Sector Plan. Timely land use decisions affecting this critical Department of Public Works and Transportation project are required given our plans to expand the RideOn bus fleet, existing limitations at EMOC, and expected growth in the Clarksburg area.

Thank you for your consideration of this request.

Sincerely,



Douglas M. Duncan
County Executive

DMD:jgs



DEPARTMENT OF RECREATION

Douglas M. Duncan
County Executive

Greg Bayor
Director

June 18, 2004

RECEIVED
0909
JUN 22 2004

Mr. Derick Berlage, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

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

Dear Mr. Berlage:

The Maryland-National Capital Park and Planning Commission (MNCPPC) staff have requested the Department of Recreation's review and comment on the proposed Shady Grove Sector Plan, as pertains to Recreation and Park services. We understand from discussions, that there will be extensive redevelopment in this area shifting use from commercial/institutional to residential, much of which is focused around the Metro facilities.

The concepts appear to provide a series of neighborhoods, which seem well connected for non-vehicular access and linear forms of recreation – walking, biking, etc. This system of interconnected mini-greenways and trails/pathways also serves as a primary access to a central core, envisioned to provide leisure and other public services.

The specific questions of the Planning staff have related to the requirements for active and indoor recreation opportunities. These could be addressed in two possible methods:

Currently, the County's *Recreation Facility Development Plan, 1997-2010* bases Community Recreation Centers on a minimum service population of approximately 30,000 people. If the Shady Grove Sector Plan area and its immediate surroundings, this may include appropriate portions of the Upper Rock Creek Sector, exceeded this population threshold, then the plan would be well advised to incorporate the discussion and consideration of a community recreation center to serve this expanded population. The current prototype for the community recreation centers includes a 33,000 net square foot multipurpose building with gymnasium, social hall, activity rooms, offices, etc. The site typically requires playing areas with multipurpose fields, diamonds, a large playcourt, playground, and parking for 150-190 cars. The prototype calls for a 10 acre +/- campus for these amenities. By adjusting this model, it might be possible to fit the program to the plans proposed central park area, with some modifications to the developments. Two of these County facilities in the general vicinity are Bauer Drive and Upper County Community Recreation Centers.



Office of the Director

4010 Randolph Road, Silver Spring, Maryland 20902-1099 • 240/777-6800, TTY 240/777-6891, FAX 240/777-6803

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Mr. Derick Berlage
June 18, 2004
Page 2

A second option may be worth consideration, especially if the population figures are not well in excess of the 30,000 figure. At a number of locations throughout the County, the Parks Department has developed and maintained "park buildings/centers". These are typically a single large multipurpose room with rest rooms, a kitchenette, and storage in one building. Expanding this concept slightly might have value for a smaller community. By constructing the building to house the equivalent of an elementary school gymnasium as the multipurpose room, and keeping all other components the same, the center would become much more serviceable for typical community activities. In addition, the Department of Recreation could utilize this facility to deliver summer playground/camp programs, after school activities, evening and weekend classes/sports programming to these neighborhoods.

This would not be the "full service" community recreation center described above, and would not carry all of the associated capital or operating costs. It would however, provide basic recreation and leisure programming and public access, two of the most important services.

We believe that these ideas provide options that can be considered for inclusion in the recommendations of the Shady Grove Sector Plan, and stand ready to work with both your Community and Park Planning staffs and the community to further develop these concepts. If we can provide additional information, or you have questions or comments, please contact me or Jeffrey A. Bourne, Division Chief at 240-777-6800.

Sincerely,



Greg Bayor
Director

GB:sah

cc: Jeffrey A. Bourne, Department of Recreation
Nkosi Yearwood, Community Based Planning, MNCPPC
Karen Kumm-Morris, Community Based Planning, MNCPPC
Lisa Rother, Planning and Implementation, County Executive's Office

DeSouza, Karina

From: Paul Lembesis [lembesis@emerson-associates.com]
Sent: Thursday, May 27, 2004 1:03 PM
To: MCP-Chairman
Cc: Meg O'Connell
Subject: Comment concerning Shady Grove area planning

RECEIVED
0788
MAY 27 2004

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

To the Planning Board:

Hello. Our names are Paul and Meghan Lembesis. We live at 409 Center Street in Washington Grove, and we have lived here for 16 years.

We are writing to protest in the strongest possible terms the idea of placing more than 3000 additional homes in the Shady Grove area. We were deeply distressed when we recently learned that this is being considered.

The traffic in this area is already nearly impossible at times, especially during rush hours. Even 3000 new units would make the quality of life much worse.

The plans we have seen -- even for 3000 units -- include woefully inadequate recreation space. What little recreation space is planned is land that is not suitable for recreation.

We like living here, but the impact of what is being planned -- even 3000 units -- will make life much less pleasant. Communities such as Washington Grove are often mentioned as showing the quality of life in the County, but it will take some effort on your part to protect this if this is to continue.

We also protest the entire planning process. Plans are mysteriously changed without much notice and without study of the traffic/recreation impact. Why have long-term planning efforts if these can be changed at the moment of actual development? Why should anyone bother to participate if the control lies elsewhere?

There is widespread concern and opposition in our community. The suspicion is that developers have undue influence on the politicians. To the extent you can, please inform the politicians that this is definitely a decision that will determine future votes. There is also talk here of a more organized effort to gather a large voting bloc. Basically, we cannot match the developers' contributions to the politicians, but if votes count for anything we believe that this should be considered. People are VERY concerned, and there is no real belief that this is a good faith process.

Please feel free to contact us if you need any information. The planning meeting is not nearby and we have small children, so we are unable to attend. This does not mean that we do not care or that we are not paying close attention.

If you cannot stop this, we ask that you at least take time for some study of the new proposals. As we say above, there is no planning process at all if plans can be changed by "others" at the last minute. Our community really cares about this. It is a very big deal for all of us.

With warm regards,

Paul and Meghan Lembesis

14

DeSouza, Karina

From: Chrissie Holtzer [chrissieholtzer@yahoo.com]
Sent: Thursday, May 27, 2004 8:52 PM
To: MCP-Chairman
Subject: Blueberry Hill Park Why Us?

RECEIVED
0791
MAY 28 2004

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

Dear Planning Board,

Why would you want to tear up one of the most beautiful sights in Montgomery County?

This park is very important to our community. It gives us a place to get rid of stress, to go have a picnic, it gives young mothers a gathering place and a chance to meet. It gives middle schoolers a safe place to get together. It gives all types of sports teams beautiful fields to play on ... I could go on. Is it worth the money to find an alternative second choice to the "proposed" school- you bet. The park is an important part of our lives. When our kids are grown they want to come back and bring their kids here.

Please fight to keep one of our county's gems - let Blueberry Hill Park alone.

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5/28/2004

15

DeSouza, Karina

From: Chrissie Holtzer [chrissieholtzer@yahoo.com]
Sent: Monday, June 07, 2004 11:30 PM
To: MCP-Chairman
Subject: Shady Grove growth

RECEIVED
0833
JUN 08 2004

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

Dear Mr. Berlage,

Please work on behalf of the people who live in the Derwood/Shady Grove area to keep our community "humane". Please fight for us against the people who want to squeeze in as many people as possible. Please allow us to live in wonderful part of Montgomery County, not a place where George Jetson lives. Also, fight to keep our beautiful Blueberry Hill Park, a park for the people and not a place thats convenient to dump a school on.

Why not a school near King Farm? Please support the citizens of Derwood and not the developers.
Chrissie Holtzer

Do you Yahoo!?
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6/8/2004

(16)

DeSouza, Karina

From: KSHemming@aol.com
Sent: Tuesday, June 08, 2004 4:45 PM
To: MCP-Chairman
Subject: OPPOSE Shady Grove Master Plan

RECEIVED
0837
JUN 09 2004

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

June 8, 2004

Derek Berlage, Chair
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Mr. Berlage:

I was extremely relieved to read in a recent issue of the Montgomery County Gazette that the Planning Board had delayed its vote on the Shady Grove Master Plan in order to reconsider the inclusion of nearly 8,000 housing units.

We strongly OPPOSE such high-density development in our neighborhood and urge you and your Board Members to consider future ramifications to the community if this current plan is allowed to move forward.

As lifelong Washington suburbia residents, my husband and I relocated to the Derwood area last fall after living in the Hyattsville, University Park neighborhood of Prince Georges County. Overdeveloped with clusters of high-density housing decades ago, the surrounding areas of the University of Maryland as well as many other areas of the county are now vastly overcrowded and offer very little in the way of quality of living.

While I realize some sort of development will take place, let's remember that a plan with an eye toward quality is much more responsible than one which focuses solely on quantity.

Sincerely,

Kathleen & Geoffrey Hemming
17441 Founders Mill Drive
Derwood MD 207855
301/330-1066
kshemming@aol.com

6/9/2004

16

Souza, Karina

From: Carole Fontenrose [cfontenrose@comcast.net]
Sent: Thursday, June 10, 2004 9:53 AM
To: MCP-Chairman
Subject: Shady Grove housing plan

RECEIVED
0847
JUN 10 2004

Dear Mr. Berlage:

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

We have lived in Derwood since 1987 and during that time have seen dramatic increases in population density, leading to schools overcrowding, traffic congestion, noise, and pollution. Metro can barely handle the crowds at Shady Grove.

This is not NIMBYism, but exasperation.

Developers are encouraged to add additional housing units without any regard to the existing population and infrastructure.

No high schools have been added - or appear to be planned. All the middle and high schools serving Derwood are at or over capacity, and large class sizes are projected for 2004-05. I presume the same goes for elementaries. In fact, when a developer is required to add a school, it is merely an elementary feeding into a cluster that is already crowded.

Please make sure the Planning Board keeps its original promises, and stop the irresponsible - and greedy - placing of high-density housing in an area that already has significant infrastructure problems.

Robert & Carole Fontenrose
17229 Founders Mill Drive, Derwood, MD, 20855
cfontenrose@hotmail.com

17

DeSouza, Karina

From: Ann Philips [aphilips@igc.org]
Sent: Friday, June 11, 2004 10:30 AM
To: MCP-Chairman
Subject: Shady Grove Master Plan

RECEIVED
0850
JUN 11 2004

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

Dear Mr. Berlage and Board,

We urge you to reduce the number of new units to under 4000 in the Master Plan and maintain space for parks and public facilities to maintain the residential character. Shady Grove Road is seriously clogged in this area already

I agree that housing should exist near metro stations, and hope that some incentives can be put in place to increase public transportation and reduce automobile ownership and traffic. Some innovative 21st century people-movers should be incorporated, like a moving stairway (such as the airport has) going above Shady Grove Road over to the grocery store and other services. This would reduce car use for many short trips.

Sincerely yours,
Ann Philips and Ken Shapiro
403 McCauley St.
Washington Grove, MD

6/11/2004

18

June 8, 2004

Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RECEIVED
0858
JUN 14 2004

Dear Chairman Berlage,

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

Before and during my tenure as President of the Greater Shady Grove Civic Alliance, I attended all the charette sessions, community discussions and MCPPC work sessions on the Shady Grove Sector Plan. The Alliance is grateful to have had the opportunity to participate in the formation of the plan in such a direct way through the charette process. We are also very appreciative of the efforts of Karen Kumm and the Park & Planning staff to be so responsive to the community's concerns.

There are a few concerns that I would like to bring to your attention that I feel were not satisfactorily addressed. The first is the plan for Casey 7, which is located directly across from the only major grocery store in Derwood and also serves as an entry into our community and will do so even more with the planned extension of Amity drive. Currently it is an undeveloped meadow. The draft plan recommendation is to use the property to relocate some of the industrial uses of the county's service park. At the first charette, Brad Botwin, President of the Derwood Station HOA, suggested Casey 7 for a much needed recreational use, especially ball fields. With the planned increase of over 5000 more units at the Metro Site, the need for ball fields, a community center, movie theatre and other recreational and community uses is even more important. Many of us in the Derwood community supported the decision to replace the industrial area near the Metro with mixed use residential. However, no one supports moving the industrial use across the street into another even more visible location in the Derwood community. It seems to add insult to injury to locate high density housing with the high traffic impact of industrial use in an area already overburdened with truck traffic and its accompanying noise and air pollution, particularly along Shady Grove Road. We urge you to reconsider this suggestion and use Casey 7 to enhance the existing and planned Derwood community.

Another concern is the language used in the section on amenities on pages 30 and 32 in the draft sector plan needs to be strengthened. The first sentence on page 30 should not allow developers to provide "one or more" of the suggested amenities, but should encourage them to provide "all or most" of the amenities, which will ensure that the planned development which is so dense, is done well. In that way the negatives that come with the doubling of Derwood will hopefully add some positives that help to offset the impact of the intense planned growth.

Finally, several members of the community have suggested concerns about safety and crime that can often accompany high density development. I would suggest the location of a Police Station or at least a Police Substation right at the Metro be included in the plan. A police presence and rapid response capability would be a great deterrent to crime.

Thank you for your attention to these concerns.

Sincerely,
Patricia Labuda

Patricia Labuda
Cc. Karen Kumm

LINOWES |
AND BLOCHER LLP
ATTORNEYS AT LAW

June 30, 2004

Robert H. Metz
301.961.5112
rmetz@linowes-law.com
Anne C. Martin
301.961.5127
amartin@linowes-law.com

Hand Delivered

Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Shady Grove Sector Plan- Thos. Somerville Co. Properties
Planning Board Worksession No. 7 – July 8, 2004

Dear Chairman Berlage and Members of the Planning Board:

On behalf of the Thos. Somerville Co., the primary owner of the property within ¼ mile of the Shady Grove Metro Station (besides WMATA), we respectfully submit additional comments regarding the issue of residential density in the Metro Neighborhoods for Worksession No. 7 of the Draft Shady Grove Sector Plan (the “Shady Grove Plan”). We appreciate the Staff’s reconsideration of the densities in the Metro Neighborhoods and support the Staff recommendations in Worksession No. 6 for an increase in density to 2 FAR (before MPDU bonus) and increased height potential for the Metro West and Metro South Neighborhoods; however we request a higher permitted dwelling unit ratio or range, at least a 75 units/acre ratio, to provide flexibility for the developer and marketplace and to support the desired infrastructure and amenities. Similarly, we request a higher dwelling unit ratio, at least a 60 units/acre ratio, for the Metro East Neighborhood property across the street from the Metro Station that is currently recommended for 35 units/acre (the PD-35 zone) in order to provide a density that can support this development opportunity proximate to transit.

Our requested residential densities of at least 75 units/acre for the Metro West and South properties that are recommended for 2 FAR and 60 units/acre for Metro East property that is recommended for PD-35 zone are still significantly less than the residential densities permitted in similar transit station areas and zones that require significant residential and public use amenities and that are adjacent to lower density neighborhoods. For example, the CBD-0.5 optional method density is 100 units/acre, the CBD-1 optional method density is 125 units/acre, and the TS-R zone density is 125 units/acre. The current Staff recommendation for 60 units/acre for Metro West and Metro South and the 35 units/acre for Metro East will simply not provide the necessary incentive for the required infrastructure and amenities, a variety of housing types or make development feasible as envisioned and desired in the vision of the Shady Grove Plan. We recognize the concern regarding school capacity; however, if the

Derick P. Berlage, Chairman
June 30, 2004
Page 2

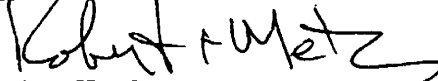
market demands the higher dwelling unit per acre ratio on these properties, then the units will generally be smaller and will not generate as many students as the larger units. Further, as you are aware, any residential project will be subject to Adequate Public Facilities Ordinance review at the time of subdivision to ensure school capacity at the time of development.

For the Metro East property owned by Thos Somerville Co., we urge you to review and consider the range of dwelling units ratios in the PD-60, PD-68 or PD-75 zones, which are in the urban high category and will provide a dwelling unit ratio consistent with the other properties within the same distance of Metro, but will still require more green area (30%) than proposed for the MXR zone in the other Metro Neighborhood areas. Developers indicate that the current proposal for the PD-35 zone does not provide sufficient density for this property to feasibly construct the development as envisioned; however, a density of at least 60 units/acre will provide the incentive for development to initiate the Sector Plan vision. We recognize the desire to maintain compatibility with the adjacent R-200 properties, and suggest that the Shady Grove Plan can recommend compatible massing and height of units on Chieftain Avenue with the adjacent R-200 zone and existing homes.

In conclusion, we request that the Planning Board increase the recommended dwelling unit ratio for the Metro West and Metro South properties at 2 FAR to at least a 75 units/acre and the subject Metro East property to at least a 60 units/acre (PD-60 zone) to provide the necessary incentives, infrastructure and amenities outlined in the Shady Grove Plan for these properties within ¼ mile of the Metro Station. Thank you for this opportunity to submit our comments on these important issues for the future of the Shady Grove community.

Sincerely,

LINOWES AND BLOCHER LLP


Robert H. Metz


Anne C. Martin

cc: Ms. Karen Kumm
Mr. Nikosi Yearwood
Mr. Michael J. McInerney
Ms. Trini M. Rodriguez

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.**

Lawrence A. Shulman
Donald R. Rogers
Karl L. Ecker†
David A. Pordy*
David D. Freishtat
Martin P. Schaffer
Christopher C. Roberts
Jeffrey A. Shane
Edward M. Hanson, Jr.
David M. Kochanski
James M. Kefauver
Robert B. Canter
Daniel S. Krakower
Kevin P. Kennedy
Alan B. Sternstein
Nancy P. Regelin

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James M. Hoffman
Michael V. Nakamura
Jay M. Eisenberg*
Douglas K. Hirsch
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Kim Viti Fiorentino
Sean P. Sherman*

Gregory D. Grant*
Rebecca Oshway
Ashley Joel Gardner
Michael J. Froehlich
William C. Davis, III
Patrick M. Martyn
Sandy David Baron
Christine M. Sorge
Michael L. Kabik
Jeffrey W. Rubin
Simon M. Nadler
Scott D. Museles
Karl W. Means
Debra S. Friedman*
Matthew M. Moore*
Daniel H. Handman

Eric J. von Vorys
Michelle R. Curtis*
Gary I. Horowitz
Mark S. Guberman
Cara A. Fryc*
Sarit Keinan
Heather L. Howard
Stephen A. Metz
Hong Suk "Paul" Chung
Lisa C. DeLessio*
Patrick J. Howley
Glenn W.D. Golding*
Carmen J. Morgan*
Kristin E. Draper*
Heather L. Spurrier*
Remy S. Esquenet

Of Counsel
Larry N. Gandal
Leonard R. Goldstein
Richard P. Meyer*
William Robert King
Larry A. Gordon*
David E. Weisman
Lawrence Eisenberg
Deborah L. Moran
Mimi L. Magyar

*Maryland and D.C.
except as noted:*
* Virginia also
• Maryland only
◦ D.C. only
† Recured

Writer's Direct Dial Number

301-230-6576
lgordon@srgpe.com

June 30, 2004

Hand-Delivered

Ms. Karen Kumm

Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Shady Grove Public Hearing Draft Sector Plan ("Plan"),
Planning Board Worksession No. 7 - July 8, 2004

Dear Ms. Kumm:

This letter is submitted on behalf of Eastern Diversified Properties, Inc. ("EDP") for inclusion in your Staff Report to the Planning Board for Worksession No. 7. This letter supplements previous letters and attachments thereto that EDP has submitted into the public record dated May 25, 2004; May 5, 2004; and December 8, 2003; as well as written and oral testimony presented December 4, 2003.

In this letter, EDP would like to focus on two issues specifically related to its new Nissan dealership situated between Paramount and Indianola Drives. As discussed below, these issues are: (i) the potential location of a maintenance shop and storage yard for the future Corridor Cities Transitway and (ii) the Staff proposal to extend a connecting road through the Nissan Property between Paramount and Indianola Drives.

I. Corridor Cities Transitway (CCT) Maintenance Shop and Storage Yard:

Throughout the Shady Grove Sector Plan process, it has been and still remains the Planning Board Staff's consistent position that the CCT yard and shop be placed outside of the Shady Grove Sector Plan area. Express statements to this effect are found in the following Staff Reports for the Plan:

1. May 21, 2004 Staff Report for Worksession No. 6 – page 35
2. April 30, 2004 Staff Report for Worksession No. 5 – pages 10 and 11

Ms. Karen Kumm
June 30, 2004
Page 2 of 2

3. March 20, 2004 Staff Report for Worksession No. 3 – pages 20 and 21
4. February 26, 2004 Staff Report for Worksession No. 2 – pages 13 and 14
5. December 2003 Public Hearing Draft Sector Plan – page 55
6. September 2003 Public Hearing Draft Sector Plan – page 55
7. June 2003 Staff Draft Sector Plan
8. November 6, 2002 Metro Station Area Charrette – Presentation No. 3

With regard to the possibility of the Nissan Property serving as a potential yard and shop location, the Staff cited the following concerns:

“At this site [Nissan] the yard and shop would lie just south of the Metro Neighborhoods but the development potential within the Metro Neighborhoods would be affected by the extension of the 50’ right-of-way south along the CSX tracks between the Metrorail station and Indianola Drive.” (April 30, 2004 Staff Report for Worksession No. 5 at page 11)

Moreover, at a June 25, 2004 meeting between representatives of EDP, DPWT, SHA and MTA, government staff indicated that, if possible, they would like to acquire 15 acres of land for the yard and shop site, in a location with the potential for additional future expansion. County and State Staff also stated that another major locational factor in selecting a yard and shop site is that of compatibility with surrounding land uses.

The Nissan Property (Parcel S, Derwood) consists of only 5.07± acres. The adjoining 355 Toyota Property to the west (which is located in and was approved by the City of Rockville) consists of only 5.6± acres. Collectively, these two properties fall some 4.3 acres short of DPWT/SHA/MTA’s desired site size, without considering the potential for future expansion. To achieve the full 15 acres, the yard would likely encroach upon the public park planned for the proposed stubbed-end of Paramount Drive situated immediately north of the Nissan Property. With regard to desired compatibility with surrounding uses, immediately southwest of the 355 Toyota Property is a developed midrise residential apartment complex within the King Farm planned community. Immediately west of the Nissan and 355 Toyota properties, the Shady Grove Plan proposes similar residential and mixed-use density under the RMX zone, as well as the aforementioned public park to the north.

In sum, the Nissan Property is not a suitable location for the CCT yard and shop. Moreover, collectively, the Nissan and Toyota dealerships will employ approximately 300 people who would become unemployed if these new dealerships were replaced with a future CCT facility. Indeed, given the zoning and land use recommendations of the Plan, EDP has

Ms. Karen Kumm
June 30, 2004
Page 3 of 3

advised that there would be no alternative sites to which these dealerships could be relocated within the manufacturer's permissible service areas should they be taken for the CCT facility.

Accordingly, EDP respectfully requests that the Plan make the following recommendations with respect to a future CCT yard and shop:

1. This Plan opposes location of a Corridor Cities Transitway maintenance shop and storage yard anywhere within or immediately adjacent to the Shady Grove Sector Plan.
2. If it is conclusively demonstrated that there is no other choice but to locate a shop and yard within or immediately adjacent to the Shady Grove Sector Plan, the only locations that may be considered are currently existing WMATA or County owned and/or operated land.

II. Staff Proposed Future Street Connection Through the Nissan Property Between Indianola and Paramount Drives:

As stated in EDP's May 25, 2004 letter to the Board, this potential road could not be located anywhere on the Nissan Property without severely impacting (and/or making nonconforming) existing buildings, internal vehicle circulation, customer and employee parking, inventory storage, landscaping, lighting and pedestrian ways. The proposed road would also pose significant security problems when the dealership is closed in the evenings. Although the Property is currently subdivided, platted, has site plan and permit approval, and is now fully developed, even minor future changes (such as adding a maintenance bay) could conceivably trigger governmental reviews that would give rise to consideration of the potential roadway.

Accordingly, EDP respectfully requests that the Plan be revised as follows:

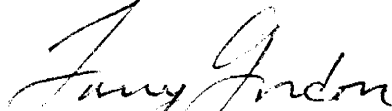
1. Delete the proposed roadway from the Plan.
2. If the roadway remains in the Plan, in addition to modified language contained at page 36 of the May 21, 2004 Staff Report for Worksession No. 6, state as follows:

Ms. Karen Kumm
June 30, 2004
Page 4 of 4

“Under no circumstances will consideration be given to the possibility of such a future right-of-way while the Nissan Property is being used for automobile-related purposes.”

Thank you for your consideration of these issues at your upcoming July 8, 2004 Worksession No. 7 and, if still unresolved, at your future July 29, 2004 Worksession No. 8. Representatives of EDP will be in attendance at both Worksessions should the Board have any questions or wish to discuss either of these matters.

Very truly yours,



Larry A. Gordon

Attorneys for Eastern Diversified Properties, Inc.

cc: Chairman Derick Berlage
Commissioner Allison Bryant
Commissioner Wendy Perdue
Commissioner John Robinson
Commissioner Meredith Wellington
Mr. John Carter
Mr. Dan Hardy
Mr. Nkosi Yearwood
Mr. Dan Noell
Mr. Hamid Fallahi
Lawrence A. Shulman, Esq.



PARK OVERLOOK

Derick Berlage, Chair
 Wendy Perdue, Vice-Chairman
 Commissioner Allison Bryant,
 Commissioner John Robinson,
 Commissioner Meredith Wellington
 Montgomery County Planning Board
 8787 Georgia Avenue
 Silver Spring, Maryland 20910

June 30, 2004

Dear Planning Board Members,

The Board of Directors of the Park Overlook Home Owners Association (HOA) are opposed to many aspects of the proposed Shady Grove Master Plan. We request more consideration to the density proposed for this area when this community already has a deficit of park space, overcrowded schools and heavy traffic. We request that the Planning Board consider the following items:

Housing and Density

- Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland and Crabbs Branch. We want to see a better mix of types of units with fewer apartments. A better balance of housing makes for a better community.
- 3800 plus MPDUs We request that you strive to commit to this number again.

Traffic

- No additional parking garages at the Metro. We oppose any additional parking spaces at the Metro. Reduce traffic congestion by adding Park and Ride facilities around the county and encourage bus ridership with covered shelters.
- Traffic Study. With such density a traffic study is requested. The usual community statistics don't apply to the Shady Grove Metro since there is increasing traffic to the Metro from increasing building in Gaithersburg, Laytonsville, Olney, Germantown. The ICC impact has not been evaluated. Since SGM is the last metro stop, our situation is different.

Public Facilities

- Parks Derwood already does not have adequate parks and the present parks are serving other towns such as Gaithersburg and Rockville. We, therefore, recommend that two parks be provided. Jeremiah Park is a must. A large Community Center is another must.
- Blueberry Hill. Designate Blueberry Hill Park as a permanent park, never to be used as a school. Provide the needed elementary school at Mill Creek/Casey. Reserve Jeremiah as the second choice area.
- Bike Path. Park Overlook and surrounding communities do not want the bike path from the Metro to Needwood. Eliminate this leg of the bike path, as there is already a parallel path a few hundred yards away.

Staging Commitment

- Park Overlook supports the idea of constant review of the plan. Staging should require creating a Transportation Management District before any development can be approved. Stop any development when needed to get traffic, parks, schools, etc. in place.

Thank you for your consideration to these items.

Respectfully,

Carol A. Duvall
 President, Park Overlook Home Owners Association

A COMMUNITY FOR LIVING

c/o Vanguard Management Associates, Inc. • P.O. Box 39 • Germantown, Maryland 20875-0039
 (301)540-8600 • Fax (301)540-3752

Derick Berlage, Chair
 Wendy Perdue, Vice-Chairman
 Commissioner Allison Bryant,
 Commissioner John Robinson,
 Commissioner Meredith Wellington
 Montgomery County Planning Board
 8787 Georgia Ave.
 Silver Spring, MD 20910-3760

June 30, 2004

Dear Planning Board Members,

As a resident of Derwood and a board member of the Park Overlook HOA I am writing to request consideration of the following items for the Shady Grove Sector Plan:

Housing and Density

- Original proposed density. Though the community felt that 3800 units were too much density, it was accepted. Please strive to commit to this original number plus the required MPDUs.
- Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland and Crabbs Branch.
- Better balance of housing. A plan with too many apartments does not produce a healthy balanced community. Reduce the number of apartments and replace with townhouses. Replace proposed apartments at Jeremiah with townhouses.
- The Grove. The proposed 300 units is too much density for that corner. The site has excessive noise pollution for residential use of that extent.
- Staging Commitment. Staging is a must for this project. Tie development to transportation improvements, parks and other public facilities. Staging should require creating a Transportation Management District before any development can be approved. Stop any development to get traffic, parks, schools, etc. in place.

Public Facilities

- Parks. Derwood already does not have adequate parks and the present parks are serving other towns such as Gaithersburg and Rockville. Two parks are now required to adequately serve the community. Parks must be in place early in the development rather than later. Using Casey 6 as a park is questionable and would need much engineering and noise barriers for it to work. This area could be used for a library, aquatic facility and community center. Preservation of natural, green spaces is a priority.

Jeremiah Park is a key component to the success of the community and absolutely must be provided. The plan should not proceed until movement of county facilities is insured and Jeremiah Park is assured.

- Schools. Provide needed elementary school at Mill Creek/Casey. Reserve Jeremiah as the second choice area. Designate Blueberry Hill Park as a permanent park. Ensure that adjacent plans allow space for needed middle and high schools.
- Community Center. A 5000 sq. foot community center is woefully inadequate for an urban environment. A much larger center is needed for a healthy community that is completely urban and crowded by design. Community centers, parks and mini parks are a necessity, not a luxury. All need to be in place before the 15,000+ new residents move in.
- Ensure more amenities. Change and strengthen wording for requirements for public amenities. Currently (page 30 Dec 2003) reads: "Developers should provide one or more of the following public amenities." Ten amenities are listed. A developer could only choose one and be within

required limits. Wording should be changed to insure all suggested amenities are included in the community, though spread out among developers.

All of the 10 "amenities" on page 32 should be requirements

- Place overhead utilities underground This is presently an "amenity" but should be standard in the entire community.
- Urban Services District Luxury high-rise buildings support better streetscapes. The entire community will need a higher level of maintenance of the street, trees, trash etc. than is needed in other residential areas. General taxes are unable to provide this.

Traffic

- Park and Ride across the area. The board should send a message to the council that the entire county needs Park and Rides. Presently there is no bus service at all in Olney. Everyone using the metro must drive to it. Park and Ride would help traffic congestion. To balance the ever-increasing use of Metro from outside Derwood, many new Park and Ride stations are needed. Encourage bus ridership with bus shelters.
- No additional parking garages at the Metro. There must not be any additional parking garages at the Metro. Create more use of busses with shelters and provide Park and Rides across the county.
- Traffic Study. With such density a traffic study is requested. The usual community statistics don't apply to the Shady Grove Metro since there is increasing traffic to the Metro from increasing building in Gaithersburg, Laytonsville, Olney, Clarksburg, and Germantown. The ICC impact has not been evaluated. Since SGM is the last metro stop, our situation is different. Shady Grove is:
 - the end of the line, with 80% of its traffic from outside of the area.
 - the site of a major solid waste transfer station and other heavy industrial uses.
 - the site where the ICC will terminate as it joins 270, which will in itself be a huge cause of local traffic congestion.
 - the site of the County Service Park.
 - the site of two emission inspection stations.

Public Safety

- Park Overlook Safety Park Overlook and surrounding communities do not want the bike path from the Metro to Needwood. Eliminate this leg of the bike path, as there is already a parallel path a few hundred yards away on Redland.
- Police substation Place a police substation at the Metro. Having it in full view at the Metro station will give the community more safety that an upscale community with this density deserves.

Focus on the look of the community.

- Graphics. The plan needs to have drawings for guidance to give developers some idea of what is envisioned. Include in the plan drawings for each area as a guide. It is an 'industry standard' to have drawings and lack of graphics is uncommon. Correct wording in the plan would ensure that graphics are an impression of how the community should look and not intended to be enforced. The community wants every safeguard in place to encourage a beautiful design.

Thank you for your consideration of this information for your final planning session. Please give us a Master Plan that will continue to keep Montgomery County the beautiful and desirable place to live and a design that other parts of the country will want to use as an example of beautiful and successful planning.

Very truly,

Diana S. Heller
7730 Keyport Terrace
Derwood, MD 20855

June 23, 2004

idk
Derek Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Planning Board Members,

I am writing to ask the Planning Board to include provision for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, overcrowded schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

Please ensure the following elements of the plan:

- NO additional parking garages at the Metro. Reduce traffic congestion by making better use of busses and Park and Ride facilities.
- Parks Parks must be in place early in the development rather than later. Parks are needed in walking distance for residents of new development near Metro, and at the end of Amity Drive. Designate Blueberry Hill Park as a permanent park, never to be used as a school.
- Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland and Crabbs Branch.
- Staging Commitment. Staging should require creation of a Transportation Management District before any development can be approved. Keep density within school capacity.
- Require amenities. Change and strengthen wording for requirements for public amenities. Currently (page 30 Dec 2003) reads: "Developers should provide one or more of the following public amenities." Ten amenities are listed. A developer could only choose one and be within required limits. It should require all amenities to be included in the community.
- The Plan needs a Community Center.

Our community wants development that works, not the slum of the future.

Yours truly,

David Stopak

June 23, 2004

Derek Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Planning Board Members,

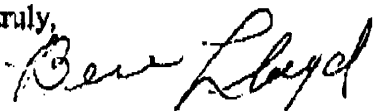
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Yours truly,



June 23, 2004

~~Derrick~~
Derrick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

7 Munsterman Ct
Rockville MD 20863
23 June 2004

Dear Planning Board Members,

I am writing to ask the Planning Board to include provision for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, overcrowded schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

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Our community wants development that works, not the slum of the future.

Yours truly,

Arnold B. Gordon
President, Washburn Meadows Civic Assn

June 23, 2004

DK
Derek Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Planning Board Members,

I am writing to ask the Planning Board to include provision for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, overcrowded schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

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- The Plan needs a Community Center.

Our community wants development that works, not the slum of the future.

Yours truly,

Kay Guinane
2915 Bonding Bend Ct
Derwood, MD 20855

DeSouza, Karina

From: stopwink [stopwink@starpower.net]
 Sent: Thursday, July 01, 2004 11:30 PM
 To: MCP-Chairman
 Cc: Kumm, Karen
 Subject: Shady Grove Sector Plan

RECEIVED
 0946
 JUL 01 2004

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

Shelley J. Winkler, Esq.
 501 Brown Street
 P.O. Box 1423
 Washington Grove, MD 20880

June 29, 2004

Derick P. Berlage, Chairman
 Montgomery County Planning Board
 The Maryland-National Capital Park and Planning Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910-3760

Dear Chairman Berlage:

I have just learned that the Planning Board would still like to see the Shady Grove Sector Master Plan provide for 5400-6550 residential units in that area. I understand that the Board is trying to reduce commuting through the northern part of the County by increasing housing near Metro stations. This may make sense at some stations, but Shady Grove is unlike Twinbrook, White Flint, Silver Spring, and Arlington.

Shady Grove is:

- the end of the line, with 80% of its traffic from outside of the area.
- the site of a major solid waste transfer station and other heavy industrial uses.
- the site where the ICC will terminate as it joins 270, which will in itself be a huge cause of local traffic congestion.
- the site of the County Service Park.
- the site of two emission inspection stations.

Please strengthen the staging in the Master Plan more effectively than set forth in the worksession 7 documents. **Before each development in the Shady Grove Sector goes forward, there must be adequate schools, traffic flow, and indoor and outdoor recreational facilities to accommodate the projected development. Currently recreation, green space, school capacity and traffic are already problems in this area – please do no harm while you pursue this development.**

This area already is balanced in terms of housing, with about 1/3 each of single family, townhouse and residential. This area is already mixed in terms of ethnic and economic composition. In fact, of our 7

elementary schools, 5 are Title 1 schools now. If additional development is not truly smart, the County will inherit a long-term problem.

The Board's own professional staff, after much study, recommended a maximum of about 3800 units. Political pressure and County housing needs alone do not justify making Shady Grove the solution. The mix of units must not destroy the balance of housing already existing in this area. I believe you are trying to balance the competing needs of the County. Please do it fairly.

I just read an article in the Washington Post which ended with a quote from a mother in Clarksburg who has waited two years so far for her son to find nearby recreational facilities – there still are none. All you need is a group of young folks near the Metro with no nearby recreational outlets – and believe me they may create ones which cause problems for the County.

Thank you once again for your consideration and your time.

Sincerely,

Shelley J. Winkler

Cc: Karen Kumm, Shady Grove Sector Team, Park and Planning

35

July 1, 2004

Derick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Planning Board Members,

I am writing to ask the Planning Board to include provisions for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, overcrowded schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

Please ensure the following elements of the plan:

Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland and Crabbs Branch. Reduce the number of apartments for a better balance.

No additional parking garages at the Metro. Reduce traffic congestion by adding Park and Ride facilities around the county and provide bus shelters to encourage bus riders.

Parks. Parks must be in place early in the development rather than later. Two parks are needed within walking distance for residents. Jeremiah Park is absolutely necessary. Find a way to move the Service Park. Include a large Community Center.

Schools Provide needed elementary school at Mill Creek/Casey. Designate Blueberry Hill Park as a permanent park, never to be used as a school site.

Staging Commitment Staging is a must for this project. Tie development to transportation improvements, parks and other public facilities. Staging should require creating a Transportation Management District before any development could be approved. Stop development to get traffic, parks, schools, etc. in place.

Require amenities. Change and strengthen wording for requirements for public amenities. Currently the Sector plan reads: "Developers should provide one or more of the following public amenities." Ten amenities are listed. A developer could only choose one and be within required limits. It should require all amenities to be included in the community.

Include Graphics. The plan needs to have drawings for guidance to give developers some idea of what is envisioned. We need a safeguard in place to encourage a beautiful design.

Thank you for your consideration to these items. Please give us a Master Plan that continues to keep Derwood a beautiful and desirable place to live.

Yours truly,

Earle P. and Robin L. Zack

7124 Panorama Dr.

Derwood, Maryland

Kumm, Karen

From: douglas.smith@gsa.gov
Sent: Thursday, July 01, 2004 8:38 AM
To: MCP-Chairman
Cc: Kumm, Karen; derwood@fogwater.com
Subject: No Growth At Shady Grove Metro

To the Montgomery County Planning Board
2004

July 1,

Derick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington

Dear Members:

All of you have extensive backgrounds and participation in civic affairs and associations, air and water quality issues, historic preservation efforts, preservation of and support for our parks, open space and recreational 'GREEN' areas, traffic and road congestion committees and issues as well as development and revitalization projects.

With you combined expertise, I know you can appreciate the effect of any Master Plan involving the Derwood Community of Montgomery County (specifically Redland Road from Route 355 to Muncaster Mill Road and the Shady Grove Metro area) if plans are developed and approved to:

- Increase housing density from the status quo
- Reduce 'GREEN' areas
- Amplify automobile traffic
- Encroach on private property and
- Allow developers to turn a quiet residential community into a Silver Spring shopping, housing and business center environment.

There will be a far greater impact on our community if you take any action to change the existing living conditions and space, when and if, the Inner County Connector is finalized.

Therefore I would ask that you reconsider ANY development or plans to change the current, existing, open, undeveloped, GREEN space, as well as traffic or highway patterns that would adversely impact on our community.

Thank you for your consideration to these items. Please give us a Master Plan that continues to keep Derwood a beautiful and desirable place to live.

Sincerely,

Douglas and Mary Jo Smith
16408 Kipling Road
Derwood, MD 20855
Day Phone (202) 501-2995

Derick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

July 01, 2004

Dear Planning Board Members,

I am writing to ask the Planning Board to include provisions for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, overcrowded schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

Please ensure the following elements of the plan:

- Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland and Crabbs Branch. Reduce the number of apartments.
- No additional parking garages at the Metro. Reduce traffic congestion by adding Park and Ride facilities around the county and provide bus shelters to encourage bus riders.
- Parks. Parks must be in place early in the development rather than later. Two parks are needed within walking distance for residents. Jeremiah Park is absolutely necessary. Find a way to move the service park. Include a large Community Center.
- Schools Provide needed elementary school at Mill Creek/Casey. Designate Blueberry Hill Park as a permanent park, never to be used as a school site.
- Staging Commitment Staging is a must for this project. Tie development to transportation improvements, parks and other public facilities. Staging should require creating a Transportation Management District before any development could be approved. Stop development to get traffic, parks, schools, etc. in place.
- Require amenities. Change and strengthen wording for requirements for public amenities. Currently the Sector plan reads: "Developers should provide one or more of the following public amenities." Ten amenities are listed. A developer could only choose one and be within required limits. It should require all amenities to be included in the community.
- Include Graphics. The plan needs to have drawings for guidance to give developers some idea of what is envisioned. We need a safeguard in place to encourage a beautiful design.

Thank you for your consideration to these items. Please give us a Master Plan that continues to keep Derwood a beautiful and desirable place to live.

Yours truly,
Maged M. Abdelrahim
7508 Redland Park Place
Rockville, MD 20855

DeSouza, Karina

From: Cindy [creichelderfer@antexbiologics.com]
Sent: Thursday, July 01, 2004 9:12 AM
To: MCP-Chairman
Cc: derwood@fogwater.com
Subject: SHADY GROVE MASTER PLAN

RECEIVED
JUL 01 2004

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

Dear Planning Board Members,

I am writing in reference to the proposed Master Plan for the Shady Grove area.

This community already has a deficit of park space, many of the schools are overcrowded and we have very heavy traffic and noise with the increase in lanes of Shady Grove Road and the access to 370.

This community CANNOT sustain the level of density that is currently under consideration unless major changes are made in staging and public facilities requirements are met.

We need to decrease the height and density of buildings along Shady Grove, 355 and Crabbs Branch Way. If you are trying for a park-like atmosphere, that only makes sense. Also, and more importantly - reduce the number of apartments, as that increases the density which results in over-crowding on the roads which increase the numbers of accidents including the number of fatalities. It also increases the time spent on the roads, problems with parking, and increases the need for other public services and amenities which are not available and may not be for many years!

They just put up another parking garage at the Metro Station. If another is put up, that also will significantly increase the traffic, accident rate and noise levels. Instead, encourage people to use the Ride-On buses or provide Park and Ride facilities around the County. That is a much better idea for reducing our already overcrowded roads and noise levels.

It only makes sense to provide schools, parks and other public needs BEFORE putting the public in place instead of trying to address their needs later on! I think that is called PLANNING AHEAD and since you are aware of these problems, not addressing them first is definitely un-excusable and poor judgment on your part.

Also, since we are living in the Shady Grove area and many of us have for many years, we should be able to provide guidance into what is being planned by allowing direct input to developers which includes allowing us to see the ideas and plans of what is envisioned. Since we do live here and have a vested interest, we need to be sure that there are safeguards in place that will result in a sensible, well designed and beautiful design.

In other words, please give us a Master Plan that continues to keep Derwood and the Shady Grove area a beautiful AND desirable place to live.

Thank you for your time and consideration of these ideas and concerns.

Sincerely,

Cynnthia J. Reichelderfer, President, Redland Station Townhomes Association

Derick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

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Thank you for your consideration to these items. Please give us a Master Plan that continues to keep Derwood a beautiful and desirable place to live.

Yours truly,

Mel Baxter
Michele Baxter
7408 Ottenbrook Terrace
Derwood, MD 20855

**Kristin Pèrry
202 Grove Ave.
P.O. Box 335
Washington Grove, MD 20880**

June 29, 2004

Derick P. Berlage, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Chairman Berlage:

The Shady Grove Master Plan provides for 5400-6550 residential units in that area. This will be a disaster for our immediate area because:

Shady Grove is:

- the end of the line, with 80% of its traffic from outside of the area.
- the site of a major solid waste transfer station and other heavy industrial uses.
- the site where the ICC will terminate as it joins 270, which will in itself be a huge cause of local traffic congestion.
- the site of the County Service Park.
- the site of two emission inspection stations.

Please strengthen the staging in the Master Plan more effectively than set forth in the worksession 7 documents. Before each development in the Shady Grove Sector goes forward, there must be adequate schools, traffic flow, and indoor and outdoor recreational facilities to accommodate the projected development. Currently recreation, green space, school capacity and traffic are already problems in this area – please do no harm while you pursue this development.

This area already is balanced in terms of housing, with about 1/3 each of single family, townhouse and residential. This area is already mixed in terms of ethnic and economic composition. In fact, of our 7 elementary schools, 5 are Title 1 schools now. If additional development is not truly smart, the County will inherit a long-term problem.

The Board's own professional staff, after much study, recommended a maximum of about 3800 units. Political pressure and County housing needs alone do not justify making Shady Grove the solution. The mix of units must not destroy the balance of housing already existing in this area. I believe you are trying to balance the competing needs of the County. Please do it fairly.

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Thank you once again for your consideration and your time.

Sincerely,

Kristin Perry

Cc: Karen Kumm, Shady Grove Sector Team, Park and Planning

DeSouza, Karina

From: ali abedin [aliabedin@yahoo.com]
 Sent: Wednesday, June 30, 2004 11:20 PM
 To: MCP-Chairman
 Cc: Kumm, Karen
 Subject: Please keep Derwood a beautiful and desirable place to live. Thank you

RECEIVED
 JUL 01 2004

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

June 31, 2004

Derick Berlage, Chair
 Wendy Perdue, Vice-Chairman
 Commissioner Allison Bryant,
 Commissioner John Robinson,
 Commissioner Meredith Wellington
 Montgomery County Planning Board
 8787 Georgia Ave.
 Silver Spring, MD 20910-3760

Dear Planning Board Members,

I am writing to ask the Planning Board to include provisions for adequate public facilities in its proposed Master Plan for the Shady Grove area. This community, which already has a deficit of park space, over schools and heavy traffic, cannot sustain the level of density currently under consideration unless major changes in staging and public facilities requirements are made.

Please ensure the following elements of the plan:

- Take down density on edges. Reduce housing units. Keep the taller buildings west of the Metro and inside a band of lower buildings. Keep building height to 4 stories along Shady Grove, 355, Redland, Crabbs Branch. Reduce the number of apartments.
- No additional parking garages at the Metro. Reduce traffic congestion by adding Park and Ride facilities around the county and provide bus shelters to encourage bus riders.
- Parks. Parks must be in place early in the development rather than later. Two parks are needed within walking distance for residents. Jeremiah Park is absolutely necessary. Find a way to move the second park. Include a large Community Center.
- Schools Provide needed elementary school at Mill Creek/Casey. Designate Blueberry Hill Park as a permanent park, never to be used as a school site.
- Staging Commitment Staging is a must for this project. Tie development to transportation improvements, parks and other public facilities. Staging should require creating a Transportation Management District before any development could be approved. Stop development to get traffic, schools, etc. in place.
- Require amenities. Change and strengthen wording for requirements for public amenities. Current Sector plan reads: "Developers should provide one or more of the following public amenities." Ten amenities are listed. A developer could only choose one and be within required limits. It should require all amenities to be included in the community.
- Include Graphics. The plan needs to have drawings for guidance to give developers some idea of what is envisioned. We need a safeguard in place to encourage a beautiful design.

Thank you for your consideration to these items. Please give us a Master Plan that continues to keep Derwood a beautiful and desirable place to live.

(244)

Yours truly,
Ali Abedin
A fellow Derwood citizen

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45

27 May 2004
15821 Derwood Road
Derwood, MD 20855

The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver spring, Md. 20910-3760

Dear Planning Board Derick Berlage, Chair

This small town has been forgotten and pushed aside by Montgomery County for many years. This is evident in the 25 years of I-1 zoning, Comcast and VEIP etc. in Old Derwood. The Derwood Community (that is 20855 Zip Code) is very interested in keeping Derwood's name and history. In our Alliance meetings, there has been many, many people having voiced their opinion in preserving Old Derwood and its structure and including the Corner Store, School and the Church. Montgomery County should take a stand and be responsible for the towns that embarked on its growth and history. The value of this community is still there in Derwood's original streets and its small town feels. Derwood has value to many people in Old Derwood and around Old Derwood. Why is it that Montgomery County has been taking from Old Derwood and is not giving back to Old Derwood?

We the people support the plan in saving and preserve the landmark structures of old Derwood as noted by the many signatures enclosed.

- The Old Derwood Baptist church, Hall's Corner store and the Derwood Schoolhouse. These landmark structures should be part and accompany the Old Post office process in preservation in the Historical Trust of Maryland for their history and the last existing railroad cluster of structures of the Old Derwood. The Old Derwood church, Corner store and the Derwood School are very important buildings to Old Derwood and its railroad district history. The threat of demolition is great of these, and would be a lose for Maryland, Montgomery County and Derwood due to the land values of today. We the people of Derwood have a fear that these structures would be lost in the new Shady Grove Master Plan design.
- These landmark building are significant part of the town of Old Derwood, referred to as the Derwood Railroad District history. These buildings were constructed at the turn of the century and are a Victorian vernacular. All three were obviously centers of activity for the town.
- Old Derwood Baptist Church- (circa 1893 and 1913) located at 15812 Esquire Court. It is a small, rectangular shaped frame structure with a center gable roof with a return cornice. On the center façade is a three-part telescope tower at the entry. (Presently used as a Masonic Lodge meeting house)
- Old Derwood Hall's General Corner store- (circa 1892) located at 15833 Derwood Road. It is a small, rectangular shaped frame structure with a store porch front and a side porch.

and a two story boxed bay window.
(Presently used as a residence)

- Old Derwood Schoolhouse- (circa 1892) located at 15805 Paramount Drive. It is a small, rectangular, single story frame structure with a gable roof.
(Presently used as a Taxi office)

Save the Old Derwood's structures- Old Derwood church, Corner store and the Derwood School.

- Derwood has remained intact with the infill of contributing structures throughout the years. Such as the Old Derwood School, Post office, corner market, church, the rail man apartment and many residential structure with different style and scale surviving. But it still retains much of its turn-of-the-19th century flavor. With the exception of the Colonial revival residence, the buildings in Derwood Historic District are eclectic with a verity of styles. Taken as a whole, however, they do form a distinguishable community

In closing: Please protect and preserve Old Derwood church, Corner store and the Derwood School. Prevent adverse affects onto the old Derwood structures and roads.

- Old Derwood did not get a chance to grow like Gaithersburg and Rockville, because the Gothic wood framed train station had burned when the mill did, about 50 plus years ago. In a sense, Derwood was robbed of the opportunity to flourish like the other two cities close-by. About 12 to 15 years ago two homes where demo in the Old Derwood neighborhood because it was not historic or just ignorance. We would want the preservation of the Old Derwood School, Corner Market, Church and the 18 remaining residential buildings.

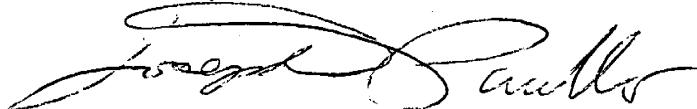
COMMUNITY REQUEST:

- Please save the Old Derwood buildings including Old Derwood School, Corner Market, Church and the 18 remaining residential buildings. Designate to the Sector plan and the Atlas, as well as to the Historical Trust of Maryland for its history.
- Old Derwood is the namesake of the community. Please save the Old Derwood. Please protect and preserve old Derwood. Prevent adverse affect onto the old Derwood structures cemeteries and roads.

In a few years the area will be filled with bustling commuters, racing to catch the Metro and hardly anybody will remember that Derwood is the location where Montgomery Country's first Congressman is buried, (General, Jeremiah Crabb) a Civil War skirmish (Rickett's Run) and a century Old Railroad Town (Old Derwood)

(Please see the names in support enclosed)

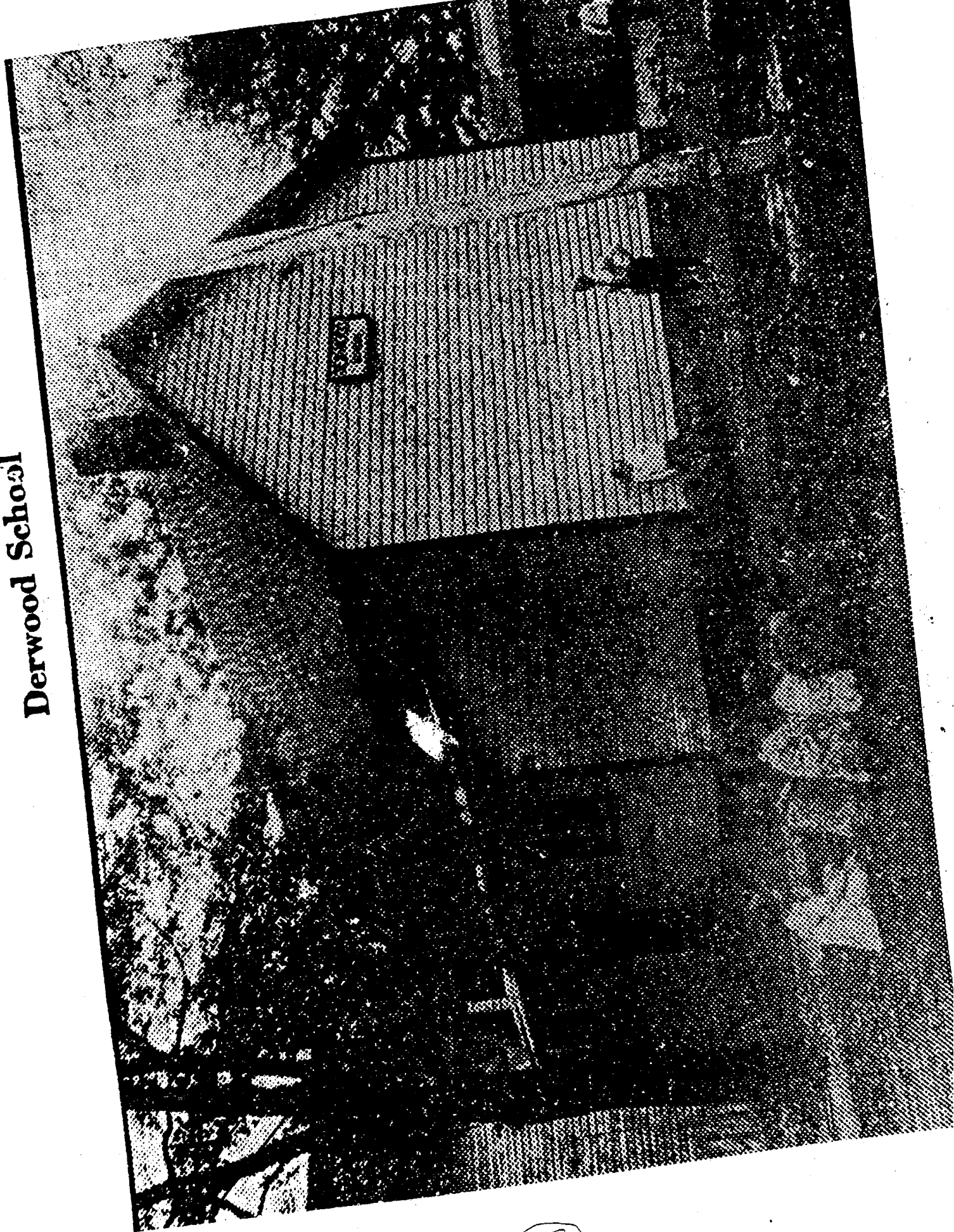
Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph Parelo". The signature is fluid and somewhat stylized, with a large loop at the beginning and a long tail.

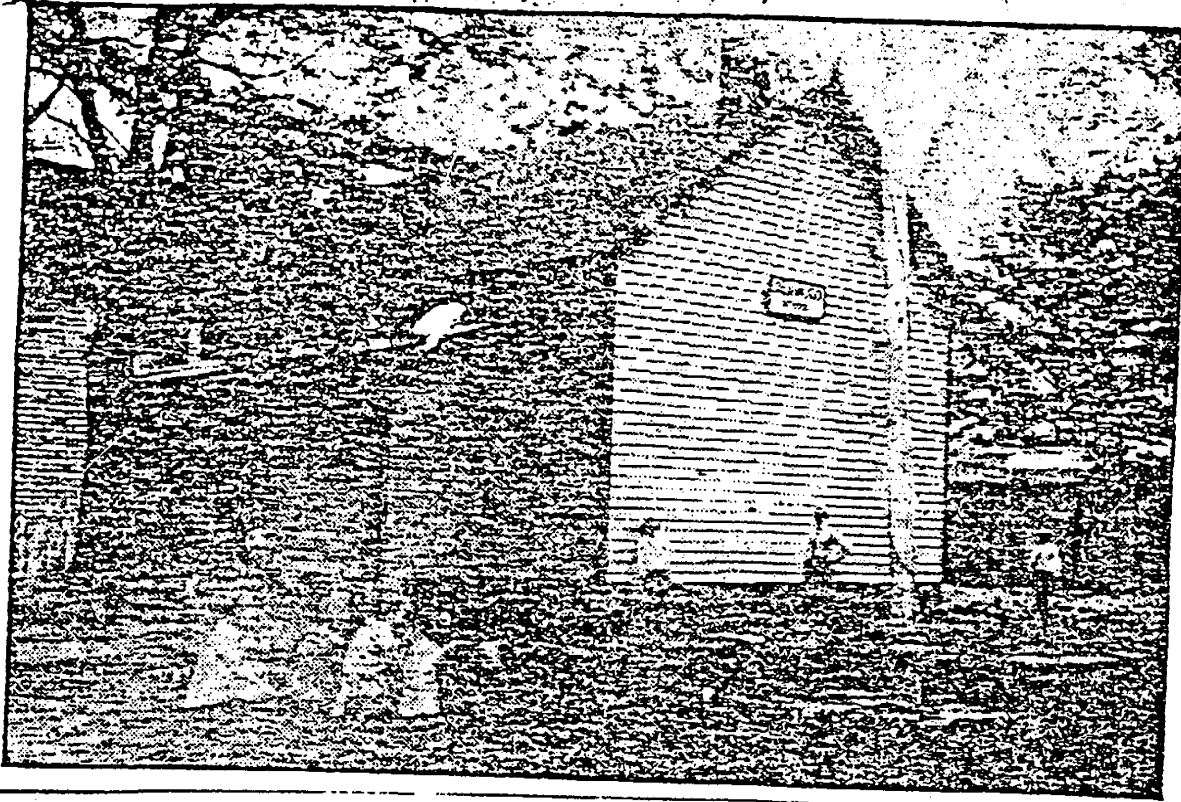
Joseph Parelo

Old City of Derwood Resident Representative
Vice President II Shady Grove Civic Alliance
15821 Derwood Road
Derwood, MD 20855
301-990-7613

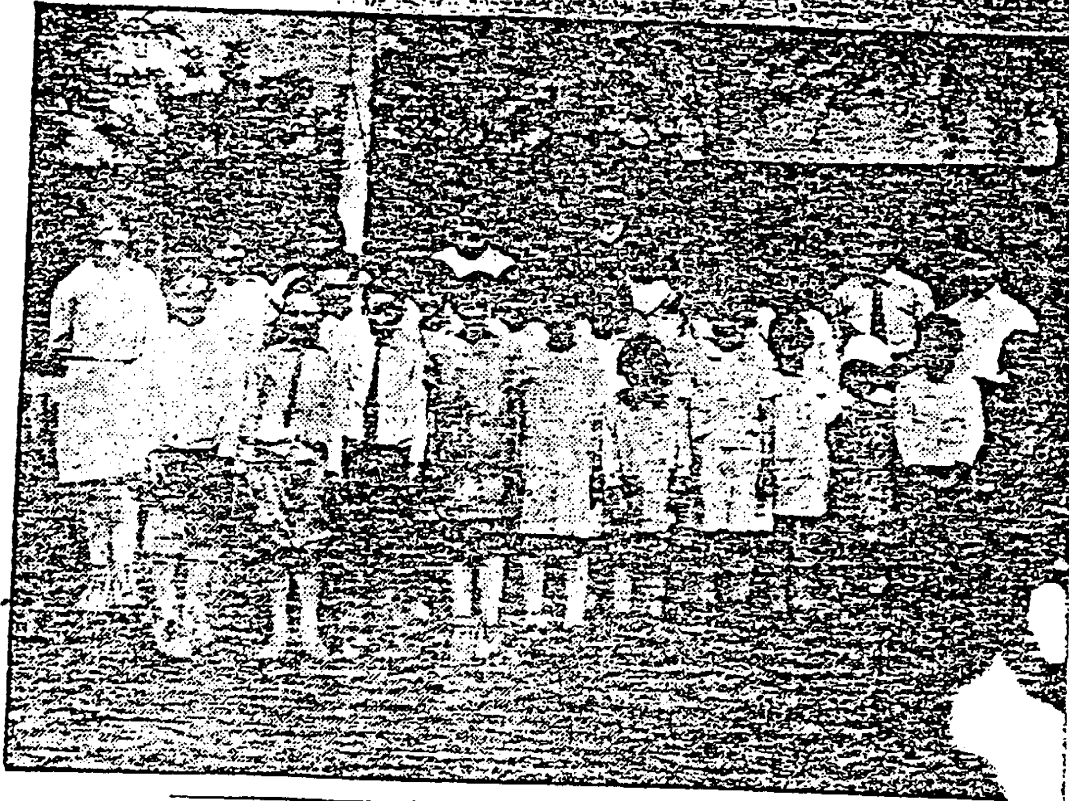
Derwood School



Derwood School



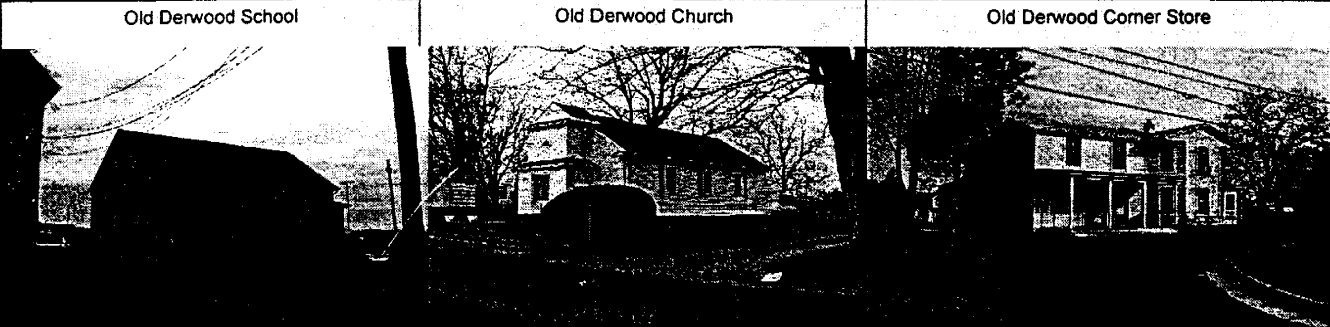
Faculty of Derwood School



Save Derwood History

Nominate the Old Derwood School, Church and Corner Store to be identified in the Sector Plan and recommendation for preservation.

FYI: The Old Derwood School would be Demo or moved because of the planned recreational needs of the New proposed Metro South



Name	Address	Phone/ E-Mail
Henry Schlenker	16109 Crabbs Branch Way	301-869-3090
Daniel Schlenker	16109 CRABBS BRANCH WAY	GAITH. MD. 301-869-3090
George Brown	16109 Crabbs Branch Way	301-869-1792
Rowland Beall	15760 Okaloosa Trv. Derwood	301-721-1530
John E. Cogges	1311 Coral Sea Dr.	Rockville MD 20851
Enna W. O'Brien	18004 Bilney Dr. Olney	301-774-7635
Mary Schabus	541 Brent 178 - Rockville	301-762-6671
Wilma F. Embrey	17508 Linn Dr. Derwood	301-844-3330-2789
Elma Nootenboom	16211 Redland Rd., Derwood, MD	20854
Sue Rhodie	307 Cedarlane Way	301-926-3985
Kiki Wilson	16109 Crabbs Branch Way	301-216-9603
Ann M. Waters	16112 Crabbs Branch Way	301-208-1083
Ashtley Phillips	16109 Crabbs Branch Way	(301) 216-9603
Scottley Tinkler	7740 Galloway Lane, Rock	301-986-6910
Lawnell S. Powell	16108 Crabbs Branch Way	301-708-1260
Domenici West	16051 Crabbs Br. Way	(301) 721-4476
Kevin Bill	16112 Crabbs Br. Way	(301) 984-0194
Anthony Ripley	19606 Kilcogga Way	(301) 977-6408
BRENDA CARAFANO	22325 Ridge Rd. Germantown	(301) 972-9197
Cheryl H. Artz	4 Bethesda Ct. Olney	20832 301 774-5912
Ken Sauerwein	9 Cinnamon Ct. Gaithersburg Md	20879 301 869-4088
Steve Pitts	7820 Derwood	301-94-8546
John E. Smith	15909 Chieftain Ln	301-869-6922
Jeanne Gardner	15909 Chieftain Ave	301-869-6922
Marguerite Eldridge	15832 Derwood Rd	301-926-4241

X = marks for Rowland Beall
 X = marks for George Brown
 PEOPLE WHO ONCE LIVED IN DERWOOD

Derick Berlage, Chair
Wendy Perdue, Vice-Chairman
Commissioner Allison Bryant,
Commissioner John Robinson,
Commissioner Meredith Wellington
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910-3760

July 01, 2004

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Yours truly,
Maged M. Abdelrahim
7508 Redland Park Place
Rockville, MD 20855