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5.8.03

HD-Maple Ridge, L.L.C.  
3905 National Drive, Suite 105  
Burtonsville, Maryland 20866  
301-476-7715  
301-476-7717 – Fax

April 17, 2003

Burnt Mills Square Homeowners Association  
c/o Chris Majerle  
Majerle Management, Inc.  
7726 Finns Lane, #LL-5  
Lanham, Maryland 20706

Re: Maple Ridge – Preliminary Plan No. 1-03052

Dear Ms. Majerle:

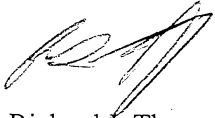
In response to requests we have received since the filing of our plans, we have made additional modifications to the proposed Maple Ridge community, located in the western intersection of Lockwood Drive and Arrington Drive. These additional changes further enhance and integrate our homes into the surrounding community. For your reference, I have attached a rendered plan which depicts the following modifications:

1. Addition of a 6 foot high, wood fence to be located to the south of the property, at the edge of the 50 foot afforestation area.
2. Reorientation of townhouse homes so that open space is adjacent to both our neighbors to the north and south.
3. Reorientation of central open space to accommodate tree save area.
4. Preservation of many specimen trees interior to the property and along Lockwood Drive.
5. Addition of sidewalk connections along Lockwood Drive to Oakleaf Drive to the north, and to the bus stop at the intersection of Lockwood and Northwest Drive to the south.
6. Addition of a bike lane along Lockwood Drive, for the length of our property.
7. Relocation of multi-age play area to the interior open space area of our property.
8. Addition of street trees on all private drives.

Chris Majerle  
April 17, 2003  
Page Two

We appreciate the comments and suggestions that were submitted regarding our plan. We look forward to continuing our dialogue with the community as this project continues toward fruition.

Sincerely,



Richard J. Thometz

SS:tl

Enclosure

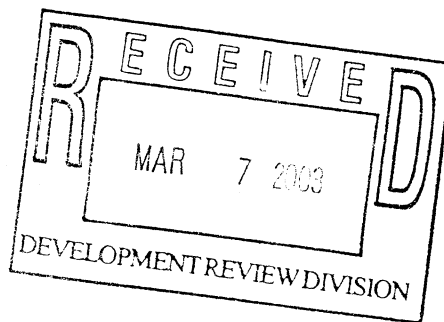
cc: Chairman Derick Berlage  
Ms. Wendy Perdue  
Mr. Allison Bryant  
Mr. John Robinson  
Ms. Meredith Wellington  
Mr. Malcolm Shaneman  
Mr. Richard Weaver

LETTER SENT  
TO 51 RESIDENTS  
AND CIVIC GROUPS  
4/17/03



3905 NATIONAL DRIVE, SUITE 105 • BURTONSVILLE, MARYLAND 20866

March 3, 2003



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

Re: Maple Ridge – Preliminary Plan No. 1-03052

Dear Chairman Berlage:

We are writing to address the buffer fencing question raised in a letter sent to the Planning Board from Donald McKee of the Burnt Mills Citizens Association on January 27, 2003, regarding this project. The Maple Ridge project is located in the western intersection of Lockwood Drive and Arrington Drive.

HD-Maple Ridge, LLC, the developer applicant, met with the adjacent neighbors in the spring of 2002 to discuss its proposed redevelopment of the Property. The property is zoned RT-8 for townhouse use. At that time, HD-Maple Ridge had contemplated a 75 unit townhouse project. Based on comments from the community, HD-Maple Ridge made changes to its plans including: (1) significantly scaling back its proposal to a 59 unit development, (2) upgrading its housing product, and (3) reorienting the townhouses to better complement the surrounding neighboring properties.

While the issues in the letter are directed to planning staff, we wanted to address Mr. McKee's request that a six-foot stockade fence be located along the property line of the proposed Maple Ridge development where it adjoins the existing single-family homes on the 500 block of Northwest Drive. HD-Maple Ridge is willing to provide such fencing, if it physically fits and may be located within the afforestation area along the Maple Ridge's property line, which adjoins the single family houses. Maple Ridge's planner is currently analyzing whether the location of such fence is feasible.

Your review of this information is appreciated. Please contact me should you have any questions.

Very truly yours,

Richard J. Thometz

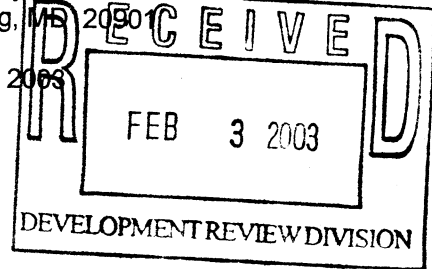
RJT:tlt

cc: Mr. Donald McKee  
Mr. Malcolm Shaneman

PHONE: 301.476.7715  
FAX: 301.476.7717

811 McCeney Avenue  
Silver Spring, MD 20901

January 31, 2003



Malcolm Shaneman  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Shaneman:

In review of the preliminary plan of subdivision for Maple Ridge Townhomes (file no. 1-03052), I am writing to express our community's concern regarding transportation and environmental impacts and compatibility of the development of this project as shown in the plan.

For our community and the adjoining communities Lockwood Drive serves as a local connector with a church, two synagogues, daycare and swim centers and high pedestrian usage. With the relocation of FDA our communities will be faced with significant additional congestion along Lockwood Drive. Even with the proposed SHA improvements to New Hampshire Ave., the intersection of New Hampshire Ave. and Lockwood Drive is projected to operate at a Level of Service F. To include such dense development as shown in the plan that utilizes only one entrance onto Lockwood Drive will create an additional negative impact that this corridor simply cannot support. What was intended with the initial RT-8 zoning needs to be examined in terms of current and anticipated levels of congestion from area planning and not be built to maximum density. If development of this property is approved, our community strongly feels that trip mitigation improvements provided by the developer must be specific to the site with the highest percentage of compliance directly tied to the facility rather than from the policy area or nearby residential units such as the Berkshire high-rise apartments. Reducing impacts from other existing areas does not provide the most benefit to those neighborhoods directly affected by a new development.

This, however, is not just a transportation issue. Development of this property should follow the 1997 White Oak Master Plan objective of protecting the Northwest Branch by minimizing the amount of impervious surface constructed within the watershed. Although the Maple Ridge plan states that it is subject to a forest conservation plan, the current design maximizes the total number of townhome units by placing them in rows with extensive private roads and paved areas.

The design of this development should also be compatible with the surrounding neighborhoods and provide a transition to the existing residential neighborhoods as stated in the 1997 White Oak Master Plan. Adjoining development consists of two story townhomes on Oak Leaf Drive and single family homes in the surrounding communities. However, the Maple Ridge plan is being designed as rows of three story double units. Although design details have not been provided, restrictions in height and maintaining a two story elevation should be followed in order to provide the most compatible transition to the existing single family neighborhoods.

In summary, our community strongly feels that development of this property should not be approved with the density as shown in the applicant's plan. Any revised plan should fully mitigate transportation impacts at the site, follow the objectives of the 1997 White Oak Master Plan and be compatible with and enhance the existing neighboring communities.

I appreciate your consideration of our community concerns and the opportunity to submit these comments.

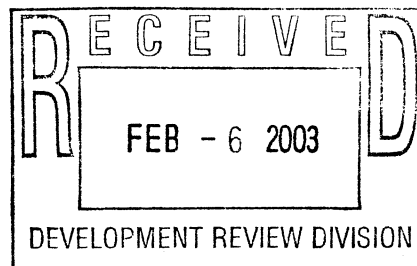
Sincerely,

A handwritten signature in cursive script that reads "Susan Mellish Edwards".

Susan Mellish Edwards  
Vice-President  
Burnt Mills Hills Citizens Association

January 30, 2003

MNCPPC  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760



To Whom it May Concern:

The purpose of this letter is to inform you of our continued opposition to the proposed development of townhomes named Maple Ridge Homes.

Our concerns center around the following considerations:

- (1) The site is ill-suited for this large townhome development. Sandwiched as it is between existing townhomes (Burnt Mills Townhouses), The Point Apartment complex, and long existing single family homes on Northwest Drive, it seems that this development is being "shoehorned" into the available space with no regard to what is around it
- (2) More important are the parking and traffic problems that will be created by this complex. With 224 parking spaces provided, the added congestion to an already congested Lockwood Drive would be unbearable. Even if there were more than one roadway into this proposed development, Lockwood Drive would still be greatly overburdened.
- (3) As you know, the FDA is scheduled to move into their new facilities on New Hampshire Avenue in the near future. Regardless of their efforts to divert traffic around Lockwood Drive, it is inevitable that many workers will use it to access the facility. This added traffic alone will add more than enough congestion to an already overbusy street.
- (4) This parcel of land was made available for townhome development long before the FDA decided to move into the neighborhood (1981, I believe). In light of this, it would seem quite proper and reasonable for this current designation to be changed.

It is my understanding that the White Oak area is included under a moratorium that precludes additional residential housing. If this is in fact true, why is this application for this townhome development even being considered?

Thank you very much for your consideration of our concerns.

Sincerely,

*Mrs. Len Young  
Michelle Stewart-Young  
Leon N. Young*

*504 Northwest Drive*

*"TYPICAL PARTITION"  
SIGNED BY  
10  
RESIDENTS*