



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

Attachment 5

RECEIVED
DEC 10 2003

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

MARILYN J. PRAISNER
DISTRICT 4

MEMORANDUM
December 8, 2003

TO: Derick Berlage, Chair
Montgomery County Planning Board

FROM: Marilyn J. Praisner *MJP*
Councilmember

SUBJECT: Road connections in the proposed Winchester Homes/Indian Springs
Country Club development

The Tivoli Homeowners Association has contacted me to discuss their concerns about a road that would connect the proposed development with Tivoli Lakes Boulevard, which now ends in a cul-de-sac near the southern edge of the Indian Springs Country Club property. It is my understanding that the proposed road connection is recommended in the 1989 Kensington-Wheaton Master Plan. Given the age of the plan and the level of concern in the Tivoli community, I would appreciate it if your staff would give special attention to evaluating whether the road connection is necessary. Also, if they do recommend the connection, I would like to know whether they can require that it be designed in a way that addresses the community's concerns about significant increases in traffic from people cutting through to or from Layhill or Bel Pre Roads or Country Club events. The Tivoli homeowners would like to be involved in the planning process at an early stage, so that they can interact with your staff before their report on the project is completed. I would appreciate anything you can do to facilitate this. Thank you.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

December 22, 2003

The Honorable Marilyn J. Praisner
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Dear Mrs. Praisner:

This letter is in response to your correspondence to Chairman Berlage dated December 8, 2003, referring to the proposed Tivoli Lake Boulevard connection, from Randolph Road to the proposed Indian Spring Country Club development. Due to ex parte rules, Chairman Berlage and the Planning Board do not discuss any pending pre-preliminary plan or preliminary plan applications.

The 1989 *Kensington/Wheaton Master Plan* recommends a primary residential street, P-13, is recommended to connect between Layhill Road and Randolph Road. The Master Plan specifically states that this access should be provided when the Indian Spring Country Club is redeveloped (See page 98 of the master plan text attached). Further, access from Randolph Road is to be provided by extending Tivoli Lake Boulevard, an existing primary residential street. Finally, the connection should be designed with the idea of preventing non-local traffic movements between Layhill Road and Randolph Road.

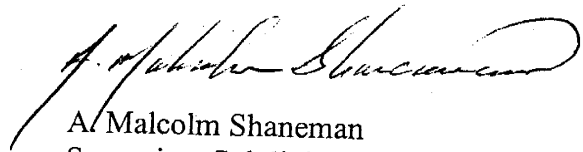
The recommendations outlined in the *Kensington/Wheaton Master Plan* are being implemented with this plan to build approximately 600 residential dwelling units on the Indian Spring Country Club property while eliminating one of the two 18-hole golf courses. The proposed plan provides three access points – two directly connecting P-13 to the major roadways, Layhill Road and Randolph Road, and a third connecting to the existing residential community north of the site. The developer is proposing traffic calming measures along the P-13 alignment both on and off-site such as traffic circles and a pavement narrowing to 26-feet across the stream valley.

On December 12 and 16, 2003, staff met with representatives of the local residential communities, including the Tivoli homeowners, to share information regarding the master plan, as well as traffic and environmental issues related to the development. Staff will continue to work with representatives of the nearby neighborhoods to seek solutions and consider actions that could be taken to mitigate the impacts of this development.

The applicant for this pre-preliminary plan is currently revising the plan to address concerns raised by the Development Review Committee and subsequent meetings with the technical staff. Development Review staff will continue to coordinate the review of this application in anticipation of the submission of a concurrent preliminary plan and site plan applications once the issues are resolved.

If you would like to discuss the application and the issues involved, please feel free to contact me at 301-495-4587.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Malcolm Shaneman". The signature is fluid and cursive, with a large loop at the end.

A. Malcolm Shaneman
Supervisor Subdivision Office
Development Review Division

Attachment

Rockville Facility Right-of-Way is recommended for further study of possible local transportation, recreation, and/or private development uses for those portions of the Rockville Facility right-of-way west of Veirs Mill Road and east of Georgia Avenue. This Plan recommends creation of a State park in the right-of-way between Veirs Mill Road and Georgia Avenue.

Knowles Avenue (A-66) is an arterial road between Beach Drive and Army Place, east of Connecticut Avenue. The section between Beach Drive and Detrick Avenue should be widened to four lanes. Its current capacity is expected to be exceeded within the life span of this Master Plan. The existing right-of-way width is 50 feet between Summit Avenue and Detrick Avenue, so 30 feet of additional right-of-way would be required for the project. The section between Detrick Avenue and Connecticut Avenue is already four lanes wide with three lanes approaching Connecticut Avenue and one lane leading away.

Dewey Road (P-1) has been programmed by Montgomery County for widening to 36 feet between Dahill Road and Garrett Park Road, with pedestrian facilities included where appropriate. The widening should be done on the park side of the road to minimize any impacts on the other side, which is residential.

Capitol View Avenue (P-5) is recommended for realignment and reconstruction to 26 feet within a 70-foot right-of-way in the Sector Plan for Capitol View and Vicinity, adopted and approved, July 1982.

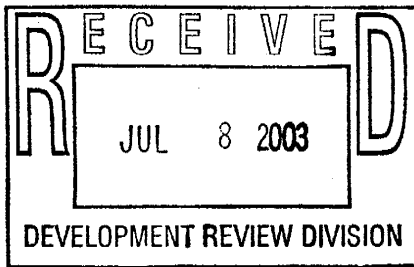
Upton Drive (P-7), which is classified as a primary street in the Wheaton CBD and Vicinity Sector Plan, should be extended toward Pleasant View Local Park along the common property line of Albert Einstein High School and the former Pleasant View Elementary School. The precise alignment should be determined if and when either or both of the two sites are redeveloped. Also, at that time, the need for a primary street and appropriate means of access should be reassessed.

Glenallan Avenue (P-12) is classified as a primary street between Layhill Road and Heurich Road. This Plan recommends that Glenallan Avenue also be classified as a primary street between Heurich Road and the dedicated right-of-way for unbuilt Glenfield Road. Glenallan Avenue is recommended for reconstruction as a 26-foot-wide street with curb and gutter and a multi-use trail between Randolph Road and Brookside Nature Center. The purpose of this recommendation is to improve the alignment of Glenallan Avenue and provide safe bicycle/pedestrian access to Brookside Gardens and Nature Center with minimal impact on the adjacent stream.

Indian Spring Access Road (P-13) provides access to the Indian Spring Country Club. If and when redeveloped with another use, the Country Club should be provided with access from Layhill Road and Randolph Road. Access from Layhill Road should be provided by reconstructing the existing access road to the typical primary residential street standard. Access from East Randolph Road should be provided by extending the primary street named Tivoli Lake Boulevard. The internal street network of any such development should be continuous but designed with the idea of preventing a cut-through traffic movement between Layhill Road and Randolph Road.

Rippling Brook Drive (P-14) is constructed as a primary street on either side of the Rockville Facility right-of-way. This Plan recommends against the connection of the unbuilt portion of this roadway at this time. Should a need arise to improve circulation for neighborhood traffic and facilitate school boundary changes, the unbuilt section may be completed. This section may not be completed without approval by the County Council of an individual Capital Improvements Program project.

Stoneybrook Drive (P-17) is classified as a primary residential street; its previous classification was that of arterial road. It connects Beach Drive to Capitol View Avenue, which was reclas-



✓
1422 Squaw Hill Lane
Silver Spring, MD 20906-2011
5 July 2003

Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

Ref: Indian Spring (File # 7-03058)

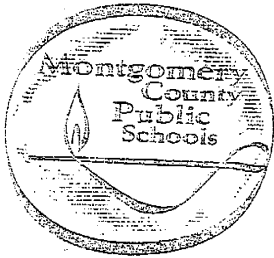
To Whom It May Concern:

With respect to the above-referenced pending development plan, our community is concerned that there be adequate vegetative screening behind the houses on the southern portion of Bison Court. The current plan shows no additional screening behind this area and the proposed new housing lots. We ask that this concern be taken into account as this development undergoes further review and revision.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent E. Kester".

Kent E. Kester, M.D.
President, Spring Ridge Estates Association, Inc.



850 Hungerford Drive • Rockville, Maryland • 20850-1747
Telephone (301) 279-3333

January 17, 2003

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

Dear Mr. Berlage:

We have recently become aware of plans to redevelop the Indian Spring Country Club in Silver Spring, Maryland. While no specific housing counts have yet been provided, we understand that several hundred units are possible. As you know, many schools in the downcounty are operating at, or over their capacity. The Indian Spring Country Club area is served by Kennedy cluster schools, including Glenallan Elementary School that currently has eight relocatable classrooms.

A proposal to reopen the former Arcola Elementary School in the Kennedy cluster is included in our Capital Improvements Program. However, this facility is needed to relieve space deficits already present in several Kennedy and Wheaton cluster elementary schools. Arcola is not projected to have space to accommodate any additional residential development.

Given the potential magnitude of the Indian Spring Country Club redevelopment, and the absence of any future school sites in this area, I am requesting that provision of an elementary school site be included in your review process. If you have any questions concerning this request, please contact me at (301) 279- 3333.

Sincerely,

A handwritten signature in black ink, appearing to read "Lavorgna".

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Copy to:

Mr. Bowers
Mr. Hawes
Mr. Crispell
Ms. Turpin
Mr. Stephen J. Nardella, Winchester Homes, Inc.

**LAYHILL VIEW II
HOMEOWNERS ASSOCIATION**

Lew Brode, President/ 301 603 0397
Teresa Smith, Vice President/ 301 460 5771
Robert Helms, Treasurer/ 301 460 8668
Michael Heningburg, Secretary/ 301 871 3116
Faye Stank, Member-at-Large/ 301 460 3566

*2 letters received
identical to this*

July 22, 2003

Maryland –National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

On behalf of Layhill View II Homeowners Association (HOA) in Montgomery County, MD, I hereby acknowledge receipt of the initial proposed development plans (file number 7-03058) for the Indian Spring Country Club. Thank you for sending this information packet of June 30, 2003 and providing this organization an opportunity to provide initial reactions to the Plan.

Following a formal meeting of the HOA, this letter serves to outline the homeowners concerns and questions and to request further information on the development proposal.

**CONCERN: THE PROPOSED PLAN WILL NEGATIVELY
IMPACT LOT PREMIUMS, SCENIC VIEWS, ARCHITECTURAL
CONSISTENCIES AND OVERALL NEIGHBORHOOD
AESTHETICS**

- The current Plan will negatively affect all of the above intrinsic values of the Layhill View II Community underway. When 95%+ of the homeowners within this community purchased residential homes in Layhill View II, there were no current provisions in the Montgomery County Master plan that the current surroundings of our community would be completely altered by a significant housing development. Current residence owners within this community made significant purchases based upon the current scenic park and golf course views, privacy, no outlet cul-de-sacs, architectural housing consistencies, and

lot sizes. Each one of these facets represents a key buying differentiator for purchasing in Layhill View over other communities. And each one of these characteristics will be completely removed or significantly altered under the current proposed Development Plans.

- In addition, under the current proposed Development Plans, the new community will have lot sizes approximately half the size of Layhill View II. As a result of this significant difference, it is an assumption of this community that the new homes and properties will not be equivalent or consistent architecturally.

QUESTION: What are the underlying reasons why the new Development Plan is not being proposed for the middle of the property so as to not alter and affect surrounding, established neighborhoods?

QUESTION: Can the Commission provide comparable, historical development plans of a similar situation that can outline for this Community that the new Development will not negatively influence the characteristics outlined above?

QUESTION: Can the Commission provide further details of the new community homes and historical comparables as to how this will affect our community's investment, as it is intricately tied to reseller value?

CONCERN: THE PROPOSED PLAN WILL CAUSE A SIGNIFICANT INCREASE IN VEHICLE TRAFFIC AND WORSEN THE SITUATION ON ALREADY CROWDED ROADS

- **Foggy Glen Road** will provide a major entry way to the proposed development. One needs only to travel Foggy Glen Road to realize that several hundred additional cars will create traffic problems to say nothing of safety issues. One of the major attractions for purchasing a home in the Layhill View II Neighborhood includes the builder's development plans that exclusively highlighted private cul-de-sacs for each one of the streets within the development. Cutting through the development and adding a new thoroughfare into the Indian Springs Club Development was never a part of the Area Master Plan and complicates the neighborhood atmosphere, homeowner privacy, as well as resale value.
- **Georgia Avenue and Layhill Road** will both be significantly impacted by the addition of residences. Georgia Avenue in particular is a

commuter disaster without any further development. It is the organization's understanding that there are currently major developments approved for Wheaton including the area presently occupied by Good Counsel High School. Once occupied these areas will add thousands of cars to the already over crowded roadway. Should 594 homes be constructed in accord with the Indian Spring plan this will add upwards of 1200 (594x2) additional cars to these roadways. In addition, new development projects currently underway throughout this region, including the renovation of the Westfield Shopping Center on Georgia Avenue will only magnify the traffic problems that exist for the Layhill and Wheaton residential areas.

QUESTION: What are the details and/or options that are currently being considered by your office or the Montgomery County Highway and Transportation Bureau based on the current impact of traffic that this Development Plan is projected to significantly impact?

CONCERN: THE PROPOSED PLAN WILL FURTHER REDUCE THE ALREADY LIMITED PARKING AVAILABLE AT THE GLENMONT METRO STATION:

QUESTION: What are the current plans to expand the Metro Parking facilities at Glenmont to accommodate the expected several hundred additional commuters from this new Development?

CONCERN: PUBLIC SCHOOLS. Local schools are currently at capacity. Adding additional young people will only exacerbate the space issue in the schools serving this Community.

QUESTION: Please define the impact, changes in school venues, or expansion will have on our community?

CONCERN: THE PROPOSED PLAN WILL HAVE NEGATIVE IMPACTS ON THE ENVIRONMENT. The organization assumes that there will be a significant environmental impact resulting from adding 500+ dwellings to the immediate area.

QUESTION: Can this Commission forecast and provide the environmental impact for the proposed development?

As you can see, the Layhill View II community has a stake in our neighborhood, environment, community lifestyle and homeowner investments that are ultimately affected by and tied to the outcome of this project. Please continue to keep this organization apprised throughout each phase of these development plans. All correspondence should continue to be sent to Lew Brode our President and Michael Heningburg our Secretary.

Please let us know when we can expect to receive responses regarding the enclosed inquiries and, if it is possible to also receive the name of a contact within your Commission for whom we can contact should we have further inquiries.

Thank you for your patience, assistance and guidance during this process.

Sincerely,

Michael Heningburg
Secretary
5 Atwood Court
Silver Spring, MD 20906

TIVOLI

COMMUNITY ASSOCIATION

Malcolm Shaneman
Montgomery County Planning Board
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

5 other identical
letters received

Re: Extension of Tivoli Lake Boulevard as part of the
development of the Indian Spring Country Club property

Dear Mr. Shaneman:

I live in Tivoli, a community of 527 homes adjacent to the Indian Spring Country Club. We have been informed by Winchester Homes, the developer of a proposed community on the site of Indian Spring, that as part of that project Tivoli Lake Boulevard would be extended to connect to Layhill Road. Like the vast majority of my neighbors, I think extending Tivoli Lake Boulevard is a terrible idea.

This proposed road extension is a bad idea because it would add traffic to the already overburdened Randolph Road, create a dangerous situation at the Tivoli Lake Boulevard-Randolph Road intersection, and harm the environment.

Traffic Impact. Conservative estimates by the developer place an additional 1,200 cars from the new development onto this neighborhood road during rush hour every day. That estimate doesn't even include commuter cut-throughs or the traffic from events at the Indian Spring Country Club.

Dumping additional traffic onto Randolph Road makes no sense. Randolph Road is already overburdened with traffic. During morning rush hours, traffic often is at a standstill westbound from Kemp Mill Road, past Tivoli Lake Boulevard all the way to Georgia Avenue. During evening rush hours, it is often difficult to make the left turn onto Tivoli Lake Boulevard from Randolph Road.

The issue of increased traffic congestion is bad enough, but the plan would also jeopardize an environmentally sensitive area. In 1997, the Montgomery County Department of Environmental Protection gave the Bel Pre Creek area – where the extension would be located – a “poor” water quality rating. An extension of Tivoli Lake Boulevard would require a major crossing over Bel Pre Creek, waters that have been classified as waters of the United States by the Army Corps of Engineers. It would also cross a flood plain and require the destruction of the tree line current along the Tivoli-Indian Spring property border. All of these actions will harm the environment.

In addition, adding runoff during construction will only worsen the situation. Plus, this extension would increase air pollution, add roadside litter, and eliminate sensitive wetlands identified by the Army Corps.

I'm not necessarily opposed to the development of the Indian Spring property. I am opposed to a proposed action that will jeopardize public safety, add traffic and impair the environment in my neighborhood.

I urge you, please oppose the Tivoli Lake Boulevard extension.

Sincerely,



13101 NORDIC HILL DRIVE, SILVER SPRING, MARYLAND 20906 (301) 929-8513
WEBSITE: www.tivolicomunity.com EMAIL: tivoli.community@erols.com