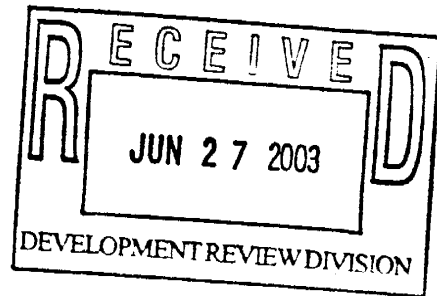


Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

June 23rd, 2003



RE: Village of Potomac, Plan No: 1-03062

One year ago I moved from Europe to USA (Washington) to a new job. I was looking for a nice place to live with my family. Finally, after almost three months looking hardly all houses available, I found the house in 9716 Brimfield Court, Village of Potomac. Now, this is our house because we did an extra effort and we bought it.

One year after, I am informed about your plans to open Hall Road to River Road and make three new houses. I do not believe this may happen to us. We paid a lot of money for having a house in a quiet and safe place where my three kids would play safely without worrying about cars. And we really paid a lot of money for it, for having that. With your proposal, the increase in traffic, noise, no more safe riding bikes and more dangerous pedestrian walks will come to our neighborhood. And why? Because what your Committee proposes does not help to alleviate the congestion at River&Falls and even there is not enough space for two-way traffic at Hall Road.

We do not think this is the best idea. In contrast, there is a lot to loose: a nice and safe neighborhood where environment, low noise, low traffic, kids playing freely would be in danger if you decide not to listen to us. And also, it would be unfair, because we paid a lot of money to create this neighborhood and you would destroy with the just act of signing and approving a new plan. This is not fair. I would strongly recommend you to re-design your plans. I think it is worth.

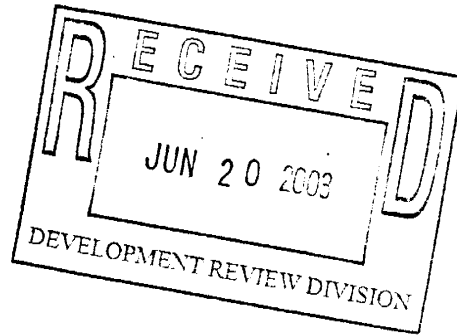
A handwritten signature in black ink, appearing to read "Cesar Arguelles".

Family Cañedo-Arguelles
9716 Brimfield Court
Potomac, MD 20854

Tel. 301 9835528
cesar@cifdc.com

June 18, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Ave
Silver Spring, MD 20910



RE: Village of Potomac, Plan No 1-03062

Dear Mr. Shaneman:

We are strongly opposed to the proposed cut through from Hall to River Road. We live at 9604 Hall Rd and would be directly effected by the change. We have lived at this address for over 25 years and our children have grown up here. One of the reasons we bought here was the relative quiet and safety of Hall Rd. Our children are grown now, but our grandchildren are here often., and the neighborhood is full of young children who would be subject to significantly increased risk from a dramatic increase in traffic. It would destroy the peace and quiet the adults have enjoyed as well.

My understanding was and is that the reason Hall Road was never cut through to River Rd was because of the dangerous situation it would create at that intersection. There would be only 190 feet from the intersection to the crest of the blind hill just east of the intersection. I am at a loss to understand why such a change is even being considered at this time.

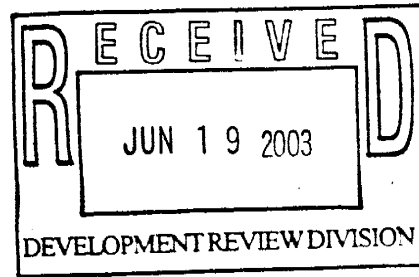
Please, please do NOT approve the propose change.

Sincerely,

Two handwritten signatures in cursive. The top one reads 'Dick Berman' and the bottom one reads 'Deanne Berman'.

Deanne and Dick Berman
9604 Hall Rd
Potomac, MD 20854

Kenneth L. Harkavy, M.D.
9709 Hall Road
Potomac, MD 20854
301-983-4103
klhark46@aol.com



Rich Waver
Development Review Division
Maryland National Capital Parkland Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

RE: Preliminary Plan Number 1-03062
River Road and Hall Road
Village of Potomac

Dear Mr. Weaver:

We live on that segment of Hall Road that your department supports opening to River Road (State Highway 190). We live five houses from the current dead end of the street, which runs from Falls Bridge Lane and have owned our home for over 16 years. It is also our understanding that a proposal has been made to build three houses at the end of Hall Road near River Road.

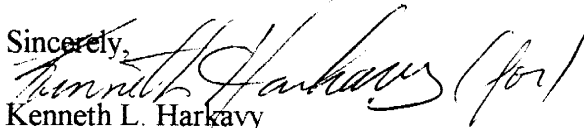
While we have no objection to the use of the land for homes, we are concerned that the proposed size of the homes will create an environmental problem with the increased runoff. More importantly, opening the road is a safety issue. This will create an intersection with a poor line of sight for cars leaving Hall Road to turn left or cross to the northwestern part of Hall Road.

Opening Hall Road will increase traffic along both Hall Road and Falls Bridge Lane as drivers attempt to avoid the intersection of River Road and Falls Road (State Highway 189). There are a number of families with small children who will be faced with this increased, non-local, cut through traffic. The dangers are not worth the minor inconvenience to residents of the immediate neighborhood if they continue to exit via Accord Road or Falls Bridge Lane, both of which already allow for adequate egress.

Keeping Hall Road a dead end will not inconvenience new owners of any new houses at the end of the street. As is typically done in other locations, a "pipe stem" driveway can be used to provide access to Hall Road. A noise barrier of trees and shrubs can be left adjacent to River Road, and a pedestrian path can connect Hall to River in order to facilitate access to the MTA bus stop at Hall and River.

The state, county and MNCPPC should be making every attempt to limit the number of side streets that open onto state highways in order to keep traffic flowing smoothly along these major commuting roads. They should not be creating new and dangerous intersections when there are nearby alternatives. We request that Hall Road not be opened. Montgomery County government has been speaking to driver and pedestrian safety as a hallmark of its safe Montgomery campaigns. Opening Hall Road would lead to traffic accidents, traffic fatalities and pedestrian deaths. Additionally it is an unnecessary expense during these financial strapped times (regardless of who supposedly pays, it is the taxpayer that truly picks up the bill).

Sincerely,

A handwritten signature in cursive script that reads "Kenneth L. Harkavy (for)".

Kenneth L. Harkavy
Lorraine M. Harkavy
Victoria L. M. Harkavy

FAX Transmittal Sheet



Department of Legislative Services

Distribution Center

Maryland General Assembly

90 State Circle

Annapolis, Maryland 21401-1991

410-841-3810 (Baltimore Area)

301-858-3810 (Washington D.C. Area)

1-800-492-7122 (Other Areas in Maryland)

To: Barbara Date 6-10-03
Location: _____ Time 300

FAX No. 301-495-1520 No. of pages telecopied. _____
Phone No. _____

From: Senator Rob Garagiola
Location: 104 James Senate Office Building Annapolis, MD 21401
FAX Nos. 410-841-3850 or 858-3850
Phone No. 301-858-3169 or 410-841-3169

410-841-3169

RETURN MATERIAL

NO
 YES

FYI:

*called
all*

*Barbara
could
for please look
into this &
get back to
us.
Thanks
Diane York*

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Shaneman:

I am writing with regard to the recommendation to intertsect a section of Hall Road with River Road to alleviate the congestion at River Road and Falls Road in Potomac (Village of Potomac, Plan No: 1-03062).

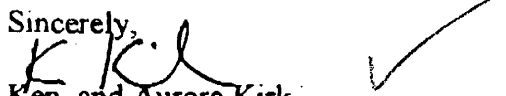
To put it mildly, this recommendation to ease congestion on River Road is absolutely outrageous. At the same time that the District and the County are seriously considering closing down Rock Creek Parkway on week days to enhance the quality of life for bikers, joggers and bird watchers, this proposal would wreak havoc on the quality of our life and adversely impact our peaceful and safe community.

Here are some of the facts about Hall Road. Hall is undersized for the amount of traffic projected if a "cut through" is approved. Hall Road, like many other streets in the neighborhood, attracts kids riding bikes and waiting for school buses, pedestrians walking with or without their dogs, not to mention the delivery trucks and landscape trailers parking while they do their jobs. A "cut through" would have a significant adverse effect on our personal quality of life, with increased traffic volume and speed making accidents more likely.

Rather than alleviate congestion, this proposal is more likely to increase congestion on River Road (a two lane road) in the evening while people try to turn left on Hall and increase congestion on Hall in the morning while folks try to turn right onto River. And why we need another "cut through" less than 50 yards from Accord Lane is truly a mystery.

As a fairly new arrival to the neighborhood, our family requests that you reject this recommendation outright. It would not solve or even begin to solve the congestion problem on River Road. It would potentially lower property values, lead to more accidents and the need for unsightly speed bumps and unwanted parking restrictions and, overall, negatively impact our quality life. In a county that prides itself with regard to "smart growth" initiatives, this is simply put a "dumb" idea.

Sincerely,


Ken and Aurora Kirk
9605 Hall Road
Potomac, Md 20854
(301) 765-7033

Redlich Family
9612 Hall Road
Potomac MD 20854

9 June 2003

Senator Rob Garagiola
James Senate Office Building, Room 104
110 College Avenue
Annapolis, MD 21401-1991

RE: Planned Intersection for River Road and Hall Road
M-NCPPC - Village of Potomac, Plan No: 1-03062

Dear Senator Garagiola:

We recently were notified of a major development involving the opening of our street, Hall Road, to River Road. This would cause great harm to our community and the families that live here.

This potential development would define Hall Road as a shortcut around Potomac Village, enabling drivers to avoid the lights at River and Falls Road. Traffickers trying to shave minutes off of their morning and evening commutes would change the quality of life for your constituents who reside here. We choose to live in this neighborhood in large part because it is "a neighborhood" -- a safe haven to ride bikes, walk dogs, and take infants for a stroll.

Hall Road is undersized for the amount of traffic and speed that would result from a new intersection. Two-way traffic would cause the street to be unsafe for pedestrians. At the crest in River Road, the intersection in question would be precarious for vehicles turning left onto Hall Road. The potential backup would surely cause accidents.

We respectfully request your involvement and support to reject the creation of an intersection south of River Road at Hall Road. This work would adversely change the nature and character of our neighborhood and deeply affect its residents for the worse.

Sincerely,



Stephen and Kim Redlich
kredlich@comcast.net

301 - 858 - 3169

Diane - from
Sen. Baragiotta -

1. Who requested that
the road be opened
up?

2. Why is B & P involved
when River Rd. is
a state road?

3. What is the impact
for the other people

FAX Transmittal Sheet



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Location: 104 James Senate Office Building Annapolis, MD 21401

FAX Nos. 410-841-3850 or 858-3850

Phone No. 301-858-3169 or 410-841-3169

410-841-3169

RETURN MATERIAL

_____ NO
_____ YES

FYI:

*called
all*
*Barbara
could
for please look
into this &
get back to
me.
Thanks
Rob Garagiola*

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

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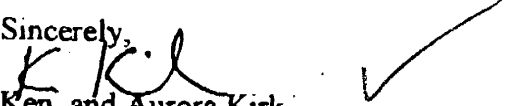
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Sincerely,


Ken and Aurora Kirk
9605 Hall Road
Potomac, Md 20854
(301) 765-7033

Redlich Family
9612 Hall Road
Potomac MD 20854

9 June 2003

Senator Rob Garagiola
James Senate Office Building, Room 104
110 College Avenue
Annapolis, MD 21401-1991

RE: Planned Intersection for River Road and Hall Road
M-NCPPC - Village of Potomac, Plan No: 1-03062

Dear Senator Garagiola:

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Sincerely,



Stephen and Kim Redlich
kredlich@comcast.net

301 - 858 - 3169

Diane - from
Sen. Maragiola -

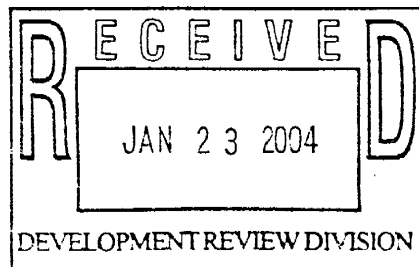
1. - Who requested that
the road be opened
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2. Why is B & P involved
when River Rd. is
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3. What is the impact
for the other people

Heritage Farm Homeowners' Association
9512 Falls Bridge Lane
Potomac, MD 20854

HeritageFarmHomeowners@comcast.net



Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Village of Potomac, Plan No: 1-03062

1/19/2004

Dear Mr. Shaneman,

I recently surveyed Heritage Farm Homeowners' Association members to get their opinions on the possible opening of Hall Road to River Road.

Of the 127 households who got the survey, 42 (33%) responded. Of these, 27 (64%) were opposed to the opening, 7 (17%) were for it, and 8 (19%) were unsure or didn't care.

Given the overwhelming opposition of our members to the opening of Hall Road to River Road, I would like to inform you of the Heritage Farm Homeowners' Association's opposition to the opening.

I understand the homeowners living on and near Hall Road across River Road from the proposed opening are also opposed to the opening, and am unaware of any group of people who support the opening. This would seem to make it a simple decision not to do it.

Regards,

A handwritten signature in cursive script that reads "Craig Laub".

Craig Laub
Acting President



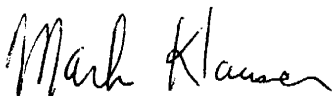
Dear Mr. Shaneman,

May,22,2003

I am writing you today in reference to preliminary plan no.1-03062.I have resided at 9800 Hall Rd. since 1986 and have enjoyed living on a dead end street, surrounded by woods on three sides. I also understand the owner has a right to build houses on his property, but I do not believe he should have the right to change the character of the neighborhood. In reviewing the minutes of the April 14 meeting I see you are favoring the elimination of Lot 1 which is adjacent to my property and had a house sitting 15 feet from my property line in the middle of my backyard. I would like to thank for recognizing that this was non-conforming to the rest of the neighborhood.

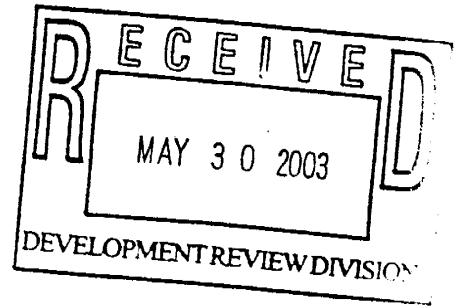
I would like to ask for your help in reference to the opening of Hall Rd. to River Rd. The opening of Hall would alter the neighborhood from a quiet dead end street to a mini beltway around the village, leading to speed bumps and a similar situation that you now have on Counselman. Further this would create a very dangerous situation for turning left towards the village. All that you have to do is look at the left turn situation we presently have on Accord . As a parent of a new driver I have told my son if I ever see him taking a left out of Accord Rd. his driving privileges will be revoked, not by the state but his mother and I.

I do not believe the developer or the neighborhood is seeking the opening of Hall Rd. but the county wants the road opened. It seems to me that if the neighborhood and the land owner are not seeking the opening of Hall, the county should not have the right to forever change the nature of Hall and the surrounding neighborhood I hope you will support our position on both accounts.



Best Regards,
Mark Klausner
9800 Hall Rd.
Potomac, Md.

Stephen M. & Amy F. Stern
9720 Brimfield Court
Potomac, MD 20854
301-983-9720



May 28, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Village of Potomac, Plan No:1-03062

Dear Mr. Shaneman:

I am writing to express our opposition for the proposal to open up Hall Road to River Road in Potomac.

We selected our home less than a year ago primarily based upon the perception that the Brimfield Court/Hall Road neighborhood was extremely safe for our 4-year old twin boys. Our kids have enjoyed playing with other young children in the neighborhood and riding their bikes on the relatively tranquil Hall Road.

Opening up Hall Road to River Road would generate significant River Road-Falls Road cut-through traffic, create a dangerous intersection with poor sight lines, generate noise, and reduce the overall quality of life for residents.

Of greatest concern is the increased risk that our neighborhood kids would face in riding their bikes. I'm particularly sensitive to this issue having watched my 7-year old brother hit by a car and killed when I was 8-years old. Now as a parent, I greatly value the relative security of a closed Hall Road and urge you to keep this street closed from River Road.

We appreciate the Committee's consideration of our concerns.

Sincerely,



Steve Stern

Kurt Frederick Fischer
9701 Brimfield Court
Potomac, Maryland 20854

May 30, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

RE: Village of Potomac, Plan No.: 1-03062

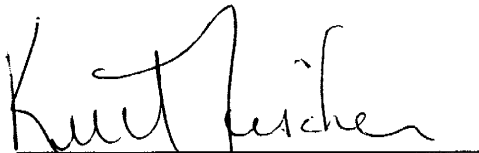
Dear Mr. Shaneman

We reside at the corner of Hall Road and Brimfield Court in Potomac and very strongly oppose the opening of Hall Road onto River Road for several reasons:

1. **Quality of Life.** When we bought our house fifteen years ago, one of the most appealing attributes was the sign on Hall Road that says "No Outlet". We wanted a quiet neighborhood where we could safely walk our dogs and our kids could ride their bikes. We now have grandchildren (and still a dog), and without sidewalks, we are forced to walk in the street. The additional traffic brought on by the cut-through would certainly impede our walking and would not be safe for young kids on bikes.
2. **Difficult passage.** Hall Road is only two car-widths wide. With delivery vans, landscaping trucks, contractors, and guests parking on the street during the day, the narrow street can only support traffic of local residents.
3. **Dangerous intersection.** Perhaps the strongest reason for not cutting through is the high probability of accidents and possible deaths. This is not an exaggeration. Traffic traveling West on River Road at this point routinely moves at 40 MPH. If the cut-through were implemented, traffic from Hall Road turning West onto River Road could not see the on-coming traffic from the right coming over the hill on River and accidents would bound to occur. Likewise, traffic traveling West on River wanting to turn left onto Hall might have to stop for on-coming traffic, and other westbound traffic behind them on River could not see that a stopped car lay just over the hill, and again accidents would happen.

Not only do the above reasons outline why we don't want the cut-through, we can find no redeeming reason for it. We already have very adequate access to River Road just one block away.

The bottom line is that the cut-through from Hall Road to River Road is not needed and we don't want it. Please take our wishes into consideration as you make your final recommendation. Thank you.


Kurt Fischer


Cynthia Fischer

Gentlemen:

Last week my neighbors and I received the enclosed letter concerning plan number 1-03062.

We are all concerned on a number of levels .One, the size of the proposed homes seem to dwarf the existing homes in the neighborhood, two if you cover all this land the run off will create drainage problems for my yard. The water level is already very high and the rear portion of my yard is unuseable. These lots are already adjacent to wetlands that don't perk, I believe these homes would make the run-off that much worse. One of the proposed homes is less than 15 feet from my fence and literally sitting in my backyard with only a pipestem on Hall Rd. for access. Finally we are most concerned with the proposed cut-through and opening of Hall Rd. to River Rd. **Our** concern is on two levels, one, changing the character or the neighborhood to a busy through street and secondly, the turn on Accord Drive is one of the worst left turns in all of Potomac, and the grade at the end of Hall is even worse. Allowing Hall to be opened would require leveling the hill so you could see oncoming traffic coming from the village. Please advise how we can best go about objecting to the enclosed subdivision. Please feel free to call me at 301-996-5810 or write me at 9800 Hall Rd., Potomac Md. 20854.

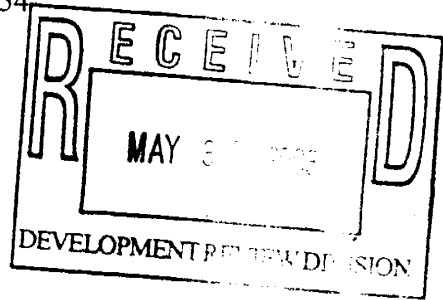
Best Regards,



Mark Klausner

Redlich Family
9612 Hall Road
Potomac MD 20854

27 May 2003



Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Village of Potomac, Plan No: 1-03062

Dear Mr. Shaneman:

We recently were notified of a major development involving the opening of our street, Hall Road, to River Road. This would cause great harm to our community and the families that live here.

This potential development would define Hall Road as a shortcut around Potomac Village, enabling drivers to avoid the lights at River and Falls Road. Traffickers trying to shave minutes off of their morning and evening commutes would change the quality of life for those of us that reside here. We choose to live in this neighborhood in large part because it is "a neighborhood" -- a safe haven to ride bikes, walk dogs, and take infants for a stroll.

Hall Road is undersized for the amount of traffic and speed that would result from a new intersection. Two-way traffic would cause the street to be unsafe for pedestrians. At the crest in River Road, the intersection in question would be precarious for vehicles turning left onto Hall Road. The potential backup would surely cause accidents.

We respectfully request that the Development Review Committee reject the request to create an intersection south of River Road at Hall Road. This work would adversely change the nature and character of our neighborhood and deeply affect its residents for the worse.

Sincerely,

Stephen and Kim Redlich

Preliminary Plan No. 1-03062

Dear Mr. Shaneman,

May,22,2003

I am writing you today in reference to preliminary plan no.1-03062.I have resided at 9800 Hall Rd. since 1986 and have enjoyed living on a dead end street, surrounded by woods on three sides. I also understand the owner has a right to build houses on his property, but I do not believe he should have the right to change the character of the neighborhood. In reviewing the minutes of the April 14 meeting I see you are favoring the elimination of Lot 1 which is adjacent to my property and had a house sitting 15 feet from my property line in the middle of my backyard. I would like to thank for recognizing that this was non-conforming to the rest of the neighborhood.

I would like to ask for your help in reference to the opening of Hall Rd. to River Rd. The opening of Hall would alter the neighborhood from a quiet dead end street to a mini beltway around the village, leading to speed bumps and a similar situation that you now have on Counselman. Further this would create a very dangerous situation for turning left towards the village. All that you have to do is look at the left turn situation we presently have on Accord . As a parent of a new driver I have told my son if I ever see him taking a left out of Accord Rd. his driving privileges will be revoked, not by the state but his mother and I.

I do not believe the developer or the neighborhood is seeking the opening of Hall Rd. but the county wants the road opened. It seems to me that if the neighborhood and the land owner are not seeking the opening of Hall, the county should not have the right to forever change the nature of Hall and the surrounding neighborhood I hope you will support our position on both accounts.

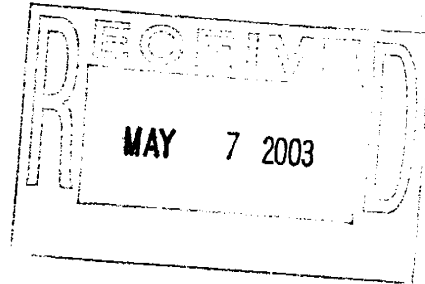
Best Regards,
Mark Klausner
9800 Hall Rd.
Potomac, Md.

Betsi Dahan
9805 Hall Rd.
Potomac, MD 20854
301/983-1773

May 7, 2003

Mr. Richard Weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Plan Number 1-03062, River & Hall Rd.
Village of Potomac



Dear Mr. Weaver:

I am writing to express my opposition regarding the above plan. I live directly across from the lots proposed and at the end of Hall Rd. We have lived here since 1987.

The lots across the street from my home are the only green space left which buffer our neighborhood from the Village noise and are a sanctuary for wildlife. This is a narrow strip of land and I do not see how the developer will be able to preserve any "green space". As you know, our area of Potomac is continually stripped of green space. Three or four large homes will upset the ecology of these wetlands and increase our noise pollution. These homes will entirely fill the lot space and will have the "McMansion" effect on our settled neighborhood.

The proposed opening of Hall Rd. to River Rd. is a huge concern. Again, the green space between River and Hall buffer our neighborhood from the traffic and noise of River Rd. If this intersection is approved, our two block street will become a bypass for the intersection of River and Falls. We will have continual traffic of a high speed, cut-through nature. This is not the way to solve the congestion problem in Montgomery County.

In addition, the result of a Hall Rd. continuance across River is just an accident waiting to happen. It is already extremely difficult to enter River Rd. from the existing intersection with Hall Rd. The high-speed traffic on River Rd. combined with the rush hour tension is a merge situation to be avoided, not increased. Is Hall Rd. to be a parallel substitute for Falls Rd. between Falls Bridge Lane and Democracy (via Sorrel)? These are NEIGHBORHOODS, not commercial areas.

I was disappointed to learn that no Local Traffic Study had been ordered for this project.. I was informed that 50 homes would need to be affected in order for the study to be ordered. I would urge you to reconsider in conjunction with the Transportation Planning office. Every home from Falls Bridge Lane and Falls Rd. to Hall Rd. and Sorrel (and on to Democracy) will be affected. These homes more than exceed the requirement necessary for a Local Traffic Study. Please let me know how we can formally request this Study. It is vital information the Planning Board needs to have available for its informed decision.

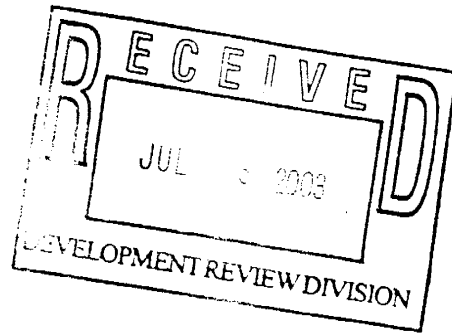
Thank you, Mr. Weaver.

Sincerely,

Betsi Dahan

June 27, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



RE: Village of Potomac, Plan No: 1-03062

Dear Mr. Shaneman:

We are writing to express our strong objection to the proposal that would intersect River Road and the 9800 block of Hall Road in Potomac, MD.

The rationale behind this recommendation is to alleviate congestion at River and Falls Roads. This rationale is not sound; in fact, this would worsen congestion. River Road would be backed up in the evening as people try to turn left onto Hall Road. Hall Road would be backed up in the morning from commuters trying to turn right into River Road traffic and the ability to turn left would be practically impossible. This is already occurring at the intersection of Accord Drive and River Road.

This would be a very dangerous intersection for drivers, especially as traffic volume and speed increase. This new intersection would also be very dangerous to all of our families and impact the quality of life. There are dozens of joggers, children riding bikes, and families walking pets in our neighborhood. Many of us chose this neighborhood because it is safe and isolated from traffic noise. The proposed intersection would change the basic nature and character of our street and neighborhood.

Hall Road is undersized for the amount of traffic and speed that would result from the new intersection. There are already cars, delivery trucks, and landscaping trailers parking on Hall Road, making an increase in two-way traffic very difficult. Any parking restrictions, speed bumps, or speed circles imposed on Hall Road would erode the quality of life in our neighborhood.

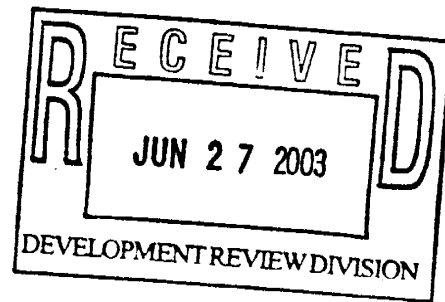
We know that all of the families in our neighborhood are strongly united in our opinion that this proposal would increase congestion, put drivers and children at danger, and diminish the quality of life in our neighborhood. We appreciate your understanding and support.

Sincerely,

Craig and Barbara Sable
9601 Hall Road
Potomac, MD 20854

cc: Senator Rob Garagiola
Brian Feldman
Jean Cryor
Kathleen Dumais

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



June 23rd, 2003

RE: Village of Potomac, Plan No: 1-03062

One year ago I moved from Europe to USA (Washington) to a new job. I was looking for a nice place to live with my family. Finally, after almost three months looking hardly all houses available, I found the house in 9716 Brimfield Court, Village of Potomac. Now, this is our house because we did an extra effort and we bought it.

One year after, I am informed about your plans to open Hall Road to River Road and make three new houses. I do not believe this may happen to us. We paid a lot of money for having a house in a quiet and safe place where my three kids would play safely without worrying about cars. And we really paid a lot of money for it, for having that. With your proposal, the increase in traffic, noise, no more safe riding bikes and more dangerous pedestrian walks will come to our neighborhood. And why? Because what your Committee proposes does not help to alleviate the congestion at River&Falls and even there is not enough space for two-way traffic at Hall Road.

We do not think this is the best idea. In contrast, there is a lot to loose: a nice and safe neighborhood where environment, low noise, low traffic, kids playing freely would be in danger if you decide not to listen to us. And also, it would be unfair, because we paid a lot of money to create this neighborhood and you would destroy with the just act of signing and approving a new plan. This is not fair. I would strongly recommend you to re-design your plans. I think it is worth.

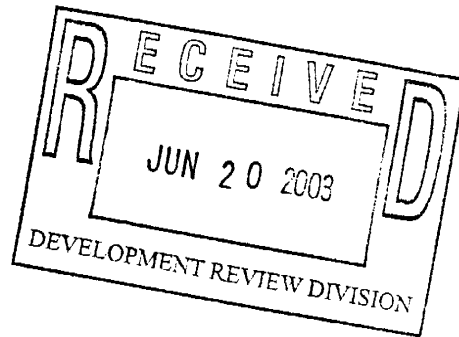
A handwritten signature in black ink, appearing to be "Cesar Cañedo-Arguelles". The signature is written in a cursive style with a horizontal line underneath.

Family Cañedo-Arguelles
9716 Brimfield Court
Potomac, MD 20854

Tel. 301 9835528
cesar@cifidc.com

June 18, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Ave
Silver Spring, MD 20910



RE: Village of Potomac, Plan No 1-03062

Dear Mr. Shaneman:

We are strongly opposed to the proposed cut through from Hall to River Road. We live at 9604 Hall Rd and would be directly effected by the change. We have lived at this address for over 25 years and our children have grown up here. One of the reasons we bought here was the relative quiet and safety of Hall Rd. Our children are grown now, but our grandchildren are here often., and the neighborhood is full of young children who would be subject to significantly increased risk from a dramatic increase in traffic. It would destroy the peace and quiet the adults have enjoyed as well.

My understanding was and is that the reason Hall Road was never cut through to River Rd was because of the dangerous situation it would create at that intersection. There would be only 190 feet from the intersection to the crest of the blind hill just east of the intersection. I am at a loss to understand why such a change is even being considered at this time.

Please, please do NOT approve the propose change.

Sincerely,

Deanne and Dick Berman
9604 Hall Rd
Potomac, MD 20854

Kenneth L. Harkavy, M.D.
9709 Hall Road
Potomac, MD 20854
301-983-4103
klhark46@aol.com



Rich Waver
Development Review Division
Maryland National Capital Parkland Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

RE: Preliminary Plan Number 1-03062
River Road and Hall Road
Village of Potomac

Dear Mr. Weaver:

We live on that segment of Hall Road that your department supports opening to River Road (State Highway 190). We live five houses from the current dead end of the street, which runs from Falls Bridge Lane and have owned our home for over 16 years. It is also our understanding that a proposal has been made to build three houses at the end of Hall Road near River Road.

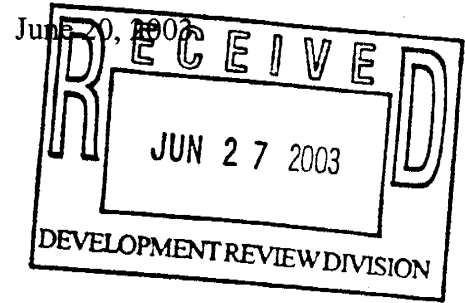
While we have no objection to the use of the land for homes, we are concerned that the proposed size of the homes will create an environmental problem with the increased runoff. More importantly, opening the road is a safety issue. This will create an intersection with a poor line of sight for cars leaving Hall Road to turn left or cross to the northwestern part of Hall Road.

Opening Hall Road will increase traffic along both Hall Road and Falls Bridge Lane as drivers attempt to avoid the intersection of River Road and Falls Road (State Highway 189). There are a number of families with small children who will be faced with this increased, non-local, cut through traffic. The dangers are not worth the minor inconvenience to residents of the immediate neighborhood if they continue to exit via Accord Road or Falls Bridge Lane, both of which already allow for adequate egress.

Keeping Hall Road a dead end will not inconvenience new owners of any new houses at the end of the street. As is typically done in other locations, a "pipe stem" drive way can be used to provide access to Hall Road. A noise barrier of trees and shrubs can be left adjacent to River Road, and a pedestrian path can connect Hall to River in order to facilitate access to the MTA bus stop at Hall and River.

Mr. and Mrs. Kenneth J. Luchs
9708 Brimfield Court
Potomac, MD 20854

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



RE: Planned Intersection for River Road and Hall Road
M-NCPPC - Village of Potomac, Plan No: 1-03062

Dear Mr. Shaneman:

We recently were notified of a major development involving the opening of a street next to ours, Hall Road, on the west side of River Road. This would cause great harm to our community and the families that live here.

This potential development would define Hall Road as a shortcut around Potomac Village, enabling drivers to avoid the lights at River and Falls Road. Traffickers trying to shave minutes off of their morning and evening commutes would change the quality of life for your constituents who reside here. We live in this neighborhood in large part because it is "a neighborhood" -- a safe haven to ride bikes, walk dogs, and take infants for a stroll.

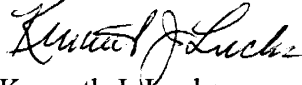
Hall Road is undersized for the amount of traffic and speed that would result from a new intersection. Two-way traffic would cause the street to be unsafe for pedestrians. At the crest in River Road, the intersection in question would be precarious for vehicles turning left onto Hall Road. It is already dangerous and would get more so. The potential backup would surely cause accidents.

This proposal will not relieve River & Falls of its current congestion. River will be backed up in the evening as people try to turn left onto Hall. Hall Rd. will be extremely backed up in the morning from commuters trying to turn right onto River Rd. traffic. It will be practically impossible to turn left, as is the case already at Accord. Also, with cars, delivery trucks and landscaping trailers parked on this not very wide street, how do you expect fire engines to safely use this street?

We respectfully request your involvement and support to reject the creation of an intersection on the west side of River Road at Hall Road. This work would adversely change the nature and character of our neighborhood and deeply affect its residents for the worse.

The developer who wants to build homes at this corner doesn't even want the access from Hall onto River because of the danger. Please do what you can to prevent this planning mistake. You will not solve the problem of congestion at the busy River and Falls Rd by creating this detour but you would destroy a quiet, residential neighborhood. Thank you for considering our children's safety.

Sincerely,


Kenneth J. Luchs


Susan S. Luchs

9724 Brimfield Court
Potomac, MD 20854

June 17, 2003

Mr. Malcolm Shaneman
Development Review Committee
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
RE: Village of Potomac, Plan No:1-03062

Dear Mr. Shaneman:

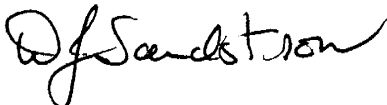
I've recently learned that you plan to cut through one of our neighborhood roads, Hall Road, to a major county artery – River Road. I was surprised, and frankly shocked, that the county would consider doing this.

First, this appears to me to be a dangerous course of action. On River Road, as you approach Potomac Village, there are two left hand turns which can be made today – one on Persimmon Tree and one on Accord. I have seen major accidents at both of those intersections. Offering a third left turn onto Hall Road would mean that drivers would come over the crest of a hill and potentially encounter traffic stopped in preparation for making a left turn. This seems to me to be multiple accidents waiting to happen.

Additionally, creating this cut-through our neighborhood will significantly negatively impact the quality of life we have enjoyed for the past 20 years. We have many children in our neighborhood who play on our quiet streets. It would be a shame to open this neighborhood road to traffic from River Road. There is already an entrance to the neighborhood off River – Accord. There is absolutely no value that this road will provide.

I encourage you to reject this proposal.

Best regards,



D.J. Sandstrom