



**MID-COUNTY
CITIZENS
ADVISORY
BOARD**

March 21, 2005

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

Re: National Park Seminary, File Number: 8-05024
Current Zoning: PD-15

Dear Sir or Madam:

The Mid County Citizens Advisory Board Land Use Committee met on Tuesday, March 15, 2005 to discuss the upcoming development at National Park Seminary and its impact on the Mid County area of Montgomery County. After reviewing the original site plans and discussing this new development, the Land Use Committee had three questions for the Maryland-National Capital Park and Planning Commission. They were as follows:

- 1) Will there be any impact on the schools, particularly those located in the Mid County area?
- 2) What, if any, impact will there be on residential streets, particularly those in close proximity to the Mid-County Area – such as Forest Glen Road?
- 3) Will the foot path/bike access to Rock Creek Park be preserved; and will there still be car parking at the trailhead?

Thank you for notifying this Board of this development and for seeking our comments and if we can be of further assistance to you, please contact us.

Sincerely,

Alec Stone, Chair
Mid-County Citizens Advisory Board

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Forest Glen Park Citizens' Association

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

2924 Woodstock Avenue
Silver Spring, MD 20910
301-589-5978

Montgomery County Department of Park & Planning
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

March 8, 2005

Dear Chairman Derick Berlage;

On December 16, 2004, I had the opportunity to testify on behalf of the Forest Glen Park Citizens' Association at your Planning Board hearing for the National Park Seminary. At that hearing, almost three months ago, the Planning Board agreed that three issues warranted further investigation: onsite/offsite recreation, pedestrian safety/traffic, and negative externalities. Forest Glen Park residents remains concerned with these issues, and we want to hear your thoughts on them, which we understand to be priorities for the Planning Board. More specifically, we believe that an update in advance of the site planning hearing, tentatively scheduled for April 7th, would help facilitate a constructive dialogue on these issues.

As you may recall, in my testimony, I summarized the following neighborhood concerns:

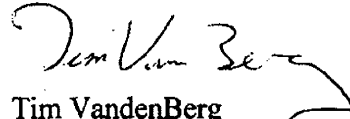
1. Forest Glen Park now suffers from a high volume of cut-through traffic consisting of workday commuters as well as military base personnel and weekend visitors to the military PX. This traffic often moves at high speed and disregards stop signs. Such traffic poses an unacceptable risk to pedestrians since we lack sidewalks and shoulders on our streets. We note that children awaiting the school bus and adults awaiting the Ride-On bus literally stand in the street. Moreover, we point out that the traffic studies performed to date are flawed. They rely on the ridiculous assumption that 90% of the traffic from seminary development will flow toward Georgia Ave, when in fact much of this traffic will drive through our narrow streets to access the District, Northern Virginia, Bethesda, and Rockville. We should know, since that is exactly what most residents now do. In a letter dated November 10, 2004, we asked the County to fast track the development and **implementation** of a comprehensive traffic mitigation and pedestrian safety plan. To date, we have not received any response of any kind from the County.
2. Currently, residents of Forest Glen Park area, as will future Seminary residents, lack a suitable outdoor recreation area that can be accessed easily and safely. We requested at the Planning Board hearing that M-NCPPC explore upgrading or developing additional onsite and offsite recreational facilities. In addition, to preserving a valuable neighborhood

amenity, we request the M-NCPPC repair the existing footpath that leads from the Seminary south through Rock Creek Park to Jones Mill Road. Residents use this path extensively, but it has suffered significant deterioration, making bicycling or even pushing a stroller on it challenging. We also ask that trail access be maintained during renovation to the extent safely possible.

3. Given our neighborhood's proximity to the Seminary, Forest Glen Park is very concerned by negative externalities stemming from the redeveloped property. We asked that the layout of the site and especially its infrastructure minimize the light and noise pollution impacts on existing neighborhoods.

I look forward to learning what M-NCPPC has concluded on these three issues prior to the April 7th hearing. If you would like to discuss these issues further, please contact me at 301-589-5978.

Sincerely,

A handwritten signature in black ink that reads "Tim Van Berg". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Tim VanBerg
Co-President
Forest Glen Park Citizens' Association