

Item 8 - Correspondence

From: Amy Park
To: MCF-Clair
Cc: SM
Subject: Milestone Innovation Center PPA#1198727D and SPA#82001009G
Date: Wednesday, March 16, 2022 11:39:09 AM
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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Morning,

My name is Amy Park. I live at 12700 Found Stone Road, Apt 105, Germantown, MD, 20876. I am an adjacent property owner to the proposed Milestone Innovation Center (PPA#1198727D and SPA#82001009G).

I am writing to oppose the proposed action, and also to request that the Planning Board address existing deficiencies. The following are my comments:

1. Proposed Use - Applicant advised during neighborhood meeting that use could include a vaccination production facility. Applicant was unclear about proposed use. R&D and vaccination production facilities may require hazardous biolevel labs. What protection does our community have from such a use? Why should this be permitted adjacent to residential? Can zone change and site plan amendment be approved in same action by the Planning Board? Is this a fast track approval? I am opposed to the change.
2. Buffers/Landscaping/View Corridors - I'm asking that the Planning Board members personally visit the site to see the existing conditions to understand the impacts to our residential community. The existing buffer between Summerlin Condos and the existing parking deck is inadequate and does not fulfill the requirement of "thick evergreens." See attached photos for examples. For more than 6 months out of the year, we see directly into the business park. The evergreens that were planted were spaced far apart, thereby creating large view corridors, and the evergreens do not provide the necessary buffer. I'm requesting that the Planning Board require additional landscaping buffers to separate the residential property from the business park. The plan that was approved should be corrected immediately by planting mature trees in all areas along the property line as originally requested. Additional landscape buffers should be provided for the new development. Note that the parking lot abuts a tree line near the townhomes. Due to the slope in this location, it appears a retaining wall may be necessary. The existing tree line should be preserved and protected to ensure it will not be impacted.
3. Semi Trucks - Plans show 10 loading docks for semi trucks. Applicant advised that WB-50s (semi trucks) are anticipated. Applicant advised during the neighborhood meeting that they would "delimb" the trees along Milestone Center Drive. I would like a commitment that our trees will not be delimbbed, nor will the character of our neighborhood be impacted. We are concerned about noise, pollution, the number and frequency of trucks entering and exiting the community. During what hours will the trucks enter and exit the property?
4. Hours of Operation - applicant has not advised what the proposed hours of operation will be. We would like a commitment from the Planning Board that reasonable operating hours will be established, and that this will not be a 24x7 facility.
5. Property Value Impact Study - Prior to any decision by the Planning Board, I'm requesting that a property value impact study be conducted to ensure our property values will not be impacted negatively.
6. William Gibbs Elementary School - it is not clear if the elementary school was advised of impending development, the impact/burden to traffic crossing guards, and what safety concerns should be addressed. Can proposed use be near a school? If one is proposed, can biolevel lab be located near a public school?
7. Noise Pollution & I-270 Noise - I am concerned about noise from I-270 becoming even worse than it is now. The proposed buildings could make acoustics even worse, since it is not a guarantee that they will provide a buffer. I'm requesting that additional landscaping along I-270 be required to mitigate traffic noise.
8. Light Pollution - existing lighting at business park shines directly into our residential homes. We have requested mitigation, however, I have no noticed a difference. (see photos).
9. Security - What security concerns are there? How will they be addressed?
10. Burden - surrounding residential neighbors and school should not have to bear the burden of proposed development and zone change.



Sent from my iPhone

Amy Park









