

Item 7 - Correspondence

From: jeff.karns@verizon.net
To: [MCP-Chair](#)
Subject: Calverton Testimony Item 7 White Oak Apartments 772022
Date: Wednesday, July 6, 2022 2:45:20 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning,

I attached 3 page for Calverton Citizens Association (CCA) testimony for the hearing today.

Have a good day.

Thank you,

Bernadine (Bernie) Karns, President
CCA

Calverton Citizens Association

P. O. Box 21

Beltsville, Maryland 20704-0021

July 7, 2022

Casey Anderson, Chair
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

RE: Item 7 - White Oak Apartments, Sketch Plan 320220050, Preliminary Plan 120220060, and Site Plan 820220110. Hearing 7/7/2022

The Calverton Citizens Association does not oppose the plan. Calverton does have concerns regarding the project

Description: "The Sketch Plan, Preliminary Plan, and Site Plan applications propose to develop the Subject Property with a 5-story multifamily residential building with up to 359 units and two four-story buildings with up to 28 "two-over-two" multifamily units, for up to 443,400 square feet of residential development on 7.83 acres. The Project will include a minimum of 15% MPDUs. The Subject Property is located at 2220 Broadbirch Drive, Silver Spring within the 2014 White Oak Science Gateway Master Plan area."

There is a discrepancy in the number of units in different reports. The Applicant has proposed "a 5-story multifamily residential building with up to 359 units." Attachment B, Resolution 19-1128 dated January 11, 2022, on page 2 states "...with up to 400 multifamily dwelling units. The residential development may not exceed 400 dwelling units." This is very confusing because that is a difference of 13 units between 359 in the proposed 5-story multifamily units and 372 units that could be allowed in Attachment B. The staff recommends approval for up to 387 total multifamily residential units in Section 1 Recommendations and Conditions, page 5. Please close this loophole and approve the Staff recommendations of "up to 387 multifamily residential units" total, 359 apartment-style units and 28 "two-over-two" units for a total of 387 units.

Again, there is a discrepancy with the heights of the buildings. Attachment B states that the "two-story multi-family units on top of each other will be approximately 50-55 feet in height." Attachment B also states that "the maximum height of the apartment-style units will be 85 feet, the maximum permitted in the zone requested." The Staff recommends "the development is limited to a maximum building height of 75 feet." The Applicant has proposed 75 feet max for multifamily apartment-style building and 55 feet max for two-story multi-family units. Please close the loop hole and set the height limits at 75 feet

maximum for the apartment-style building and 55 feet maximum for the two-over-two multi-family units.

Calverton has noticed that the number of MPDUs required in the East County and White Oak Master Plan has changed from 12% to 15%. In the above description of White Oak Apartments, it states a minimum of 15%. Close the loophole and set the MPDUs at a maximum of 15%.

The Burtonsville Redevelopment developer mentioned that the multi-family unit that will be built at the park-n-ride will have 15% MPDUs. Many years ago, Calverton and the East County were "gifted" MPDUs transfers from Potomac, Bethesda, and Chevy Chase. When will Potomac, Bethesda, and Chevy Chase be "gifted" their fair share of MPDUs. These areas have a great mass transit system already in place. If the County wants to provide housing to people where there is a great transportation system and many amenities already in place, build MPDUs in those areas. Stop the NIMBY's. It is time for Montgomery to "gift" other parts of the county their equitable, fair share of MPDUs.

Calverton wants to again express our concern that there are not enough parking spaces for the residents of White Oak Apartments. Take a trip around any community nearby, maybe Calverton on the weekend. You will see that single family homes are multifamily units. Local roads in Calverton are packed with all types of vehicles making it difficult to drive down the roads. Where will all the vehicles park that belong to the residents of White Oak Apartments, especially if you charge residents for parking? Where will the guests park?

It is great that the Applicant has plans for bicycles spaces. The plan for 96 long-term bike spaces located in a secure bicycle room will be appreciated by the residents of White Oak Apartments. Many bicycles are very expensive. Bicycles are the main mode of transportation for many people. A secure, well-lit bicycle room is a good amenity. Staff recommended a location convenient to the main entrance for short-term spaces. This space should be weather protected since many bikes are very expensive.

Calverton would like to address Road A. We are in favor of Road A. People need different ways to get in and out of the area. Traffic is bad now but it will soon become a nightmare in the area with all the development coming to the area. Calverton believes this road will move traffic better and prevent traffic backups. Attachment E mentions a comprehensive study done in 2016. Well, that was 6 years ago, and many projects have been and are being approved that will add traffic to the roads. Things change in 6 years and not necessarily for the good. Attachment E states that Road A was not identified then. Plans need to change and adjust to growth, especially when the area has

changed over 6 years and will be changing over the coming years. Plans need to look at the big picture with White Oak Town Center coming soon and Viva White Oak coming in the not-too-distant future. The County needs to look at how the future will look for this area and act now. The intersection of Broadburch and Cherry Hill is busy all day long and traffic backups during the peak hours. Also, traffic at the intersection of Industrial Parkway and Broadburch backups at peak hours and is busy all day long. Road A will provide another outlet to keep traffic moving and get vehicles to their destination quicker. No one wants to sit in traffic wasting time, gas, and money. Build Road A to help traffic move along and cut down of exhaust fumes and pollution.

Calverton is going to be impacted by the traffic going to and from the White Oak Apartments. Everyone knows that Broadburch is an extension of Calverton Boulevard. Drivers will get off I-95 and get onto Calverton Boulevard to head straight to the White Oak Apartments. Please give directions to the apartments to use Route 29 to Cherry Hill Road. Also, give directions from I-95 to Powder Mill Road to Cherry Hill Road. We all know that it won't keep every vehicle off Calverton Boulevard, but it may keep a few vehicles off Calverton Boulevard so that Calverton residents will be able to get out of their driveways and streets without wasting time, gas, and money. We all want to cut down on exhaust fumes and pollution.

Respectfully submitted,

Bernadine (Bernie) Karns

Bernadine (Bernie) Karns, President
Calverton Citizens Association
3005 Gazebo Court
Silver Spring, MD 20904-1867
301-572-8018

From: [Lindsey, Amy](#)
To: [MCP-Chair](#)
Subject: Letter about White Oak Apartments - 320220050, 120220060, 820220110
Date: Monday, April 4, 2022 12:16:44 PM
Attachments: [WO Apartments.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Amy Lindsey
Planner III, Mid-County Planning

Montgomery County Planning Department
2425 Reedy Drive, Floor 14, Wheaton, MD 20902
amy.lindsey@montgomeryplanning.org
o: 301-495-2189



From: djwilhelm@verizon.net <djwilhelm@verizon.net>
Sent: Monday, April 4, 2022 11:52 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: White Oak Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Amy

Attached is the letter I promised.

Dan

Greater Colesville Citizens Association

PO Box 4087
Colesville, MD 20914
April 4, 2022

Development Review Committee
Attn: Amy Lindsey
2425 Reddie Drive
Wheaton, MD 20902

Re: Plan 120220060, White Oak Apartments

The Greater Colesville Citizens Association supports the preliminary and site plans for the White Oak Apartments project except for the staff proposal to include a public road on the west side of the property. That proposal is contrary to other prior county decisions and the road is not needed. Staff indicates it may be needed for pedestrian connectivity in some distant future date if the DARCARS and Home Depot properties are redeveloped. We don't envision those businesses vacating these properties. Even if they are redeveloped, we envision the entire existing lots will be needed for that redevelopment and if land is taken for a new road, that the redevelopment alternatives would be very limited because the size is so small. We also note that the desired path already exists via the Home Depot property (access exists today to both Broadbirch Dr. and Whitethorn CT.)

If the goal is to provide improved pedestrian movement, why not require a public sidewalk or path, rather than a road.

The White Oak Science Gateway Master Plan does not call for a road, bikeway, or pedestrian path in this location. That connection can only be found one place in the Master Plan - Figure 4. The title of the figure is "illustrative concept" and the legend has it as a "potential" road. None of those three terms makes it a master plan requirement, especially since it is not listed as a requirement in the Transportation Section.

Two years after the Master Plan was approved, DOT undertook in 2016 a comprehensive study of transportation needs in the area. The Planning staff provided modeling support for that study. The improvements identified by the study effectively supersede the Master Plan. The road in question was not identified in that study. The council approved transportation improvements in what is called the Local Area Transportation Implement Program (LATIP). By the rules established by the Council, only transportation improvements listed in the LATIP can be built using developer funds.

The LATR process does not exist in this area, yet Staff is trying to get this road built as part of LATR

The default LATIP approach is that each developer would pay their fair share of the transportation cost as a fee to the county and the county will build the project. The alternative to paying the fee is for the developer to construct one or more LATIP identified projects and receive a credit against the LATIP fee and in some cases the Transportation Impact Tax. (At this time neither transportation nor school impact taxes apply in this area). Thus, if the developer were to construct the proposed public road, he can't receive a credit. The developer has stated that building such a road would add cost and he would need a credit.

In conclusion, drop the proposal for a public road on the west side of the White Oak Apartments development. Also, we request this memo be included in the staff report to the Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Wilhelm". The signature is fluid and cursive, with the first name "Daniel" and last name "Wilhelm" clearly distinguishable.

Daniel L. Wilhelm
GCCA President.