

Item 10 - Correspondence

From: [Kelli Keith](#)
To: [MCP-Chair](#)
Subject: Churchill Senior Housing Comments for 9/29 Meeting
Date: Wednesday, September 21, 2022 9:59:56 AM

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

I am writing to testify concerns for the Churchill Senior Housing Development Plans being presented on 9/29.

I have been a resident of Waters Landing for 13 years. The neighborhood values include open landscapes and integration of nature with living environments. Beautiful Lake Churchill sits directly behind this proposed building, as well as woods that are homes to many amazing animals we are fortunate enough to live so close with. Removing wildlife living space is detrimental to our environment - Habitat loss is the greatest threat to organisms and biodiversity. This would destroy peace to the neighbors, bring more displaced wildlife, impact views, will bring a lot of loud disruption during construction, will bring down the value of these houses and the entire neighborhood. Many residents will move. We need to preserve this land, not capitalize on it.

The Churchill Senior Living center has also caused many disruptions to the neighborhood swim team, home to over 100 kids each summer. There is not enough space to accommodate more residents, even with a new parking garage. A great concern is also where residents will park during construction and how the construction will impact the community center, pool, basketball courts and parking space behind the pool.

Waters Landing Elementary will be impacted by the increased traffic and safety for kids crossing the street to go to school will be jeopardized. Adding any influx of residents is a safety concern, meaning more crime to an area where crime is already high.

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Kelli

From: [Paula Giron](#)
To: [MCP-Chair](#)
Cc: [Paula Giron](#)
Subject: Opposed to Churchill Senior Housing Expansion
Date: Tuesday, September 20, 2022 7:49:25 PM

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Dear MCP Chair Casey Anderson,

Public Hearing: September 29, 2022
Name of Plan: Churchill Senior Housing
Sketch Plan Number: 320220060
Zoning: CRT 2.5, C-0.25, R-2.5, H-90
Zone Property Size: 5.49 acres
Master Plan: 2020 Germantown Plan for the Town Sector Zone

I am writing in opposition to the above referenced Plan. I have lived in Waters Landing for the past 15 years and was shocked when radical expansion of Churchill Senior Housing was first proposed with absolutely NO notice to Waters Landing residents.

Although I believe the initial plans have been updated, they still include expanding the campus buildings with additions that will be significantly stories higher than any building on Father Hurley Boulevard, a new parking garage, and a health clinic setting right on Father Hurley Boulevard. This commercial development will impact the outlook of Waters Landing, impact the natural environment surrounding it, encroach on surrounding neighborhoods, increase traffic affecting Father Hurley Boulevard and our Waters Landing HOA office and pool property and the safety of our pedestrians.

Frankly, this kind of commercial development with a huge, multi-story building and parking garage does not fit into the Waters Landing neighborhood. Please do not approve this project.

Thank you.

Paula Giron
20538 Summersong Lane
Germantown, MD 20874

From: [Courtney Egan](#)
To: [MCP-Chair](#)
Subject: Churchill Senior Housing testimony
Date: Tuesday, September 27, 2022 6:58:43 AM

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Hello- I am providing written testimony regarding Churchill Senior Housing, Sketch Plan No. 320220060 (Public Hearing) (Item 10 on your Sept. 29 agenda). Please consider disapproving for the reasons listed below. Thank you-

Courtney

- this project is out of character with the surroundings
- the phase 3 building are too tall and will feel imposing
- the phase 4 buildings are too tall and too close to the sidewalk- they will feel imposing
- the process by which the zoning was changed was unfair to the community (the final determination was made between the developer and the planning board without an opportunity for community feedback)

Again, please consider disapproving this project. It will not be a welcome addition.

From: [Laura Magnuson](#)
To: [MCP-Chair](#)
Subject: Letter for the Record for CSL application (hearing on 9.29.22)
Date: Tuesday, September 27, 2022 6:59:10 PM
Attachments: [image001.png](#)
[Letter to Planning Board CSL 9.27.22.pdf](#)

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

To the Chair,

Please submit the attached letter re: the application of Churchill Senior Living for further development in Germantown. The hearing on this matter is scheduled for Sept. 29, 2022.

Thank you.

Laura Magnuson



Law Office of Laura Tise Magnuson
20529 Anndyke Way
Germantown, MD 20874
phone: (301)540-1083
fax: (240)361-3564
laura@magnusonlaw.net

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Laura Magnuson
20529 Anndyke Way
Germantown, MD 20874

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th floor
Wheaton, MD 20902
mcp-chair@mncppc-mc.org

September 27, 2022
Re: Churchill Senior Housing (320220060)

Dear Mr. Anderson:

Please submit to the record and for the consideration of the Board the following concerns regarding the above-referenced application by Churchill Senior Housing for additional development in Germantown, Maryland.

I. Massing, Density and Height:

The overriding concern about the proposed development of Churchill Senior Living (“CSL”) is that its massive size, placement, location and height, is incompatible with the surrounding environment. Counsel for CSL stated it accurately when at one of the preliminary meetings he described the project as “an urban development in a suburban setting.” Anyone who has been to the site knows that the surrounding environment is much more than a suburban setting. It is a beautiful, natural series of neighborhoods within the Waters Landing Community that interconnect by paths around a lake that is unique to Montgomery County. It is a tranquil, calm, natural setting uninterrupted by tall buildings or commercial businesses.

I understand that a zoning amendment was passed that permits the height and density requested by CSL.¹ I ask that the letters of protest that were filed by residents in the Waters Landing Community be incorporated into the record at this stage of the development review, as they were unfortunately submitted too late to impact the zoning decision. To the extent that the objections that were expressed at that time focused on the incompatibility issue, they should be relevant again at this stage when massing, design, height and density are considered in the context of the surrounding environment.

II. Public Open Space Option.

It is my understanding that CSL’s proposal is submitted under the public open space

¹ The record likely reflects the outrage of the Waters Landing Community that was communicated to both the County Council and the Planning Board too late to have an impact on the doubling of density and height that the zoning amendment accomplished. Of note, CSL’s managing member, Joseph Parreco, served on the Waters Landing Association Board of Directors at the time that he was pushing the amendment through. Unfortunately, the community was never made aware of the request that its Director was making even though it greatly impacted the community which he was under a fiduciary obligation to serve.

option. The open space that CSL proposes in its latest rendition, however, appears to be a thin strip of land bordering the heavily trafficked Father Hurley Boulevard. Who would be using that open space? It is not situated in a location that the public would stop to relax in. Notably, the conceptual drawings do not reflect the boulevard that is immediately adjacent to this area. Not only would the space be noisy, and potentially subject to unhealthy emissions, but it would potentially pose a danger to children who may be inclined to dart out onto the highway. I request that if the Applicant continues to request consideration under the public open space option, it be required to resubmit a design for public use open space that would actually benefit the public.

III. Shadows, Use and Enjoyment of Residents and Path Walkers to the North of the Development.

The northside of the development appears to be significantly affected by the proposed Phase III building, that while stepped back, would be at least 10 stories high. No other building in the area comes close to 10 stories. Even the current Phase II, which is considerably shorter, looms above the path that is enjoyed by many who walk along the streambed behind the development. I am further concerned about what these buildings look like from the perspective of the townhomes that are situated on the other side of the streambed/path. The renderings provided by the Applicant do not accurately reflect the proximity of the development to the townhomes as the sketches are drawn with much more green space than actually exists.

The applicant has done a study that purports to show the shadows cast by Phase III. To cast homes into shadows for periods of time during the year is to diminish the use and enjoyment of those pre-existing townhomes.

IV. Traffic, Parking, and Circulation. The Planning Board has received correspondence from the Waters Landing Association expressing concern about safety issues that already exist along Father Hurley Boulevard immediately in front of the CSL development. Due to the fast traffic and the absence of controls, the existing crosswalk is currently unsafe for the pedestrians (including seniors) who cross Father Hurley Boulevard at this point. The HOA general manager has repeatedly witnessed screeching tires and “near misses” of individuals trying to safely cross this roadway. If CSL is permitted to double its units as it proposes, the traffic from CSL onto Father Hurley Blvd. will significantly increase the traffic hazards. The vehicular traffic generated by that many more residents, guests, caretakers, medical personnel, contractors, food vendors, and utility vehicles, from both the residential complexes as well as the medical access business that is proposed will be exponentially larger than that caused by the current independent living residents. Vehicular circulation within the Waters Landing homeowners association footprint will also be problematic. CSL has access to Father Hurley Blvd. via a very small driveway owned by the Waters Landing Association. That driveway is the only egress and ingress point for Waters Landing residents and guests using the community center. Use of that small driveway on Waters Landing HOA property by all of the vehicles expected to be generated by the proposed CSL will cause backups and bottlenecks onto Waters Landing property, especially during HOA events and swim team meets. These sorts of traffic “jams” will increase the possibility of angry drivers and accidents. The proposed development will create too much vehicular traffic for such a small piece of land in the middle of a residential community.

V. Disputed Parking Agreement.

As the Board likely knows, CSL currently has parking access to and use of the majority of parking spaces at the Waters Landing Association Community Center. These 30 to 40 spaces were originally built to provide parking for Waters Landing members and guests as they used the community center. While Mr. Parreco was on the Waters Landing Board of Directors, he procured a number of “favors” for the various parcels that comprise his businesses, known cumulatively as CSL. In each of the documents creating said favors (the parking lease, the Amended Easement, etc.), he relied on the fact that each of the owners of the parcels (for which he was a managing member) were members of the HOA. Since that time the community has requested, but not received, any minutes from any open meeting at which these favors were ever properly approved by the Waters Landing Board of Directors. Many in the community therefore dispute the legitimacy of the parking agreement. Ironically, in pending litigation with the HOA, CSL has taken the position that it made “a mistake in asserting membership in the HOA” and that in fact it is not a member of the HOA.² This also calls into question the legitimacy of parking rights based on membership, where the membership is now being denied. For these reasons, the “favors” bestowed upon CSL as a member, are now subject to dispute, including the 30 to 40 parking spaces on the community property which were apparently included in the calculations to obtain approval of Phase II. I ask that until the issue of the disputed parking agreement is fully resolved, the Board omit the 30 to 40 spaces previously considered in the Phase II calculations from all future calculations for the current and future applications. To include those spaces at this point risks an underestimation of parking that will likely worsen the traffic and circulation concerns noted above.

VI. Phase IV Concerns.

CSL’s proposal is notable for the renderings of vantage points that it omits from its presentation. In addition to the view from the back of the property, CSL did not submit a rendering of what the view of Phase IV would be from the townhouses on the other side of Father Hurley Boulevard. These townhomes are, consistent with the rest of the neighborhood, only two to three stories high. One can imagine how massive and imposing the four-story building will look directly across the street. The applicant should be required to provide a rendering of that vantage point as it affects many residents in the area

Thank you for your anticipated attention to the above concerns regarding the latest proposal for the development of Phases III and IV by Churchill Senior Living.

Sincerely,

Laura Tise Magnuson

² Waters Landing Association. V. Churchill Senior Housing Limited Partnership, et. al, Montgomery County Circuit Court, Civil no.: 485576-V

From: [Frank Blanchard](#)
To: [MCP-Chair](#)
Subject: Proposed Churchill Senior Housing project
Date: Wednesday, September 28, 2022 10:19:47 AM

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

Good morning, Mr. Anderson,

I write in opposition to the proposed Churchill Senior Housing extension (320220060).

The description of the proposed property is totally incompatible the existing surroundings. This is a wooded, natural environment with residential dwellings and community covenants designed to blend into the natural surroundings. A building of this size would be totally out of place and visually disruptive.

The intersection of Waters Landing Drive and Father Hurley Boulevard is busy and hazardous. I was almost hit by a car while walking across this intersection. Accidents and other incidents have prompted the installation of an additional traffic light pole, yellow borders around the lights, a left-turn light and other safety measures. The traffic is only getting worse, and a building of this size with its residential traffic would significantly add to the burden, not to mention the additional traffic from the proposed health care center with service to the public.

Senior center parking has already taken over spaces we used to have available for community swim meets and other community center events. The proposed new development would create additional parking problems.

Please consider how a massive project like this will negatively impact our community. I urge you to oppose it.

Thank you for your consideration.

Frank Blanchard
20163 Hartsbourne Way
Germantown MD 20874

From: [Mark Sagarin](#)
To: [MCP-Chair](#)
Subject: Churchill Senior Living
Date: Wednesday, September 28, 2022 10:29:08 AM

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

Chair Casey Anderson
Montgomery County Planning Board 2425 Reedie Drive, 14th floor Wheaton, MD 20902
mcp-chair@mncppc-mc.org

Dear Mr. Anderson:
September 28, 2022
Re: Churchill Senior Housing
(320220060)

Please submit to the record and for the consideration of the Board the following concerns regarding the above-referenced application by Churchill Senior Housing for additional development in Germantown, Maryland.

I. Massing, Density and Height:

The overriding concern about the proposed development of Churchill Senior Living (“CSL”) is that its massive size, placement, location and height, is incompatible with the surrounding environment. Counsel for CSL stated it accurately when at one of the preliminary meetings he described the project as “an urban development in a suburban setting.” Anyone who has been to the site knows that the surrounding environment is much more than a suburban setting. It is a beautiful, natural series of neighborhoods within the Waters Landing Community that interconnect by paths around a lake that is unique to Montgomery County. It is a tranquil, calm, natural setting uninterrupted by tall buildings or commercial businesses.

I understand that a zoning amendment was passed that permits the height and density requested by CSL.¹ I ask that the letters of protest that were filed by residents in the Waters Landing Community be incorporated into the record at this stage of the development review, as they were unfortunately submitted too late to impact the zoning decision. To the extent that the objections that were expressed at that time focused on the incompatibility issue, they should be relevant again at this stage when massing, design, height and density are considered in the context of the surrounding environment.

II. Public Open Space Option.

It is my understanding that CSL’s proposal is submitted under the public open space. The record likely reflects the outrage of the Waters Landing Community that was communicated to both the County Council and the Planning Board too late to have an impact on the doubling of density and height that the zoning amendment accomplished. Of note, CSL’s managing member, Joseph Parreco, served on the Waters Landing Association Board of Directors at the time that he was pushing the amendment through. Unfortunately, the community was never made aware of the request that its Director was making even though it greatly impacted the community which he was under a fiduciary obligation to serve. ¹

Laura Magnuson
20529 Anndyke Way Germantown, MD 20874

option. The open space that CSL proposes in its latest rendition, however, appears to be a thin strip of land bordering the heavily trafficked Father Hurley Boulevard. Who would be using that open space? It is not situated in a location that the public would stop to relax in. Notably, the conceptual drawings do not reflect the boulevard that is immediately adjacent to this area. Not only would the space be noisy, and potentially subject to unhealthy emissions, but it would potentially pose a danger to children who may be inclined to dart out onto the highway. I request that if the Applicant continues to request consideration under the public open space option, it be required to resubmit a design for public use open space that would actually benefit the public.

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V. Disputed Parking Agreement.

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procured a number of “favors” for the various parcels that comprise his businesses, known cumulatively as CSL. In each of the documents creating said favors (the parking lease, the Amended Easement, etc.), he relied on the fact that each of the owners of the parcels (for which he was a managing member) were members of the HOA. Since that time the community has requested, but not received, any minutes from any open meeting at which these favors were ever properly approved by the Waters Landing Board of Directors. Many in the community therefor dispute the legitimacy of the parking agreement. Ironically, in pending litigation with the HOA, CSL has taken the position that it made “a mistake in asserting membership in the HOA” and that in fact it is not a member of the HOA.² This also calls into question the legitimacy of parking rights based on membership, where the membership is now being denied. For these reasons, the “favors” bestowed upon CSL as a member, are now subject to dispute, including the 30 to 40 parking spaces on the community property which were apparently included in the calculations to obtain approval of Phase II. I ask that until the issue of the disputed parking agreement is fully resolved, the Board omit the 30 to 40 spaces previously considered in the Phase II calculations from all future calculations for the current and future applications. To include those spaces at this point risks an underestimation of parking that will likely worsen the traffic and circulation concerns noted above.

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Thank you for your anticipated attention to the above concerns regarding the latest proposal for the development of Phases III and IV by Churchil Senior Living.

Sincerely,
Mark Sagarin
20421 Afternoon Lane
Germantown MD 20874

From: [Sharon Black](#)
To: [MCP-Chair](#)
Subject: Churchill Senior Housing 320220060
Date: Wednesday, September 28, 2022 10:44:41 AM
Attachments: [Churchill Senior Living application 2022 \(2\).pdf](#)

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

Chair Casey Anderson,

Please include the letter below in consideration and as standing evidence of the objections by the Waterslanding Community.

Many thanks,
Sharon Black

Sharon Black
13329 Burnt Woods Place
Germantown, MD 20874

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th floor
Wheaton, MD 20902
mcp-chair@mncppc-mc.org
September 27, 2022

Re: Churchill Senior Housing (320220060)

Dear Mr. Anderson:

Please submit to the record and for the consideration of the Board the following concerns regarding the above-referenced application by Churchill Senior Housing for additional development in Germantown, Maryland.

1. The current plan for CSL has a 10 story building that will obviously stand out in the community like a sore thumb. It does not fit the density and height of any other building within Waterslanding. I know the review board has worked to tame the height of the building but it is still unacceptable.
2. I am also concerned about the density of this additional building to the townhouses in the development behind it and the wildlife and path that is used for walking by homeowners and their pets.
3. The building that is 4 stories high along Father Hurley Boulevard with a health clinic is worrisome. This thoroughfare has a high use of traffic. It sets on an incline. We have experienced safety concerns as pedestrians try to cross the street from the WLA office as well as current CSL residents who have attempted crossing the road. The number of cars that park along Father Hurley Boulevard in the center grass area during swim meets will make this situation even worse.

I am not sure why we even need a public clinic as we have 2 hospital emergency rooms and many urgent care offices within the Germantown area currently.

The openness will be eliminated by placing this building right on the roadway. It will impact the look and feel of our main office and recreational property.

4. The parking situation in the WLA office/pool area is also a concern. The owner of CSL, Joe Perico, used his position as a director of WLA to get signatures for an easement for

parking spots for his community use. There are no records of a vote for this agreement with other directors.

5. He also was not forthcoming about the change in zoning for this parcel. The WLA community was blindsided and not informed before the zoning was changed.

I am imploring the planning board to continue to consider making this project less objectionable to the community at large.

Sincerely,
Sharon Black

From: [Noelie Angevine](#)
To: [MCP-Chair](#); [Waters Landing Neighbors Google Groups](#)
Subject: Zoning signs posted for application for Zoning changes history and addresses of such posting
Date: Wednesday, September 28, 2022 9:56:38 AM

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In September , 2020, I asked when physical postings signs of the application for zoning changes had been erected. I asked for the addresses of those signs. I never received a satisfactory answer.

Please address this issue.

Here is a copy of an email I sent to Montgomery Planning.

There should be a record in your files.

"Hello, I am looking for more information about the zoning changes that have been discussed regarding T-S.

How soon in advance should zoning change applications be posted, so citizens can participate in the decision making?

Where should the signs be placed? I have seen no signs about zoning changes posted on the corner of Father Hurley Blvd. and Waters Landing Blvd.

According to the timeline, the discussion of the zoning changes were begun in 2018.

My understanding is that signs should be clearly and visibly posted on the property that is being projected for a zoning change.

I see a schedule of the plan, meetings, etc.

<https://montgomeryplanning.org/planning/communities/upcounty/germantown/germantown-plan-town-sector-zone/#timeline>

There seems to be some confusion over whether or not our Waters Landing Homeowners Association was notified.

Either our residents were not informed, or the information was not readily accessible from our HOA, unless we went to the OZAH website. Perhaps you or someone on the Planning Board can help us with this.

"Community Outreach Plan Throughout the summer and early fall of 2018, planning staff met with several Germantownarea organizations and homeowners associations (HOA) at their regularly scheduled meetings to discuss the plan, receive comments, and answer questions. These groups included the Churchill Community Foundation, Churchill Village South HOA, Waters Landing Association HOA, and the Churchill Village East HOA."

Just to clarify, do you have a record of the groups who attended the meetings?

--

**"This world is too small for less than brotherhood - too dangerous for less than truth."
Steffen Thomas**

From: [Noelie Angevine](#)
To: [MCP-Chair](#); [Waters Landing Neighbors Google Groups](#)
Subject: Fwd: Re sediment control 5,000 square feet, etc?
Date: Wednesday, September 28, 2022 10:00:20 AM

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I have seen the word, "exceptions #....." regarding sediment and storm water management. I never received a clear response concerning the way this will be managed during construction and after. How will storm water be managed when there is so much asphalt?

-----I--- Forwarded message -----

From: **Noelie Angevine** <nangevine28@gmail.com>
Date: Tue, Sep 27, 2022 at 11:03 AM
Subject: Re sediment control 5,000 square feet, etc?
To: Estes, Phillip <phillip.estes@montgomeryplanning.org>, Waters Landing Neighbors Google Groups <waterslanding@googlegroups.com>

Mr. Estes,

Once again, I am inquiring about the plans/exceptions, permits, etc. for the amount of earth that will be displaced during the construction planned for an inordinately tall building in our neighborhood. I read in a previous email from you that: Please correct me if I am wrong.

"A sediment control permit is issued for approved construction drawings that show the sediment control design for the project. Sediment control is there to keep sediment from leaving the work site during construction. A sediment control permit is generally required when the project will result in 5,000 square feet or more of land disturbance, and/or when there is a proposal to move 100 cubic yards of earth or more.

In addition to sediment control, the plans may also show compliance with environmental runoff treatment requirements, and for compliance with floodplain regulations where appropriate."

The Churchill Senior Living Planning Board hearing concerns 326,252 sq. ft of new residential units and 3,000 sq ft for a medical clinic, in addition to the existing 268,280 sq ft of existing residential uses.

This does not include the amount of runoff from the asphalt parking lots.

Mr. Estes, how much square footage will be affected?

Thank You,

Noelie Angevine

--

**"This world is too small for less than brotherhood - too dangerous for less than truth."
Steffen Thomas**

From: [Noelie Angevine](#)
To: [MCP-Chair](#); [Waters Landing Neighbors Google Groups](#)
Subject: Stormwater management? Churchill Senior Living 10 story building
Date: Wednesday, September 28, 2022 10:02:42 AM

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Noelie
Angevine <nangevine28@gmail.com>

Fri, Apr 22, 12:37 PM



to Mo, catherine1conlon1, Aruna, bcc: laura, bcc: Andrew, bcc: Kim, bcc: Ar



Dear Mr. Etheridge,

I see that the application for development of phases III and IV of Churchill Senior Living includes a watershed exemption, (22-A).

It appears that these future plans will include several buildings, one of which will be 95 ft tall. There will also be several underground parking projects, etc.

The plan is #41995158E

That article about Forest Conservation exemptions is 27 pages long. Could you please give details on the reason for the exemption? The development affects our watershed. Black Hills Park is behind the Waters Landing community.

All the sketch says is that there is a 22-A Forest Conservation exemption.

Exemption from what? There are 27 pages on 22-A Forest Conservation exemptions. I see no explanation for the exemption in the plans.

Who would like to look at this? I see no plans for protecting our watershed.

<https://montgomeryplanning.org/development/development-applications/nri-fsd-fcp-exemption/>

https://mcatlas.org/Development_Info/Default.aspx?apno=41995158E

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_comcor/0-0-0-12382

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_comcor/0-0-0-12413

I am including the link to the plans for phases III and IV, with images of the prospective buildings.

<https://sgrwlaw.sharefile.com/share/view/saa314ec385ba4f81b9ee0e0fec514843/fo2d5cf2-14f3-436d-a9fe-8f32ef181fc7>

One image shows our Appalachian mountains in the distance. If it is truly possible to see those mountains from the 95ft building, that would be enough to prove that the project should not be approved.

I am looking at a sketched plan for construction of that development that says

"A_STORMWATER MANAGEMENT CONCEPT

**FOR THIS DEVELOPMENT IS UNDER REVIEW BY THE DEPARTMENT OF
PERMITTING SERVICES UNDER PLAN #XXXX"**

Could you please tell me what Plan #XXXX IS?

Please share your thoughts and some suggestions for us that will help our community with this problem.

Thank You,

--

**"This world is too small for less than brotherhood - too dangerous for less than truth."
Steffen Thomas**

From: [Noelie Angevine](#)
To: [MCP-Chair](#); [Waters Landing Neighbors Google Groups](#)
Subject: Movement of dirt during construction of additional Churchill Senior Living buildings
Date: Wednesday, September 28, 2022 10:05:25 AM

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How many truck loads of dirt will be moved during construction of these additional buildings? How much traffic is expected? What will the effect be on our stream banks as this construction is taking place?

Noelie Angevine

--

**"This world is too small for less than brotherhood - too dangerous for less than truth."
Steffen Thomas**

From: [Melissa Marcia](#)
To: [MCP-Chair](#)
Subject: Written comments for tomorrow's Sept 29 CSL public hearing
Date: Wednesday, September 28, 2022 10:47:08 AM

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

Dear Mr. Estes and Montgomery County Planning Board,

I am writing today to express my desire that you do **not** approve the current building plan for Phase 3 of the Churchill Senior Living (CSL) development plan.

This building is not consistent with our neighborhood and has significant opposition in the community. Regardless of what the zoning would permit, a 10 story building would be one of the tallest buildings in Germantown and it would be placed in the middle of a residential neighborhood. It is fully inconsistent with its surroundings. The Waters Landing Neighborhood was built with the appeal of living in a natural setting with trees and lakes. This building will not blend in with its surroundings.

I understand that the applicant has revised the building plan to be stepped back, but this does not address my concerns about the overall height. As it is, I can already see the phase 1 and 2 buildings above the trees from my home at 20407 Afternoon Lane. A 10 story building, regardless of how gradually it is stepped back, would really stand out in a way that is detrimental to the values and aesthetic of our community.

I also have concerns about the amount of traffic that 10-stories worth of residents will add to Father Hurley Blvd (FHB) and the surrounding area. There are already insufficient pedestrian safety measures along FHB and additional traffic would exacerbate that. Additionally, there would be significant impacts to traffic patterns during and after construction, especially with the introduction of commercial medical use (which is already plentiful in Germantown).

I have read through the planning board's recommendations to approve the plan. It is not really fair to equate 37 pre-drafted postcards of support (for which the signatory only had to write their name twice) with the concerns of my community. Collectively, we have emailed multiple times, had a meeting with the planning board to express our concerns, and continue to be outspoken opponents of this development.

I personally am not against CSL building on the lot. However, regardless what zoning will 'allow', I believe that the building that is approved should be consistent with the existing neighborhood aesthetic, and the buildings already on the premises. This would mean a residential building that does not exceed the existing height of the Phase 1 and Phase 2 buildings.

For the record, I would like to state that I oppose this planned development as currently sketched. The construction of this building would directly affect me, and my home value, and I do not want this 10-story building in my neighborhood for the reasons stated above.

Thank you for receiving my concerns ahead of tomorrow's public hearing.

Best,
Melissa

From: [Jennifer Stonesifer](#)
To: [MCP-Chair](#); jstonesifer70@yahoo.com
Subject: Comments Churchill Senior Housing (320220060)
Date: Wednesday, September 28, 2022 11:36:43 AM
Attachments: [Letter to Planning Board CSL 9.27.22 JS.docx](#)

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

Jennifer Stonesifer
20537 Anndyke Way
Germantown, MD 20874

Chair Casey Anderson
Montgomery County Planning Board
2425 Reedie Drive, 14th floor
Wheaton, MD 20902_

mcp-chair@mncppc-mc.org

September 28, 2022

Re: Churchill Senior
Housing
(320220060)

Dear Mr. Anderson:

Following are my concerns for the record regarding the above-referenced application by Churchill Senior Housing for additional development in Germantown, Maryland. I appreciate the Board's time and consideration. I have attached my letter to this email as well.

The size and location of the proposed expansion of Churchill Senior Living is completely incompatible with the surrounding area for aesthetics and practicality. I've lived in the Waters Landing community for almost 20 years and I these plans are like trying to fit a square peg in a circle. These plans include at least a 10-story building, which would be the tallest building in Germantown located in a tranquil, wooded community comprised of single family, townhouse and 3-4 story condominium buildings. This is a particular detriment to the residents directly next to and adjacent to the property.

The existing traffic and parking create safety issues so increased traffic from

additional residents, guests, employees, and service providers would exacerbate this problem. Father Hurley Boulevard and the entry way to Churchill Senior Living and the Waters Landing community center and pool are not currently built to support this kind of traffic and use.

Thank you again for your consideration to the above concerns regarding the latest proposal for the expansion by Churchill Senior Living.

Sincerely,

Jennifer Stonesifer

Jennifer Stonesifer
20537 Anndyke Way
Germantown, MD 20874

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th floor
Wheaton, MD 20902

mcp-chair@mncppc-mc.org

September 28, 2022
Re: Churchill Senior Housing (320220060)

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Thank you again for your consideration to the above concerns regarding the latest proposal for the expansion by Churchill Senior Living.

Sincerely,

Jennifer Stonesifer

From: [Susanne Wiggins](#)
To: [MCP-Chair](#)
Subject: Comments on Sketch Plan No. 320220060: Churchill Senior Housing - for September 29, 2022, Public Hearing
Date: Wednesday, September 28, 2022 11:39:10 AM

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

Thank you for the opportunity to comment on Sketch Plan No. 320220060: Churchill Senior Housing.

The staff report for this Sketch Plan notes that the CRT zone for this property intends “pedestrian scaled, neighborhood serving mixed use.” The proposed Plan meets neither of these intentions.

Sketch Plan Requirement 1. Meet the objectives, general requirements, and standards of this Chapter

This Plan exploits both the Building Height and Public Open Space development standards.

By providing just .3% MPDUs, or one unit, above the required minimum, the Plan claims an additional building floor for a structure that's otherwise maximum zoned height is already out of character for its surrounding community. To truly serve the neighborhood and County, the Plan would go beyond superficially satisfying the MPDU requirement in exchange for this height gain.

The proposed 5% Public Open Space – the absolute minimum – is hardly usable. The narrow strip offers walkers and bikers a modest building setback from the path fronting the property. However, its location along fast-moving Father Hurley Boulevard will offer the public limited benefit.

Sketch Plan Requirement 5. Achieve compatible internal and external relationships between existing and pending nearby development.

The existing property structures already tower over the walker/biker path in the stream valley. Additional structures even taller than those existing ones would further violate the pedestrian-scaled intent of the CRT.

Whether or not the Plan is approved for a 12-foot building height exception, shadows cast by the proposed structures should not extend beyond those created by 90-foot-high structures normally allowed by the zone. Even if structure shadows have no impact on the neighboring townhomes, they will affect the environment and character of the newly-restored stream valley.

Please also consider visual and other potential impacts and relationships to existing neighbors along Father Hurley Boulevard on Beaconfield Terrace.

Sketch Plan Requirement 6. Provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

Increased traffic entering and leaving the property will add danger to walkers and bikers using the path along Father Hurley Boulevard, and the Waters Landing Association facilities next to the property.

Similarly, increased traffic using the shared western driveway will add danger to vehicles accessing the Association facilities.

The Plan assumes use of parking spaces at the Waters Landing Association Community Center. This use is currently in question. Please consider the Plan's parking adequacy should the Association's spaces become unavailable to Churchill Senior Living.

The Plan claims Public Benefit Points for Transit Proximity. Accessing Stop ID 22142 (Ride On Route 98) requires crossing Father Hurley Boulevard. This is currently hair-raising for all bus riders, and even more dangerous for riders with impaired mobility. Accessing Stop ID 29400 (Ride On Route 83) requires crossing Waters Landing Drive at Father Hurley Boulevard. Though this is a signaled intersection, it is the site of many near-misses for pedestrians. Getting to and from the planned Manekin West Corridor Connector station will likely involve crossing Crystal Rock Drive, another pedestrian-unfriendly road.

I appreciate your consideration of my comments,
Susanne Wiggins
Germantown, MD

From: janesos@aol.com
To: [MCP-Chair](#); waterslanding@googlegroups.com
Subject: Churchill Senior Living Development Concerns - Phases III and IV
Date: Wednesday, September 28, 2022 11:52:31 AM
Attachments: [WL sales package, original.pdf](#)

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

Dear Mr. Anderson and Planning Committee Board Members,

As residents of the Waters Landing community since 2001, we are gratified by the outpouring of concerns to the proposed development before you. Others, far more eloquent than us, have carefully reviewed the plans and made thoughtful responses and appeals against allowing such a massive, dense and tall commercial complex to take over an otherwise tranquil, calm and natural setting inside of an already densely populated community.

Rather than reiterating once again, the heartfelt concerns that were shared at the in-person meeting last June at the WL HOA center, these are additional points to consider:

What was done to publish an announcement of the initial zoning amendment meeting? The dealings were rather shady considering that the CSL management (Joe Parreco) held a board position with the Waters Landing HOA at that time - and he opted not to divulge this happening to our HOA staff and residents on the record.

Have you looked at market research studies to see if there is truly a need for these types of senior housing, medical facilities and commercial establishments a block away from our house? There are many unoccupied buildings within a mile radius of this proposed campus. Could they not be renovated to accomplish what Churchill Senior Living wants to build? A new assisted living facility opened only two years ago within a mile of this location, and it is struggling with occupancy issues - and medical facilities galore can be found only two miles away, including a full service emergency room, an urgent care center and various medical suppliers. Is this a smart investment of taxpayer resources upfront - and in hindsight, if much of it sits empty?

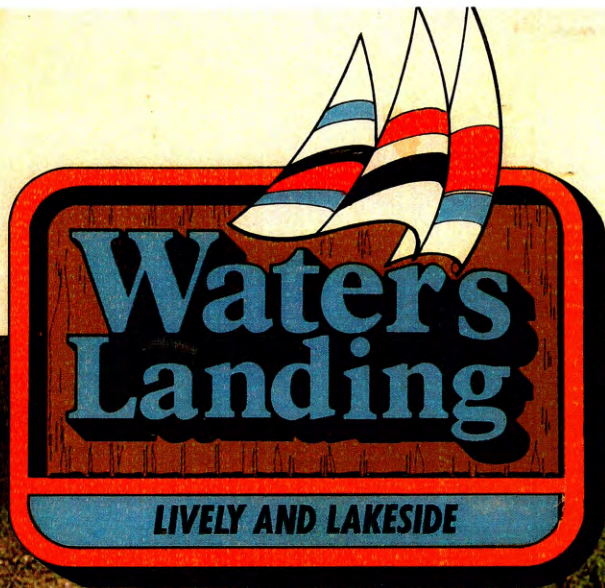
Can you please consider the considerable eyesore of this imposition a few feet and miles away from it? Are you aware of the vision and intent of this community, when it was designed in the early 1980's? Have you seen how carefully members of the HOA have upgraded the recreational facilities, the walking trails and the health of the lake, to uphold the intent and the uniqueness of Waters Landing? Attached is a copy of the sales packet that was shared with prospective home buyers, when Waters Landing "opened" and what many of us still refer to as a guide for future development possibilities, and as a promise to future residents.

Legacy matters. So do precious assets like quiet streets, open spaces, wildlife and waterways, and safety --- all of which can be respected and managed through minimally invasive architecture.

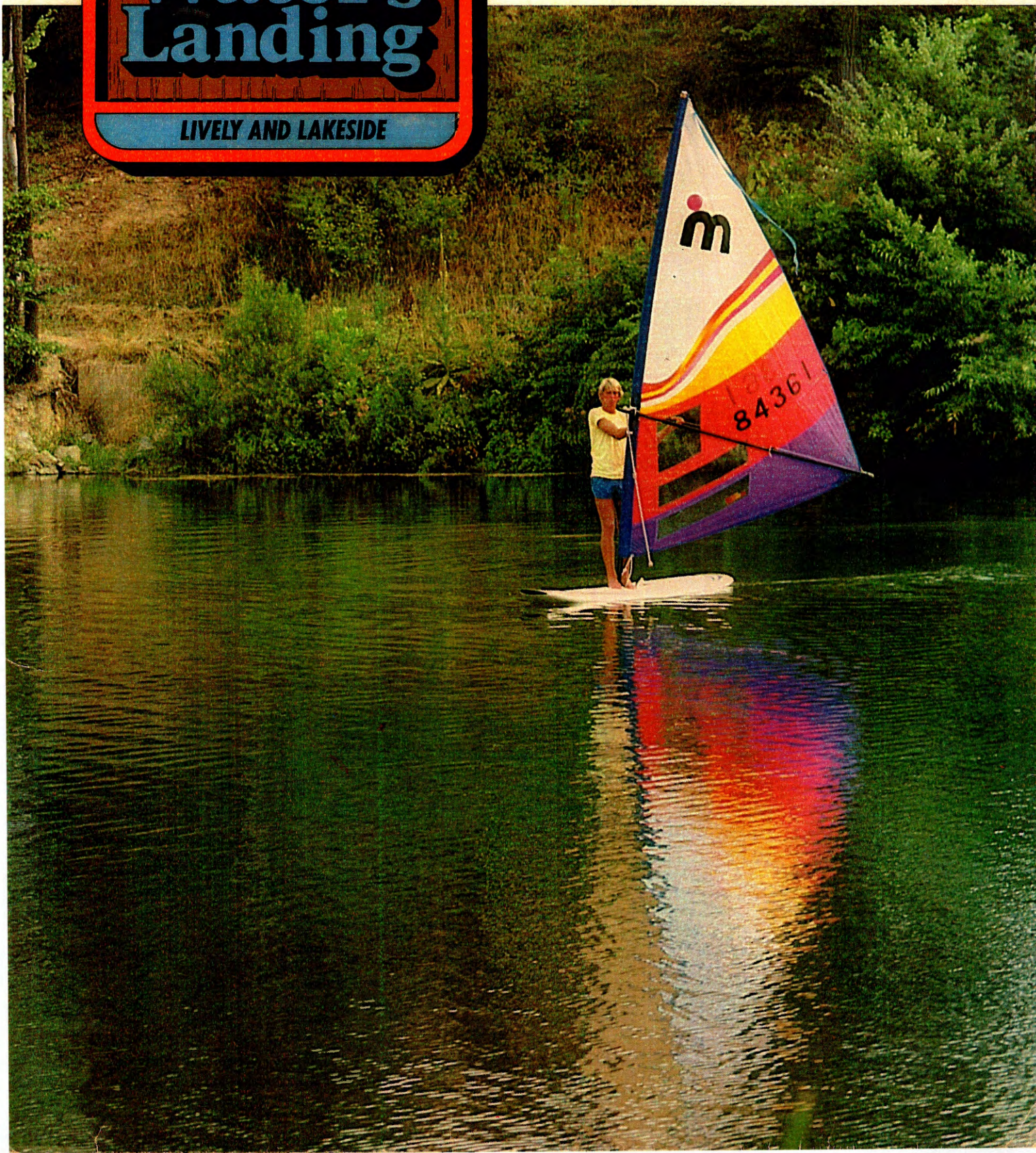
Please revisit the current version of Phases III and IV by Churchill Senior Living. You can and must do better, in the privileged positions you hold.

Respectfully submitted,

Jane and Mark Smith
12 Bargene Court
Germantown, MD 20874



WATERS LANDING—THE SMART PLACE TO LIVE IN MONTGOMERY COUNTY



Below: The completed first phase of our neighborhood recreational facilities. Party and meeting rooms plus bath house in the striking contemporary clubhouse, swim complex with adult and toddler pools, plus tennis courts—ready for you to enjoy now!



VISIT WATERS LANDING...

Minutes from I-270, near Lake Forest Mall, a short drive from major employers, with handy public transportation. Take the Beltway to I-270 to Rte. 118 west to Middlebrook Road. Right on Middlebrook Rd. to Germantown Drive. Right on Germantown Drive and follow signs to Information Center. Information Center Phone 428-9086.

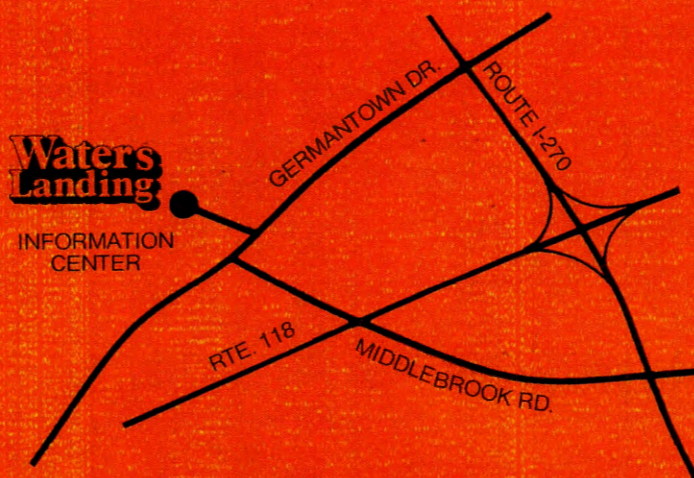
Another Quality Community By:



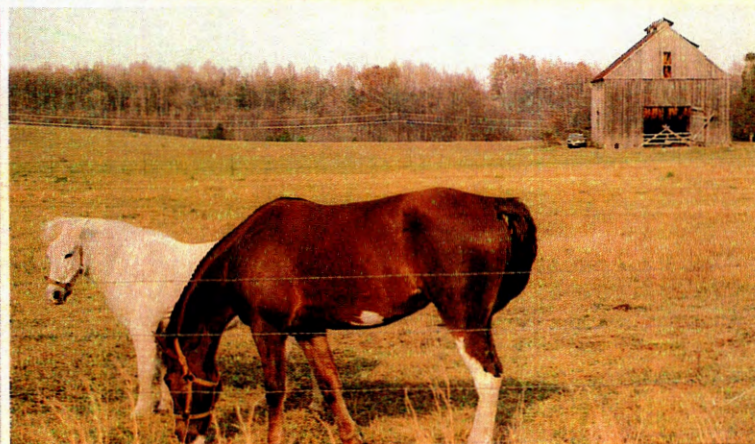
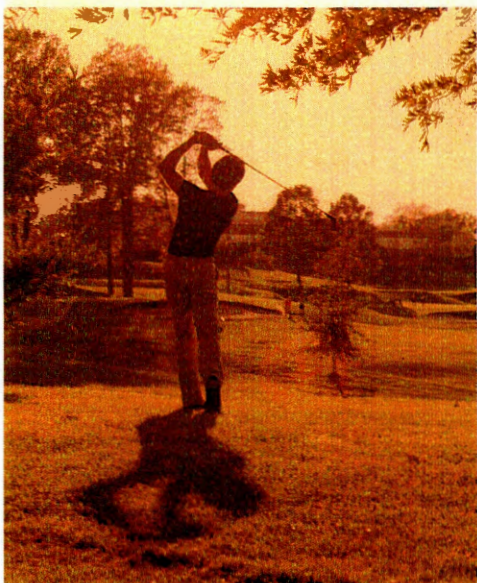
Development:



Imperial Development Co., Inc.



Choose from a wide selection of home styles, created by top



At Waters Landing you'll find *living* proof of the fact that there's a distinct difference between a house and a home . . . between just a place to live and a genuine community. Here a beautiful array of homes presents the smart choice of lifestyles—Williamsburg colonials and romantic Victorians, passive-solar townhouses and "plex" manorhomes, traditional apartments and contemporary condominiums. Creating a somewhat old-fashioned neighborhood mix in an innovative way for today's families. It's life as you always thought it would be—distinctive homes in close-knit communities, thoughtfully planned and carefully built by the top local and

by top homebuilders... all in a great waterside setting.



national builders. In a broad range of shapes, sizes and prices that make living in style, *your* style, affordable.

What sets the homes of Waters Landing apart still further is the uncommon setting. The lakes and streams, the woods and meadows of nearby Seneca Park are just like a big neighborhood playground... offering boating, riding, camping, hiking, fishing, picnicking (or simply day-dreaming) as local entertainment. That's to say nothing of the tennis courts, swimming pools, recreation center, bike paths and jogging trails, plus a lake which has been expanded to add 530 acres of sparkle... rounding out the built-in neighbor-

hood advantages and the fun possibilities right at home.

It's more than happenstance, too, that the children here attend the Montgomery County Schools, some of the best in the nation... another part of the smart plan. Everyday conveniences, like shopping centers, are so close to home that you can walk. And because work centers are easily accessible, you'll find there's more time to enjoy the fun of life at Waters Landing.

So... when you're thinking about moving, it makes good sense to follow the smart plan—Waters Landing. *It's a smart move!*



**MONTGOMERY COUNTY'S
SPECTACULAR NEW TOWN—
LIVELY AND LAKESIDE!**

1. Germantown Country Club
2. Fairchild Hiller Corp.
3. Police and Fire Departments
4. Recreation Center—
Pool and Tennis Courts
5. Lake Churchill
6. Shopping Center
7. Future Elementary School and Junior
High School
8. Seneca Valley High School
9. Little Seneca Regional Park—
Horseback Riding, Hiking,
Boating and Fishing
10. Little Seneca Lake
11. Future Recreation Center
12. Future Elementary School
13. Montgomery College—
Germantown Campus
14. U.S. Department of Energy
15. Suburban Trust Bank
16. Future Recreation Center—
Pool and Tennis Courts
17. Library
18. Germantown Commuter Rail
19. Digital Corporation
20. Germantown Elementary School
21. Early Learning, Inc.—TRIA—
Montessori School

FINE WATERS LANDING NEIGHBORHOODS

- A. Harbour Place by Poretsky & Starr
- B. Country Lake by Poretsky & Starr
- C. Sunridge by Aoki/IMG
- D. Manorwood by Pulte Homes
- E. Stonecreek Club by Oxford Development
- F. Waters House Condominium by N.V.H.
- G. Lakeview Condominium by Pulte Homes
- H. Waterbury Downs by Ryland Homes
- I. Westminster Park by Richmarr
- J. Halle Single Family Homes by Halle Ent.
- K. The Highlands by Churchill Ptnrshp.
- L. Lakeforest by Porten Sullivan
- M. The Gables by Pulte Homes
- N. Waverly by Arthur S. Lazerow
- P. Waterbury Downs North by Ryland Homes

