

## Roehrich, Rachel

---

**From:** Thompkins, Melissa on behalf of MCP-Chair  
**Sent:** Wednesday, February 22, 2023 4:52 PM  
**To:** Roehrich, Rachel  
**Subject:** FW: comments on Tregoning Property development plan #720220022, planning meeting 2/23/23  
**Attachments:** IMG\_1531.jpg; IMG\_1533.jpg; IMG\_1538.jpg; IMG\_1540.jpg; IMG\_1543.jpg

-----Original Message-----

**From:** Janet and Mike Kukla <mjkukla@verizon.net>  
**Sent:** Wednesday, February 22, 2023 11:05 AM  
**To:** MCP-Chair <mcp-chair@mncppc-mc.org>  
**Subject:** comments on Tregoning Property development plan #720220022, planning meeting 2/23/23

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

Dear Planning Board,

I am writing regarding the Tregoning Property plan (720220022) that is being discussed on February 23rd, 2023 at the Planning Board meeting. I believe this development will be a detriment to the surrounding community. This development is slated to go into a predominantly rural area adjacent to roads officially designated by the county as Rustic Roads, including Kings Valley Road (KVR) and Watkins Road. A development of 44 closely spaced houses will bring 50 to 80 additional cars to the narrow, winding, hilly roads in addition to more traffic on Rt. 27, which is already overburdened as a two lane north/south route.

The entrances to the community are situated to align with two existing roads, Glade Valley Terrace and Preakness Drive. Both of those streets enter/exit KVR on blind hills. This will open those existing communities to cut through traffic, as Rt. 27 often backs up into stop and go traffic during morning and evening rush hours. There is a traffic light at the junction of Rt. 27 and KVR which has no left turn arrow or right turn lane. This light already backs up under current conditions; there is no way it will be a sustainable outlet with all those additional housing units added in. Additionally, the Glade Valley Terrace entrance is very close to the traffic light, which will lead to further traffic chaos on KVR trying to reach the light. We can expect some new residents will use Rt. 124 as an alternative north/south route. This will require them to use Watkins Road, which is also a narrow, winding, hilly Rustic Road and will bring additional traffic to the communities bordering Watkins.

Montgomery County has recommended the new development also cut through into Hoffman Drive, which is currently a small rural community on a dead end road off of Rt. 27. Cutting the new development through Hoffman Drive will devastate this community which currently has traffic only from current residents and no sidewalks. Cars trying to turn left into or out of that as a through road would cause havoc on Rt. 27.

Damascus Regional Park is located along KVR and it is natural to expect residents from the new development will want to access that beautiful park. With KVR being a designated Rustic Road, there is no sidewalk and no shoulder there. The current plan does not make accommodations to access this park from the new development. This will undoubtedly leave residents from the new development walking or biking along KVR with all those hills and turns and no shoulder - a very dangerous situation indeed. Asking new residents to cut through the existing communities and use the paths there will lead to increased pedestrian and bike traffic in that area, unfair to the existing community that created and maintains those paths.

The Tregoning Property is listed as part of the Clarksburg development plan, but anyone looking at the property - it's location and surrounding area - can see that designation makes no sense at all. It is not near the Clarksburg development area, cut off by the natural barrier of Rt.

27 and several hills and valleys. You can not even see Clarksburg from that location, nor does it have a Clarksburg address. It is on the border between Germantown and Damascus. It is located in a much more rural community with larger lots, many on 2 acres or more. A new development of 44 houses on 17 acres will be out of place in that location and will bring noise pollution, light pollution and traffic issues that will disrupt the current way of life in the existing community. Many of us live in the upper part of Montgomery County because it is designated as an Agricultural Reserve and provides us with open spaces and less congested living. We enjoy the nature, dark skies, wildlife and rural living this part of the county offers, yet it is increasingly threatened by development. The loss of habitat for native creatures, the loss of open spaces and farms, the pollution and traffic are all threatening the way of life we moved here for. There have already been two new developments added to Damascus in the last several years. We do not want this new community and the changes it will bring to our existing way of life.

Attached you will find several pictures illustrating some of the points I have emphasized in my letter. The first picture (1531) is a picture of Kings Valley Road, near Damascus Regional Park. Note the hills and turns and lack of a shoulder or safe walking/biking access. The second and third pictures (1533 & 1538) shows the blind hill at Preakness Drive and Glade Valley Terrace onto KVR; a very dangerous area to increase traffic in and out of the new development. The fourth picture (1540) shows the traffic light with no turn arrow, no right turn lane, and traffic coming from the other side of KVR, and the last picture (1543) shows Hoffman Drive as it exists today, unsuitable as a through road.

Thank you for your consideration.

Sincerely,

Janet Kukla

23100 Bank Barn Ct.

Germantown, MD 20876

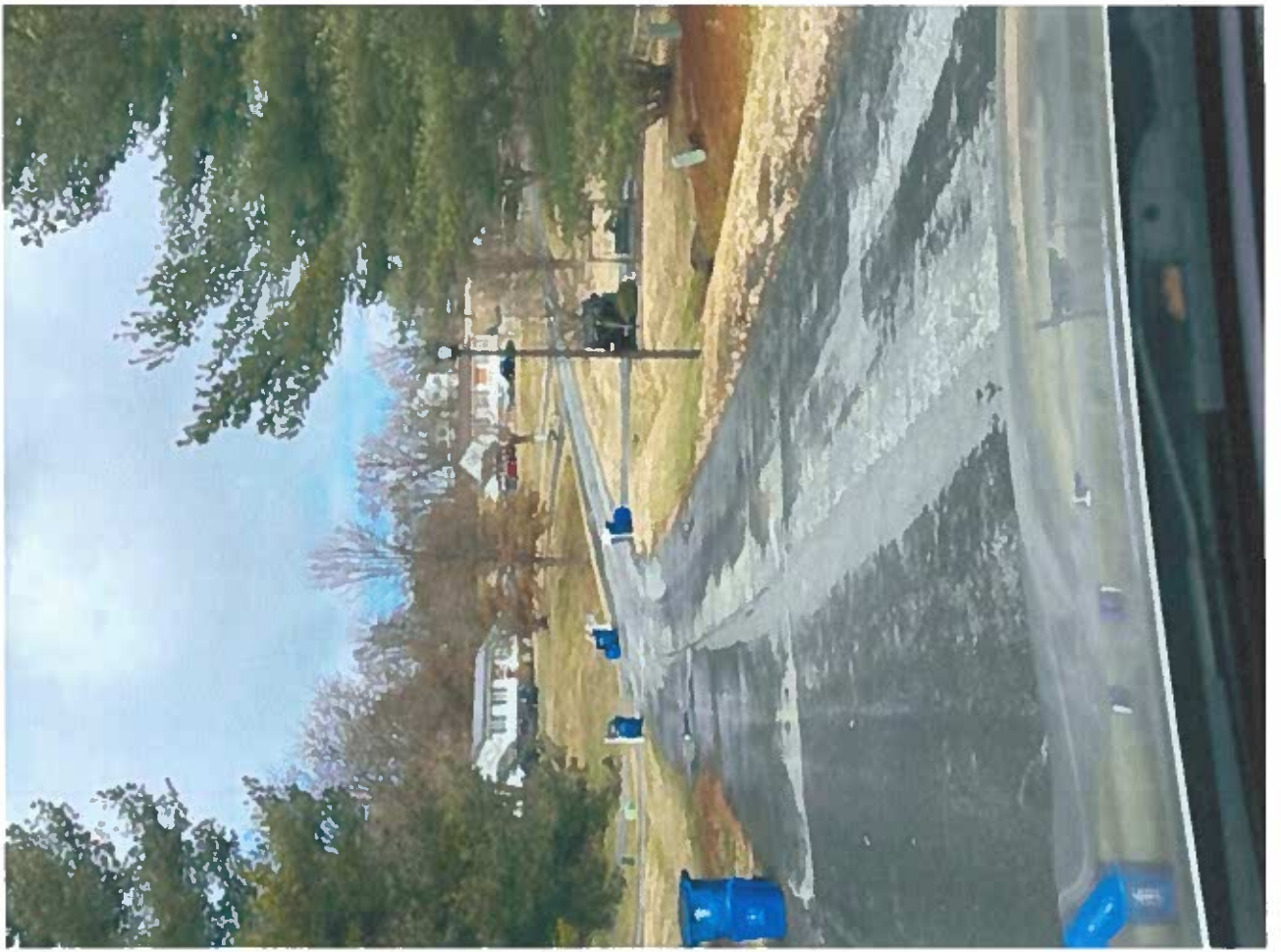












## Thompkins, Melissa

---

**From:** Ed Klem <klemfamily@verizon.net>  
**Sent:** Wednesday, February 22, 2023 12:38 PM  
**To:** MCP-Chair  
**Subject:** Re: Tregoning Property #720220020

**Categories:** Tracked To Dynamics 365

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

Dear Planning Board:

I just noticed that I repeatedly wrote Sweepstakes Rd in my letter where I meant Preakness. The name of our development is Sweepstakes but the the road I referred to throughout my comments is Preakness Road.

My apologies for the confusion.

Edward Klem

On Tuesday, February 21, 2023 at 10:37:32 AM EST, Ed Klem <klemfamily@verizon.net> wrote:

To the Montgomery County Planning Board:

My name is Edward Klem and I live at 24020 Glade Valley Terrace, Damascus, MD 20872

I have lived on Glade Valley Terrace for about 35 years, having occupied the 5th house built in this development. We have observed the farmland across Kings Valley Road all those years hoping that it would remain farmland.

During the time I have lived here with my family, I have seen many homeowners come and go. There was a time when many young children (as many as 10), including my grandchildren, lived on our block. There was another period when most of the children had grown and few were living on Glade Valley Terrace. In the past 3 or so years a number of families with young children moved onto Glade Valley Terrace so there are currently almost 10 children below the age of 10. I am providing this information so it can be considered in my safety recommendations below.

If you are familiar with Glade Valley Terrace, you know that the entire 1 block street is on a steep hill. Many vehicles use Glade Valley Terrace to enter the interior of the development from Kings Valley Road. It is not uncommon for these vehicles to race down the street at speeds up to 40 mph and race up the street more like 30 mph. Glade Valley is used by many residents and business people to enter or leave the neighborhood via Kings Valley Road (as is Sweepstakes Rd). The connection of the new development to Glade Valley Terrace and Sweepstakes Road will only exacerbate this safety problem as people from the Tregoning development also use these 2 streets to get to northbound Ridge Rd via Sweepstakes Rd.

The additional exit to Ridge Road via Hoffman proposed in the Tregoning plan will help divert some of this traffic but many people will prefer to get onto southbound Ridge at the stoplight on Kings Valley.

Also, I believe that Cedar Grove Elementary School, which would be walking distance for residents of the new development, is currently at capacity, as is Rockwell Elementary School, a nearby school.

I am assuming that this development will be approved by the planning board, although I would rather not see this happen. Therefore I am requesting that the following recommendations to reduce some of the safety and traffic issues I have raised be included in the development plan for early implementation:

- 1) Specify that the connection to Hoffman be completed before construction begins on the houses or before any are occupied.
- 2) Widen westbound Kings Valley Rd near the intersection with Ridge so there is a left turn lane as well as a second lane that can either go straight or turn right.



- 3) Adjust the timing of the light at Kings Valley and Ridge Rd during morning rush hours so there is additional time devoted to Kings Valley Rd to accommodate the additional morning rush hour traffic.
- 4) Create left turn lanes at Glade Valley Terrace and Sweepstakes Rd on eastbound Kings Valley Road.
- 5) Make the intersection of Sweepstakes and Kings Valley a 4 way stop. This would eliminate the need for a left turn lane recommended in 4 above.
- 6) To improve the safety of the residents put 2 speed bumps on Glade Valley Terrace
- 7) Vehicles also speed along Sweepstakes Rd, which has no speed bumps in our neighborhood, so I am also recommending putting 3 speed bumps on Sweepstakes in our neighborhood. The adjoining neighborhood closer to Ridge Rd on Sweepstakes has 3 speed bumps so there is precedent.

I am hoping this development is not approved, but if it is please give serious consideration to requiring early implementation of my 7 recommendations as part of the development plan. This will improve the safety of residents on Glade Valley Terrace and Sweepstakes Rd as well as those exiting the new development onto Kings Valley Road.

Thank you for your consideration,  
Edward Klem

## Thompkins, Melissa

---

**From:** Jean Pierce <jweaver2121@icloud.com>  
**Sent:** Wednesday, February 22, 2023 11:50 AM  
**To:** MCP-Chair  
**Subject:** Planning Board Hearing on February 23, 2023; Item Tregoning Property #720220020  
**Categories:** Tracked To Dynamics 365

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

To: The Planning Board

From: George and Jean Pierce  
24005 Preakness Drive  
Damascus, MD 20872

Our Objections to this Plan:

My husband and I have lived here since 1995 and have enjoyed a quiet neighborhood here.

We are extremely concerned that there will be much more traffic created and more speed as well as people cut across Kings Valley Road onto Preakness Dr as an alternate way to get to Rt 27 at the northern end and being in more of a hurry to do so especially during heavy traffic times on Rt 27. There are several small children in our neighborhood as well as pets. And on the southern end there are no sidewalks. Many houses are fairly close to the street.

We are also concerned that we may have trouble backing out of our driveway as we live 2 houses in from Kings Valley Rd. And, people are usually in a hurry and may not be cautious crossing Kings Vallet Rd The increase in noise is a concern as well.

Thank you for your consideration of our comments.

Sincerely,

George and Jean Pierce.

Sent from my iPhone

## Thompkins, Melissa

---

**From:** Kathy Seng <willpower30@aol.com>  
**Sent:** Wednesday, February 22, 2023 11:42 AM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020- Hearing February 23,2023  
**Categories:** Tracked To Dynamics 365

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

To Whom This May Concern:

I'm writing in reference to the hearing tomorrow pertaining to the Tregoning Property development on Kings Valley Road. I live off Preakness Drive. I feel that the current plan to extend Hoffman Drive would be beneficial for all residents who live in our development. It would allow traffic to flow with ease with the new development. If the plan is not approved then the traffic will be a huge problem at the intersection of Route 27 at Kings Valley Road. The new development would only have one way in and out between the two roads (Preakness Drive & Glade Valley).

I have lived here since 1995 on Show Pony Place and appreciate the board looking my comments concerning this development.

Thank you again,

Kathy Seng  
10925 Show Pony Place  
Damascus, MD 20872  
703-573-6629 (Cell)

[Sent from the all new AOL app for iOS](#)

## Thompkins, Melissa

---

**From:** Janet and Mike Kukla <mjkukla@verizon.net>  
**Sent:** Wednesday, February 22, 2023 11:05 AM  
**To:** MCP-Chair  
**Subject:** comments on Tregoning Property development plan #720220022, planning meeting 2/23/23  
**Attachments:** IMG\_1531.jpg; IMG\_1533.jpg; IMG\_1538.jpg; IMG\_1540.jpg; IMG\_1543.jpg  
**Categories:** Tracked To Dynamics 365

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

Dear Planning Board,

I am writing regarding the Tregoning Property plan (720220022) that is being discussed on February 23rd, 2023 at the Planning Board meeting. I believe this development will be a detriment to the surrounding community. This development is slated to go into a predominantly rural area adjacent to roads officially designated by the county as Rustic Roads, including Kings Valley Road (KVR) and Watkins Road. A development of 44 closely spaced houses will bring 50 to 80 additional cars to the narrow, winding, hilly roads in addition to more traffic on Rt. 27, which is already overburdened as a two lane north/south route.

The entrances to the community are situated to align with two existing roads, Glade Valley Terrace and Preakness Drive. Both of those streets enter/exit KVR on blind hills. This will open those existing communities to cut through traffic, as Rt. 27 often backs up into stop and go traffic during morning and evening rush hours. There is a traffic light at the junction of Rt. 27 and KVR which has no left turn arrow or right turn lane. This light already backs up under current conditions; there is no way it will be a sustainable outlet with all those additional housing units added in. Additionally, the Glade Valley Terrace entrance is very close to the traffic light, which will lead to further traffic chaos on KVR trying to reach the light. We can expect some new residents will use Rt. 124 as an alternative north/south route This will require them to use Watkins Road, which is also a narrow, winding, hilly Rustic Road and will bring additional traffic to the communities bordering Watkins.

Montgomery County has recommended the new development also cut through into Hoffman Drive, which is currently a small rural community on a dead end road off of Rt. 27. Cutting the new development through Hoffman Drive will devastate this community which currently has traffic only from current residents and no sidewalks. Cars trying to turn left into or out of that as a through road would cause havoc on Rt. 27.

Damascus Regional Park is located along KVR and it is natural to expect residents from the new development will want to access that beautiful park. With KVR being a designated Rustic Road, there is no sidewalk and no shoulder there. The current plan does not make accommodations to access this park from the new development. This will undoubtedly leave residents from the new development walking or biking along KVR with all those hills and turns and no shoulder - a very dangerous situation indeed. Asking new residents to cut through the existing communities and use the paths there will lead to increased pedestrian and bike traffic in that area, unfair to the existing community that created and maintains those paths.

The Tregoning Property is listed as part of the Clarksburg development plan, but anyone looking at the property - it's location and surrounding area - can see that designation makes no sense at all. It is not near the Clarksburg development area, cut off by the natural barrier of Rt. 27 and several hills and valleys. You can not even see Clarksburg from that location, nor does it have a Clarksburg address. It is on the border between Germantown and Damascus. It is located in a much more rural community with larger lots, many on 2 acres or more. A new development of 44 houses on 17 acres will be out of place in that location



and will bring noise pollution, light pollution and traffic issues that will disrupt the current way of life in the existing community. Many of us live in the upper part of Montgomery County because it is designated as an Agricultural Reserve and provides us with open spaces and less congested living. We enjoy the nature, dark skies, wildlife and rural living this part of the county offers, yet it is increasingly threatened by development. The loss of habitat for native creatures, the loss of open spaces and farms, the pollution and traffic are all threatening the way of life we moved here for. There have already been two new developments added to Damascus in the last several years. We do not want this new community and the changes it will bring to our existing way of life.

Attached you will find several pictures illustrating some of the points I have emphasized in my letter. The first picture (1531) is a picture of Kings Valley Road, near Damascus Regional Park. Note the hills and turns and lack of a shoulder or safe walking/biking access. The second and third pictures (1533 & 1538) shows the blind hill at Preakness Drive and Glade Valley Terrace onto KVR; a very dangerous area to increase traffic in and out of the new development. The fourth picture (1540) shows the traffic light with no turn arrow, no right turn lane, and traffic coming from the other side of KVR, and the last picture (1543) shows Hoffman Drive as it exists today, unsuitable as a through road.

Thank you for your consideration.

Sincerely,

Janet Kukla

23100 Bank Barn Ct.

Germantown, MD 20876

## Thompkins, Melissa

---

**From:** whitneyjl@verizon.net  
**Sent:** Wednesday, February 22, 2023 10:55 AM  
**To:** MCP-Chair  
**Subject:** Information for public hearing regarding Tregoning property (#720220020)  
**Attachments:** Tregoning Property letter.docx; Tregoning property.pdf  
  
**Categories:** Tracked To Dynamics 365

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

Dear planning board –

Please see attached documents (Word and PDF/signed version in case signature is needed) for consideration for the public hearing regarding the Tregoning property (#720220020).

Thank you,  
Laurie Whitney

2/22/2023

Laurie and Jim Whitney  
23113 Bank Barn Ct  
Germantown, MD 20876

RE: Tregoning Property #720220020; Hearing Date – 2/23/23

Dear Planning Board:

We are writing to voice our strong opposition to the above-referenced development proposal. We have reviewed the plans and documents provided and have put together the following summary of our concerns:

- Kings Valley Rd is an extremely narrow and winding road, with no shoulders or sidewalks. Despite this, there is considerable use of the road by bicyclists and pedestrians. There is also a significant deer population in the area and nearly every time one drives on the road it is necessary to stop (typically with great urgency) and wait for deer to cross from one side of the road to the other. There is also (happily) a regional park on one side of the road and, as a result, there is often significant traffic and pedestrian activity (including small children) entering into the road unexpectedly from the busy park. All of this, together, makes daily driving on this road, in good weather conditions and during daylight hours, hazardous. Such narrow, winding roads, without shoulders, are also especially challenging for new/young drivers to navigate. When it's dark and/or the weather is bad, the dangerous nature of these types of roads is compounded. The addition of 44 new houses, and the volume of traffic that comes along with it, is going to make the current bad driving situation more dangerous and potentially life-threatening.
- There is currently no right-hand turn lane at the corner of Kings Valley Rd and Ridge Rd; this leads to cars impatiently trying to squeeze through on the right side of drivers waiting to turn left or go straight. Further, the traffic light is on a blind hill, so turning right-on-red going north on Ridge Rd from Kings Valley Rd is currently dangerous because it is very hard to see oncoming traffic and will be more so with increased volume of traffic if more housing is added on Kings Valley Rd. Putting up a "no turn on red" sign will not stop people from attempting to turn right-on-red from this intersection.
- If there is a road built connecting the proposed new development with Hoffman Dr as a "bypass" to the light at the corner of Kings Valley Rd and Ridge Rd, that will create even more dangerous left-turn traffic volume at Hoffman Dr and Ridge Rd, which has no traffic light. Traffic on Ridge Rd currently goes way over the speed limit and people consistently (and illegally) pass people in front of them that they perceive are going too slow via the right shoulder, so building a road connecting Hoffman Drive with the proposed new development, thereby significantly increasing traffic at this intersection, creates a dangerous traffic situation on top of a dangerous traffic situation.
- The entrances to the proposed development (on Preakness Drive and Glade Valley Terrace) are on a blind hill section of Kings Valley Rd, which already accommodates traffic coming from one side of the street, and is hazardous. Traffic coming from both sides of the road onto a blind hill with the addition of the proposed new development will compound dangerous traffic conditions.



- The intersection of Davis Mill Rd with Ridge Rd is currently a traffic nightmare; trying to get out onto the high-traffic Ridge Rd from this intersection is a daily safety hazard. Adding significant new housing will increase traffic at this already dangerous intersection as vehicles bypass the Ridge Rd/Kings Valley Intersection during peak traffic hours. This will increase the length of the back-up of cars on Davis Mill Rd and resulting wait-time at the intersection of Davis Mill Rd and Ridge Rd and lead to even more high-speed "T-bone" type accidents at this intersection. Such a situation is bad enough as an adult/experienced driver but is terrifying to consider a young/new driver attempting to navigate this intersection as it currently is, let alone with all of the increased volume from new homes built in the area.
- In summary of the above traffic-related items, what our community does not need is 50-80 additional cars daily on our community's narrow and winding rural roads.
- Lastly, the area where the addition of these new homes is proposed is a field/area where LOTS of people who go to the Damascus Regional Park currently enjoy the piece and solitude of nature. In fact, anyone who frequents the park will tell you (or you can go check it out yourself), there is a short dirt road on this land right across from the entrance to the park that, nearly every day, you can drive by and see people sitting in cars just watching nature and watching the sun set – it's truly beautiful and peaceful. So much so that you will often find people taking family photos at the spot. You can ask anyone who goes to the park and they will know exactly the spot you are talking about. It, along with the park across the street, is a place of piece/quiet/reflection that is valuable for people's mental health and we are running out of such spots in Montgomery County. Ideally, the land would be annexed to the park for everyone to enjoy for years to come. What this area does not need is increased noise, light and air pollution from development.

Thank you for your time and consideration of these important concerns, as well as for your support of our community.

Best regards,

Laurie and Jim Whitney

A handwritten signature in cursive script that reads "Laurie & Jim Whitney". The signature is written in dark ink and is positioned to the right of the typed name.



## Thompkins, Melissa

---

**From:** Timothy Guinan <timg@otherworldfitness.com>  
**Sent:** Tuesday, February 21, 2023 6:41 PM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020 Feb 23

**Categories:** Tracked To Dynamics 365

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

### Tregoning Property #720220020 Feb 23

My name is Timothy J Guinan, and I have lived at 24101 Ridge Road, Germantown, MD 20876 since 1994. This is at the corner of Ridge Road (Rte 27) & Hoffman Drive.

We chose this location as we are part of the cul-de-sac. NO through traffic, which means a LOT when you have children who can play in the streets and yards adjacent to the road. (To give an example of the dangerous "drivers"- if you can call them that, they have destroyed my curbside mailbox on the average of once/year on the Ridge Road side.)

Since moving here, traffic has only gotten worse- heavier. Currently it is almost impossible to exit or enter my driveway during the hours of 7:30 am until 9 am or later, and the same from 3:30 pm until approximately 6:30 pm on most Monday through Fridays, especially during the school year with the buses snarling traffic even more!

Roadside noise, traffic, and access on Ridge Road is bad enough. Now you want to destroy our serenity, safety, and ability to leave our neighborhood to appease who? **The proposal to extend Hoffman serves NO purpose**, as it will relieve no traffic, and only increase the frustration and danger already existing in our neighborhood! The increased housing will stress the already stretched infrastructure. **DO NOT BURDEN THOSE OF US THAT MOVED HERE FOR THE REASONS STATED ABOVE SO THE COUNTY & STATE CAN PROFIT.**

If this was YOUR neighborhood, would YOU accept this?

Tim Guinan  
24101 Ridge Road  
Germantown, MD 20876  
Visionary FAF Fitness  
<https://faf.fitness>  
301-537-8847



Sent from [Mail](#) for Windows

## Thompkins, Melissa

---

**From:** David Post <dbpost@gmail.com>  
**Sent:** Tuesday, February 21, 2023 5:09 PM  
**To:** MCP-Chair  
**Cc:** Customer Service; Server, Jeffrey  
**Subject:** Tregoning Property 720220020

**Categories:** Tracked To Dynamics 365

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

Dear Mr. Zyontz,

Regarding this case, I am generally in support of the development. I am in favor of the recommendations from staff that the the Howard Ave connection be made, although the current residents on that street may think otherwise. I also support the separate connection to Damascus Regional Park, not relying on the streets and path in the Sweepstakes Subdivision to provide that connection.

Here are my recommendations:

1. Add a right turn lane at the intersection of Kings Valley Road and Ridge Road (Rte. 27) for northbound traffic.
2. Add a walk from Glade Valley to the bus stop at the intersection of Kings Valley and Ridge Road.
3. I know the planning staff and the client have been working on the layout for this subdivision but I feel it is lacking in the following ways.
  - a. Some of the lots have essentially no back yard. These lots should be reconfigured so that there is at least 20' or more backyard. Particularly lots 12, 31, 32 and 37-44. And the swales within those back yards constrain their use for anything but running lawn mowers. Are these residents just going to live within their 4 walled prison or are you going to provide spaces for communing with the outdoor environment? One essential benefit of buying a single family residence is to also have a yard for the kids, grilling, gardening and dogs.
  - b. The very limited open space that is not allocated to stormwater management is essentially non existent. I would like to see spaces for neighborhood get togethers and for impromptu conversations. I suggest there are better ways to lay out a subdivision of this density that gives the residents more useful open space with common areas of gathering and recreation. Did the design team look at creating a series of shared courts with common driveways and courtyards, for example?
  - c. It would be helpful to see what the connections to the south for future development are proposed to be connecting to. Is this developer of the adjacent property the same as this developer or another? Are they working together to make a better community for both properties? I know the price of land is high but this development appears to be too dense for the property it is located on and does not mesh well with the vernacular of the neighborhoods adjacent to it. This is not a transit oriented neighborhood where high density is appropriate.

Thanks for taking on the challenging work you all do and for your consideration of these comments.

Dave

David B. Post, ASLA, ISA  
Landscape Architect  
Certified Arborist

10725 Santa Anita Terrace  
Damascus, MD 20872

*"You can observe a lot by just watching." - Y. Berra*

## Thompkins, Melissa

---

**From:** Karl Vadelund <karlvadelund@verizon.net>  
**Sent:** Tuesday, February 21, 2023 3:05 PM  
**To:** MCP-Chair  
**Subject:** RE: Hearing Date: Feb-23-2023, Tregoning Property #720220020  
**Categories:** Tracked To Dynamics 365

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

In reference to the following: Hearing Date: Feb-23-2023, Tregoning Property #720220020:

I'd like to make it known that am very strongly opposed to this development.

I've lived in the area for over 20 years and have seen the literal destruction of this area from what was once an ideal country/rural area to one that is overcrowded, overdeveloped and dangerous to drive in because of inadequate roads.

Isn't the massive Clarksburg development enough!.

Please reject this development proposal.

Thanks,  
Karl Vadelund

mailing address: karlvadelund@verizon.net



## Thompkins, Melissa

---

**From:** Ed Klem <klemfamily@verizon.net>  
**Sent:** Tuesday, February 21, 2023 10:38 AM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020  
  
**Categories:** Tracked To Dynamics 365

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

To the Montgomery County Planning Board:

My name is Edward Klem and I live at 24020 Glade Valley Terrace, Damascus, MD 20872

I have lived on Glade Valley Terrace for about 35 years, having occupied the 5th house built in this development. We have observed the farmland across Kings Valley Road all those years hoping that it would remain farmland.

During the time I have lived here with my family, I have seen many homeowners come and go. There was a time when many young children (as many as 10), including my grandchildren, lived on our block. There was another period when most of the children had grown and few were living on Glade Valley Terrace. In the past 3 or so years a number of families with young children moved onto Glade Valley Terrace so there are currently almost 10 children below the age of 10. I am providing this information so it can be considered in my safety recommendations below.

If you are familiar with Glade Valley Terrace, you know that the entire 1 block street is on a steep hill. Many vehicles use Glade Valley Terrace to enter the interior of the development from Kings Valley Road. It is not uncommon for these vehicles to race down the street at speeds up to 40 mph and race up the street more like 30 mph. Glade Valley is used by many residents and business people to enter or leave the neighborhood via Kings Valley Road (as is Sweepstakes Rd). The connection of the new development to Glade Valley Terrace and Sweepstakes Road will only exacerbate this safety problem as people from the Tregoning development also use these 2 streets to get to northbound Ridge Rd via Sweepstakes Rd.

The additional exit to Ridge Road via Hoffman proposed in the Tregoning plan will help divert some of this traffic but many people will prefer to get onto southbound Ridge at the stoplight on Kings Valley.

Also, I believe that Cedar Grove Elementary School, which would be walking distance for residents of the new development, is currently at capacity, as is Rockwell Elementary School, a nearby school.

I am assuming that this development will be approved by the planning board, although I would rather not see this happen. Therefore I am requesting that the following recommendations to reduce some of the safety and traffic issues I have raised be included in the development plan for early implementation:

- 1) Specify that the connection to Hoffman be completed before construction begins on the houses or before any are occupied.
- 2) Widen westbound Kings Valley Rd near the intersection with Ridge so there is a left turn lane as well as a second lane that can either go straight or turn right.
- 3) Adjust the timing of the light at Kings Valley and Ridge Rd during morning rush hours so there is additional time devoted to Kings Valley Rd to accommodate the additional morning rush hour traffic.
- 4) Create left turn lanes at Glade Valley Terrace and Sweepstakes Rd on eastbound Kings Valley Road.
- 5) Make the intersection of Sweepstakes and Kings Valley a 4 way stop. This would eliminate the need for a left turn lane recommended in 4 above.

6) To improve the safety of the residents put 2 speed bumps on Glade Valley Terrace

7) Vehicles also speed along Sweepstakes Rd, which has no speed bumps in our neighborhood, so I am also recommending putting 3 speed bumps on Sweepstakes in our neighborhood. The adjoining neighborhood closer to Ridge Rd on Sweepstakes has 3 speed bumps so there is precedent.

I am hoping this development is not approved, but if it is please give serious consideration to requiring early implementation of my 7 recommendations as part of the development plan. This will improve the safety of residents on Glade Valley Terrace and Sweepstakes Rd as well as those exiting the new development onto Kings Valley Road.

Thank you for your consideration,  
Edward Klem

## Thompkins, Melissa

---

**From:** Leslee Poole <lesleep2@gmail.com>  
**Sent:** Monday, February 20, 2023 3:55 PM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020

**Categories:** Tracked To Dynamics 365

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

Dear Planning Board members,

We are property owners at 10721 HUnters Chase Lane in Damascus MD. The development of the Tregoning property directly impacts my community in terms of traffic and school overcrowding. I realize development happens. We were hoping this property would sit on more of the land that is across from the park and offer larger lots with less density, but as we look at the finalized plan we see this is not the case. Sadly, we don't believe anything our community can share as concerns would change the approval of this plan. We would like to see less density in the plan to avoid overcrowded roads and schools.

That being said, before you make a final approval of this plan, please make sure the infrastructure to accommodate the increase in population is in place. Traffic on Rt 27 is an issue for anyone commuting during business hours. The light at King's Valley and Rt 27 (Ridge Rd) may not accommodate the increase in commuter traffic, and the traffic load on Rt 27 is a concern. The bigger concern for me is the impact for schools. Cedar Grove has 3 relocatable classrooms and was last renovated/modernized in 1987. Hallie Wells MS is currently at or above capacity. Has the county planning taken into account how the community will impact school overcrowding and made plans for that to add a school to the Damascus community on one of the sites they have for future MCPS schools? The impact on Damascus High School, which is old and in dire need of renovation/replacement, and Clarksburg HS must be taken into account. As you consider this community, please also take into account the new development that has broken ground in downtown Damascus and how both communities will impact traffic and school population. It is essential that if you give final approval to the development, that you ensure the infrastructure is in place prior to the development, not an after thought.

I would love for this parcel of land continue to be farmland and reflect the roots of Damascus. I understand development happens. If this is a done deal, please hold it off until the infrastructure is in place to accommodate the increase in population and the challenges with traffic and school that brings.

Respectfully submitted for your consideration, Leslee and William Poole

Sent from my iPad

## Thompkins, Melissa

---

**From:** Jamie Bickford <jbgersh@gmail.com>  
**Sent:** Monday, February 20, 2023 12:18 PM  
**To:** Councilmember.Luedtke@montgomerycountymd.gov;  
Councilmember.Sayles@montgomerycountymd.gov;  
Councilmember.Albornoz@montgomerycountymd.gov; MCP-Chair; Server, Jeffrey  
**Subject:** Feb 23 hearing re: Tregoning Property #720220020  
**Categories:** Tracked To Dynamics 365

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

I am writing to you today to express my concern about the Tregoning Property Development in Damascus/Germantown, MD (7200220020).

This new community of 44 single family and townhomes is being built in an area that is currently served by a 2 lane road, with overcrowded elementary schools, overcrowded middle schools, overcrowded high schools and a general shortage of teachers and staff at all schools.

There has been no mention of which school these houses would feed into, however the closest school is Cedar Grove Elementary in Germantown, MD, currently built to handle 382 students, with a population of 402. Cedar Grove feeds into Hallie Wells Middle School, which is also currently at capacity with a student population of 982.

There is a possibility they would be zoned for Rockwell Elementary in Damascus, MD, a school built for 481 students with a current capacity of 525. Rockwell feeds into Baker Middle School with a capacity of 746 students and a current student body of 832.

These added homes, combined with the homes further north on Rt. 27 in Damascus (across from Weis), will put a massive strain on our currently overcrowded and understaffed schools.

Damascus is served by a small 2 lane road, it is not built to handle the added cars from all of the new construction we are experiencing. There is also a general shortage of first responders in Montgomery County, but more so in upcounty which tends to be less served by the current county government. Police and fire/EMS response times will slow, putting our residents in grave danger.

It feels as though the county will place a house on any open green space without taking the time and energy needed to really address whether the infrastructure can handle it. I can assure you - our roads, our schools, our first responders, will suffer. I urge you to take a look at this area more closely before approving all of the new construction.

Jamie Bickford, 10523 Santa Anita Ter, Damascus

## Thompkins, Melissa

---

**From:** Amy Marston <amymarston352@gmail.com>  
**Sent:** Monday, February 20, 2023 11:33 AM  
**To:** MCP-Chair; Councilmember.Luedtke@montgomerycountymd.gov;  
Councilmember.Sayles@montgomerycountymd.gov;  
Councilmember.Albornoz@montgomerycountymd.gov  
**Subject:** Feb 23 hearing re: Tregoning Property #720220020  
**Categories:** Tracked To Dynamics 365

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

I am writing to express concern regarding the upcoming Tregoning Property (7200220020) development.

In addition to the environmental and traffic impacts I am sure have already been discussed, my concern is primarily related to the available infrastructure required to support 44 single family homes and townhomes.

As I understand, it is undecided what schools the children who live in these residences will attend. Regardless, schools in both Clarksburg and Damascus are already filled to capacity while MCPS faces staffing shortages. Another new development in Damascus across from the Weis will also stress the system and adding more children to the schools is inadvisable at this time. Public safety resources are also not prepared to meet additional demands.

Cedar Grove ES (CGES) is the closest elementary school, and it feeds into the Clarksburg cluster. Current enrollment show CGES serves 382 students with a capacity of 402 (<https://ww2.montgomeryschoolsmd.org/departments/regulatoryaccountability/glance/currentyear/schools/02703.pdf>) Students who attend CGES likely matriculate to Hallie Wells MS; the capacity of that school is 982 and it is currently full (<https://ww2.montgomeryschoolsmd.org/departments/regulatoryaccountability/glance/currentyear/schools/03345.pdf>).

The Damascus option does not fare better. Students in the nearby Preakness neighborhood attend Rockwell ES. Capacity at Rockwell is 481 students; 525 are currently enrolled (<https://ww2.montgomeryschoolsmd.org/departments/regulatoryaccountability/glance/currentyear/schools/02156.pdf>). Rockwell students attend Baker MS, which has a capacity of 746 students and 832 are currently enrolled (<https://ww2.montgomeryschoolsmd.org/departments/regulatoryaccountability/glance/currentyear/schools/03705.pdf>).

Clarksburg High School:

<b>Capacity/Enrollment Projections</b>							
<b>Current Capacity</b>	<b>Future Capacity</b>	<b>2022 -2023</b>	<b>2023 -2024</b>	<b>2024 -2025</b>	<b>2025 -2026</b>	<b>2026 -2027</b>	<b>2027 -2028</b>
<b>2,034</b>	<b>2,034</b>	<b>2,425</b>	<b>2,442</b>	<b>2,514</b>	<b>2,601</b>	<b>2,606</b>	<b>2,631</b>

(retrieved from

<https://ww2.montgomeryschoolsmd.org/departments/regulatoryaccountability/glance/currentyear/schools/04249.pdf>)

Damascus High School is expected to undergo extensive renovations beginning this year.

Enrollment doesn't capture the full picture-also of note are the numbers of students who receive special services in both districts and the staffing requirements that must be fulfilled to serve these students.

Of significant concern is the County's growth and the impact on public safety. The County police department, the primary law enforcement agency in this part of the county, is severely understaffed and projected to reach crisis level staffing in the coming years. Additional housing impacts police and fire services; neither agency has been staffed properly to address the housing and development growth seen in the county. Inadequate staffing of MCFRS may lead to apparatus being taken out of service in certain areas-increasing response times to fires and life emergencies. The MCPD staffing crisis (see

[https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2022/20220131/20220131\\_PS2.pdf](https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2022/20220131/20220131_PS2.pdf))

leads me to believe that public safety response times will increase in the coming years based on poor staffing projections. This is an area of concern when addressing additional growth in the County that is overlooked.

While growth in the County generally concerns me due to the impact it has on an already stretched infrastructure system, growth in the Up-County-an area traditionally discounted by county government-is of particular concern. Roads, schools, and critical public safety structures are not adequate to support growth in this area.

Amy Marston, 24008 Santa Anita Court, Damascus



## Thompkins, Melissa

---

**From:** Arsenio Alvarado <arsenio.alvarado@gmail.com>  
**Sent:** Monday, February 20, 2023 12:22 PM  
**To:** MCP-Chair  
**Subject:** #720220020

**Categories:** Tracked To Dynamics 365

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

I been leaving next to the property for over 18 years and that was the reason why I move to this area because of the agriculture land that is around us and specially next to the park and now that is going to build and new community there I'm a little bit down by that.

Damascus is known by agriculture.

Thank you

Arsenio Alvarado

## Thompkins, Melissa

---

**From:** Ray DS <dorasrey123@gmail.com>  
**Sent:** Monday, February 20, 2023 6:57 AM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020 - please no more sprawl  
**Categories:** Tracked To Dynamics 365

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

Hello,

I am very concerned about the further development in my Damascus neighborhood. I moved to Damascus (and not to Gaithersburg, Rockville, or Germantown) because it had a small, friendly neighborhood charm. I also loved nature: the trees, the deer, the squirrels, the birds.

Ours is unlike any other community in Montgomery County.

There is enough development in MoCo and enough ongoing development in Damascus. (We have the new townhome community being built adjacent to Damascus Elementary.) Please stop. This is enough. We don't have to build on every square foot of land just because we can.

Further construction will destroy the charm of this town -- not to mention negatively and permanently impact our friends in nature. Further development will ruin this beautiful community that I call home.

Thank you.

*Ray*

**Dora (Ray) Srey**  
24227 Preakness Drive  
Damascus, MD 20872  
240-620-6303  
[dorasrey123@gmail.com](mailto:dorasrey123@gmail.com)

## Thompkins, Melissa

---

**From:** June Burton <juneburton1@aol.com>  
**Sent:** Monday, February 20, 2023 12:11 AM  
**To:** MCP-Chair  
**Subject:** Feb.23 hearing Tregoning Property #720220020

**Categories:** Tracked To Dynamics 365

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

Planning Board - several observations:

Has anyone considered the traffic impact this development will have on the already congested Route 27? Ridge Road is a single lane road and can not accommodate the demands of more developments. Rush hour traffic is already a nightmare! Not to say the affect it will have on I-270.

Community residents are concerned about the impact of construction equipment entering and exiting onto Kings Valley Road. Currently there is only one traffic light allowing us access to Route 27! I live on Glade Valley Terrace and will miss the beautiful cornfield as it is replaced by "high density housing"!!

(Over-development is one of the main causes effecting our environment.)

[Sent from the all new AOL app for iOS](#)

## Thompkins, Melissa

---

**From:** Dawn Bazuzi <dawnbazuzi@gmail.com>  
**Sent:** Sunday, February 19, 2023 11:26 AM  
**To:** MCP-Chair  
**Subject:** Tregoning Property #720220020  
**Categories:** Tracked To Dynamics 365

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

Dear Chairman and Board Members

RE: Hearing Date February 23 , 2023-Development Application-Tregoning Property #720220020

### **I OBJECT to this application for the following reasons...**

I am writing to express my strong opposition of Tregoning Property #720220020.the proposed high density residential development off of KIngs Valley Roan in Damascus MD.

While the local community may be unable to prevent development, that will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of multi-unit single and multi family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Increased traffic on Kings Valley Road and the intersections of Preakness and Glade Valley Ter, would be dangerous and overwhelming to the communities that use these neighborhood roads, and the back up at the traffic light on MD Route 27 (Ridge Road) and Kings Valley during the day would be extremely detrimental to not only the residents of the affected neighborhoods but also for anyone wanting to use and enjoy Damascus Regional Park.

The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing residents who commute to work increasing their commute and travel times along with other neighborhoods who utilize Kings Valley Road and creating problems for Damascus Regional Park patrons who want to enjoy the serenity of the park.

The traffic surge during morning rush hours will also negatively impact safety for children, and the school buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times Kings Valley Road to MD Route 27 ( Ridge Road) which may not have been anticipated during the development planning .

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Another issue that also does not seem to be adequately considered is the noise. Our small area was not structured to implement such a development, with houses so close to the proposed site and a park where noise travels freely. The noise would be unacceptable for this community.

Additionally, what is the environmental impact of such a large development in the proposed areas? We have yet to see an Environmental Impact Study for the proposed sites. If any information is available, our community should have a right to review the results of such studies.

Property values are very likely to go down in the area if the proposed high density of single family homes and townhomes are built. I was severely disappointed that only a portion of the affected neighbors were notified and not more of an area of the connected neighborhoods or affected neighbors had notices that were mailed to them. There was no indication of where the notifications were sent, but I suspect none were delivered into our neighborhood unless they bordered on the street that connects to the new development plan.

I urge and implore you to disapprove of the proposed development, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your service and support of our communities.

Best regards,

*Dawn Bazuzi*

February 19, 2023

10716 Santa Anita Terrace  
Damascus MD 20872



## Thompkins, Melissa

---

**From:** Sheryl Diamantides <sdiamantides@verizon.net>  
**Sent:** Sunday, February 19, 2023 9:25 AM  
**To:** MCP-Chair; Server, Jeffrey  
**Subject:** Tregoning Property, Pre-Preliminary Plan No. 720220020 TREGONING PROPERTY PRE-  
PRELIMINARY PLAN NO. 720220020  
**Attachments:** IMG\_5483.jpeg; IMG\_5482.jpeg  
**Categories:** Tracked To Dynamics 365

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

Hello,

My name is Sheryl Diamantides and my family and I have lived at 11101 Hoffman Drive since 1985. Our house is the last one on the left at the end of the road next to the field. I have reviewed the agenda for the hearing that is scheduled on 2/23/23. The photo that is included of the "Unimproved Hoffman Drive Termination Point", figure 5 on page 10 is at least 6 years old. That photo was taken sometime before 2017. Since that photo was taken, the Hoffman Drive termination point has actually been improved, adding at least 8 additional feet on the right side as shown in the 2 photos I have attached. This improvement was done by Montgomery County so I am surprised you would not include a more recent photo showing that improvement in your agenda. This improvement has made it much easier for trucks to turn around. Having Hoffman Drive become a through street is not necessary for truck traffic. Our street has been a dead end for almost 50 years and trash trucks, plow trucks, fire trucks, delivery trucks, etc have been able to navigate the road. It is much easier now that the end of the road has been widened.

The map shown in figure 9 for safe bike traffic would be the exact route the many cars would follow to avoid the daily bumper to bumper traffic on Rt 27 at rush hour if Hoffman Drive becomes a through street. Having that much automobile traffic on Hoffman drive would be extremely dangerous as the street is narrow, curvy and hilly and has no sidewalks. Hoffman Drive has a high population of young families with young children who play outside. Having through traffic on Hoffman Drive would be very dangerous for children walking to Cedar Grove Elementary. Hoffman Drive is so narrow it is difficult to pass cars that often park along the street in front of houses. Having through traffic would only make this more dangerous. It is very difficult to turn left out of Hoffman Drive onto Rt 27 most of the time. Having this as a through road would add to an already dangerous situation. Please consider connecting Hoffman Drive to the new development by a pedestrian/bicycle path rather than a through street. Thank you for your consideration.

Sheryl and James Diamantides

## Thompkins, Melissa

---

**From:** Mary Gene Martin <mgkm\_39@aol.com>  
**Sent:** Wednesday, February 22, 2023 10:30 AM  
**To:** MCP-Chair  
**Subject:** Resending my comments to the planning board  
**Attachments:** 230222 Speech to the Planning Board\_final.docx  
  
**Categories:** Tracked To Dynamics 365

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

Good morning, again,

I have reattached my comments for the board meeting on Feb 23, 2023 and have included my mailing address.

Please disregard the previous attachment.

Thank you.

Mary Gene Martin

Good afternoon.

Thank You for the opportunity to express the concerns of our homeowner's association regarding the proposed Tregoning Property development. I am Mary Gene Martin. I am on the Sweepstakes Homeowner Association board of directors, and I am speaking on behalf of the Sweepstakes Community. Our community (SWEEPSTAKES) of greater than 240 families will be the most adversely impacted neighborhood if the proposed development plan proceeds as written. We wish to convey to the board our most profound concerns and request that they pause further review of the plan until our concerns are fully addressed. In its present form, the proposed development plan OF A DENSE HOUSING AREA will create significant safety hazards for our community.

Our concerns are largely centered around three focal areas:

1. Safety
2. Impact on local resources; and
3. Irrevocable erosion of the local Damascus community identity as a rural community.

Our main concern is the unnecessary **Safety risks** posed by the proposed plan on traffic on Kings Valley Road, Glade Valley Drive, and Preakness Drive. Kings Valley Road, which is classified by MCDOT as a country road, was not designed to be a major thoroughfare to Rte 27. At present, at least four developments (Sweepstakes, Goshen oaks, Preakness, and Park Overlook) use Kings Valley Rd as their access point to Rte 27. Although there is a traffic light at Kings Valley and Rte 27 (a quick signal), rush hour in the mornings can back up on Kings Valley Road beyond Glade Valley Drive. Due to the topography of Kings Valley Road and no easement or shoulder, dangerously short line-of-sight distances are created at Glade Valley Drive as you crest the hill from Rte 27. This results in hazardous driving conditions at present without any new development, and it will only be exacerbated if road access from the proposed development is allowed to proceed unabated to Glade Valley Road. There are no obvious mitigation solutions that would remedy the hazard, i.e., traffic circles, stop signs, etc.

Likewise, as one approaches Preakness Drive on Kings Valley Road from the Damascus Recreational Park another line-of-sight road hazard exists due to the topography and the absence of an easement or shoulder. These hazards exist now with modest road traffic and will only become more pronounced if development proceeds.

Due to the rush hour traffic on Kings Valley Road in the morning and evening from Rte 27, we have significant concerns that Preakness Drive, the primary artery for vehicular traffic for Sweepstakes, Preakness HOA, and Park Overlook, will become a de facto conduit to the proposed Tregoning property development to and from Rte 27. Preakness Drive was not intended to serve as an auxiliary overflow. Any increased traffic on Preakness as the result of the proposed development poses a direct safety threat to the existing communities along this

road increasing the risk to pedestrians, in particular school age children. Preakness Drive has multiple bus stops for school age children. Children and their parents stand in the swales because **there are no SIDEWALKS.**

For the record, in SWEEPSTAKES, Preakness Drive does not have pedestrian sidewalks or cyclists' paths. In fact, no sidewalks in our neighborhood exist. There are WALKING paths that do exist; however, these paths are SHOA community-owned and maintained. THEY ARE a distance from Kings Valley Drive and are intended for use by the contiguous COMMUNITY. Due to easement issues, topography, and a lack of plans by MCDOT to reclassify or to widen Kings Valley Drive, access to Damascus Regional Park from the Tregoning property does not exist. Without pedestrian sidewalks or cyclists' paths, an elevated risk would exist for those who would reside in the proposed development. ESD has proposed that foot traffic and cyclists could access the Park via the footpaths in SHOA. **Again, SWEEPSTAKES has no sidewalks.** It also is not likely that ESD would receive an endorsement from the SWEEPSTAKES community to use these paths for access to Damascus Regional Park. These paths are community-owned and maintained, not ADA compliant (existed before ADA), and are for the principal use by the contiguous communities adjacent to Sweepstakes.

The proposed development will have an unknown impact on local resources as well. It will most certainly contribute to the commuting delays being experienced by Damascus residents during peak traffic hours on Rte 27, a problem created in large part to the overdevelopment of Clarksburg from Brink Road North to Hawkes Road. Unless additional expansion of Rte 27 is planned from Brink Road into Damascus, traffic congestion will become worse. To our knowledge, no additional expansion plans of Rte 27 are under consideration. However, construction continues along Rte 27: for example, the housing at St. Anne's Episcopal Church on Rte 27 and the construction next to Damascus Elementary School, to name a few. Incidentally, there was **another** 3 car accident Tuesday night (Feb 20, 2023) AT THE LIGHT AT Kings Valley Road and RTE 27. THIS IS THE FOURTH SUCH ACCIDENT **ON Rte 27** BETWEEN Kings Valley Road AND Sweepstakes Road IN THE PAST TWO MONTHS. HOW IS THE COUNTY GOING TO MITIGATE ALL OF THIS EXTRA TRAFFIC ON RTE 27?

The proposed development will also have an impact on the local schools. before the development should be approved, the planning board should coordinate with MCPS to determine whether the affected schools have sufficient capacity and resources to accommodate additional students.

Finally, recent residential developments (projects near Damascus ES, Lewis Drive, north Rte 27, and north 124) will irrevocably alter the Damascus community landscape and identity as a small rural community. Instead, it will become another **amorphous continuum** of residential areas from milestone to Damascus town center. The attraction for many of our residents is the

SMALL-TOWN feel. They take immense pride in their small community. We are aware that MD suffers from a dearth of affordable housing; however, the proposed development of the Tregoning property will not alleviate the current imbalance. In fact, except for a few housing units, ESD mentioned that these housing units will be in the upper 6-figures. Not exactly what the governor and the county executive had in mind.

In closing, we would like to remind the planning board of their responsibilities to existing communities and residents to ensure that their needs are not subordinated to a community that at present does not exist. In medicine, the charge to physicians is to do no harm. similarly, our charge to you is to not unnecessarily create additional safety risks and problems for our community.

It is also good form to present potential solutions to problems. ONE SUCH SOLUTION would be for the county to buy most of the Tregoning property to make it part of the Damascus Recreational Park. This would also fit into the goals of the county's Thrive 2050 of having green space, parks, and walking paths which will connect our local communities.

Thank you for your time and attention.

Mary Gene Martin  
Vice President, Sweepstakes HOA Board of Directors  
23932 Jockey Club Terrace  
Damascus, MD 20872-2140