

From The Forest Grove Citizens Association

December 15, 2022

Ms. Tanya Stern, Acting Planning Director
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Re: 9801 Georgia Avenue, Sketch Plan No. 320230020

Dear Ms. Stern and Ms. Lindsey,

The Forest Grove Citizens Association (“FGCA”) writes to express its serious concerns with the proposed development at 9801 Georgia Avenue (No. 320230020) (the “Project”), a site located adjacent to our members’ homes. We acknowledge that there are potential positives from properly planned and properly sized improvements to that site. At the recent December 6 DRC meeting, however, the developer of the Project testified that it had overwhelming community support in favor of its plans. That was false. The exact opposite is, in fact, true—we have determined that at least 75% of our association members oppose the Project as submitted.

We, and others in our community, will likely follow up with additional letters and/or testimony to detail concerns over the Project. But we write to you now early in the review process to at least correct the developer’s false paradigm and also to initially explain a few of our community’s pressing grounds for concern. We believe with the right plan and developer, the Montgomery County Planning Board can support the continuation and enhancement of our community, and we ask to be included in the process to allow our voices to be heard.

I. Who We Are

The FGCA represents hundreds of Montgomery County residents in over 100 homes directly adjacent to the Project (from Forest Glen Road to Sherwood Road, and from Dameron Drive to Woodland Drive). We are a close-knit, diverse, multi-generational community. We hold annual events, walk each other’s dogs, babysit each other’s children, drive elderly residents to appointments, and support fellow neighbors in any way we can. We are also fans of frank, open dialogue and adhering to our county’s rules and regulations, which has allowed our community to thrive for decades.

II. Lack of Notice for Sector Plan Zoning Changes

Before directly addressing the Project, we note an important fact that should be of significant concern for the Board. The property at 9801 Georgia Ave (the “Property”) was zoned R-60 for decades. Learning of the change in zoning of the Property to CRT 2.5 in 2020 by adoption of the Sector Plan was a surprise to us and our members. Indeed, at our most recent all-hands meeting, over 90 percent of our members indicated that they never knew of any campaign, request, or public action (including proposed Sector Plans) to change the zoning of the Property from residential to commercial. That is extremely concerning from a public policy view (and potentially legal one too). Indeed, many of the most pressing objections now being raised in our

From The Forest Grove Citizens Association

community would have been raised—and potentially could have been addressed—had our members received notice of the proposed change in zoning for the Property.

For instance, when a zoning exception for the Property was established to allow a medical office in the 1960s, an explicit condition for that zoning exception (driven by community concern) was that no driveway be installed on Woodland Drive in order to mitigate traffic effects to our neighborhood from commercial development of the site. That explicit condition existed for over five decades, effectively becoming an appurtenant condition of the Property relied upon by our residents' reasonable expectations (some of whom from that time continue to live in our neighborhood). Yet now, that explicit ban has been surreptitiously removed when changing the zoning of the Property to commercial CRT 2.5 without effective actual notice to our members of such a proposed change (particularly problematic since the final change occurred in the midst of an unprecedented national pandemic too). Such action was neither fair, nor proper, especially now that the Project proposes to install the very driveway on Woodland Drive that had been explicitly banned for over five decades. Nor does it make good sense either. Since the 1960s, traffic issues have only continued to worsen in our neighborhood, and the proposed development is exponentially larger than the medical office located at the Property for decades, which means the effect of reversing the ban on such a driveway will have an outsized negative impact on our neighborhood.

While perhaps the Board might say it is too late to do anything about this issue (though it should not do so), we strongly feel it is an important one to be considered in context here, especially given the other implicit changes attendant to the non-noticed change in zoning of the property (e.g., setbacks, height restrictions, etc.).

III. Initial Concerns With The Sketch Plan

The FGCA has routinely activated to help voice our community's views on development projects in our area. And we take that role seriously. For example, regarding the Project, the FGCA attended the developer applicant's September 22 information meeting, considered the developer's initial plans in an all-hands regular meeting of our association, surveyed our members to gauge community positions, and had our committees and board meet separately to analyze the Project and its planned impact on our community. The FGCA's views herein were thus carefully considered to inform our initial position on the Project. Upon our initial review of the sketch plan, the following initial points are of great concern to us.

A. Applicant's Traffic Statement and Traffic Issues

The Planning Board should reject the Traffic Statement (16-TIS-320230020) submitted by the developer (the "Applicant" for sketch plan approval) that concluded a Transportation Impact Study is not required. A full transportation study should be conducted and alterations to the plan should be imposed to reduce the substantial negative impact that the Project will cause on local traffic.

First, the Applicant's methodology used in its Traffic Statement is clearly flawed based on the very regulations Applicant cited in support. For instance, under the LATR guidelines

From The Forest Grove Citizens Association

Applicant asserts are controlling, Applicant concludes that “the proposed development generates fewer than 50 net peak hour person trips” and, therefore, no transportation study is required. 16-TIS-320230020 at 2. That conclusion is expressly premised on Applicant’s assumption that “the 1st floor retail space [of the Project] is assumed to generate no additional person trips in accordance with page 20 of the LATR Guidelines regarding Ancillary Retail.” *Id.* Applicant even provides those LATR Guidelines on point in Appendix B of its submission. Those LATR Guidelines, however, expressly state that any “presumption that no new person trips are generated applies for up to 15,000 gross square feet of retail in a building that has least 90 percent of its floor area ratio (FAR) devoted to non-retail uses, **as long as no parking spaces for retail customers are included in the site plan.**” *Id.* at 16-17 (Table 4, LATR Guidelines, 1. Ancillary Retail). But Applicant includes 25 parking spaces for retail customers in its plans. *See* 12-DEVSTND-320230020 (proposing 25 retail parking spaces with 18 minimum required). This failure to properly apply the very guidelines Applicant posits as controlling is concerning and renders the Traffic Statement methodology applied by the Applicant improper. The Traffic Statement should therefore be rejected and a full transportation impact study required.

Second, the assumption by applicant in its Traffic Statement that the new development will produce a low number of peak hour trips is tied to its use of Dense Multi-Use Urban LATR Guidelines to estimate new peak hour trips generated by the Project. Those lower-trip assumption guidelines are not properly applicable here. As Applicant recognizes, those Guidelines apply to “urban” areas that are made convenient by walking, biking, or transit. But applicant has requested to include 555 parking spots for the development, which is even more than allowed (for resident use, *see* 12-DEVSTND-320230020). That is clear recognition by Applicant that the Project is not sited at an “Urban” area with “high level of transit usage” and “made conveniently by walking, biking, or transit.” Simply put, when it comes to traffic estimates, the Applicant is simply not recognizing the reality shown in its own plan—the Project requires hundreds of parking spaces because the future residents need (and will regularly use) cars as a primary mode of transportation. This warrants rejection of the Traffic Statement and requiring a full transportation study.

Third, the Traffic Statement fails to account for the new entrance to Forest Glen Metro Station and the kiss-and-ride layby proposed in the sketch plan. There are plans for a tunnel running under Georgia Avenue from the Metro to the Forest Glen Medical Center. The sketch plan anticipates at least incorporating a drive-by pick up/drop off on Woodland Drive to handle the increased demand for that new Metro access. With these changes, Woodland Drive would become a potential area of traffic gridlock and pedestrian crowds during peak hours, greatly impacting safety concerns, including inaccessibility of the road to emergency vehicles. This safety concern is particularly acute when combined with likely increase in bicycle traffic for the new WMATA entrance and the need for peak-hour school bus stop access for the dozens of children who will likely be living in the new 415-unit proposed building. The new WMATA entrance and the Project’s proposed access to it would thus clearly and substantially impact peak-hour trips and safety on the roads and sidewalks for drivers, cyclists, children, and our community at-large. Yet these concerns and impacts are not addressed in the Traffic Statement. This independently warrants rejecting the Traffic Statement and requiring a full transportation study.

Finally, the known site conditions for the property at 9801 Georgia Ave and surrounding areas also make the assumptions used in Applicant’s Traffic Statement improper and

From The Forest Grove Citizens Association

independently warrant a full traffic and transportation study before approval, along with potential changes to the proposed plan. Those conditions include, for example, at least the following.

1. *Current conditions warrant a full transportation study, including planning for traffic calming as called for in the Sector Plan.* The proposed development will significantly impact current and future residents who have invested in our homes and community and who have children that use Woodland Drive, Sherwood Road, and Myrtle Road to walk to school or drive in and out of our neighborhood. Our neighborhood and surrounding area already experience very high traffic and, as the Applicant recognized, the intersection at Georgia Ave and Forest Glen Road is already one of the most dangerous and congested in the County. *See, e.g., Traffic Picture, Attachment 1.* Area commuters frequently use our streets to bypass long lines of traffic on Forest Glen Road, and our streets are commonly used to provide access to Holy Cross Hospital for emergency vehicles and hospital staff. Adding a development with 415 residences and 555 structured parking spaces, including for retail to be used during morning hours, will only add fuel to the fire without proper planning. Indeed, the immediately adjacent community is a couple hundred households. More than doubling that number effectively instantly by adding the requested 415 units in the Project rationally will increase traffic substantially. The Project's close proximity to the Beltway and Georgia Avenue will also attract those commuting to other parts of the DMV and new residents are just as likely to rely on cars as use the metro station when they are both conveniently located.
2. *The rote mathematical assumption about current transportation impact from current use of the Project site does not conform with reality.* The current use of the property at 9801 Georgia is a medical building. Primary users of that building are not ordinary office workers, as Applicant's Traffic Statement assumes. They are folks scheduled for appointments spread throughout the day, which greatly minimizes traffic impact during peak hours. Thus, the Applicant's assumption that there are already 115 morning peak hour person trips at the Project site based on a mathematical calculation for a typical office site (e.g., a site with a morning rush hour when office workers would all come to the building) is false. Indeed, as can be seen in the parking lot photograph in Attachment 1, at 8:30AM on a normal weekday morning, the parking lot for the building at 9801 Georgia is almost *entirely empty*. And actual counting of AM peak person trips on site resulted in just a couple dozen trips actually occurring under real world conditions, meaning that the Project will increase AM peak person trips by at least over 100, far beyond the 50 net peak hour person trips threshold necessary to trigger a full transportation study.
3. *The proposed curb-cut and entrance on Woodland Drive alone warrants a full transportation study.* The opening of an entrance on Woodland Drive to access the development (in direct contradiction to the decades-old prohibition on such a driveway) will create significant disruption to traffic patterns, would jeopardize safety, and would increase traffic in our neighborhood unnecessarily.
 - a. The sidewalk on Woodland Drive is already a well-traveled pedestrian route. Adding a new high-volume driveway there will jeopardize the safety of those pedestrians without careful planning, especially with the addition of hundreds of

From The Forest Grove Citizens Association

residential units adding even more users of the sidewalk. Moreover, hundreds of new residential units will likely require dozens of school children to be picked up somewhere on Woodland Drive (since school buses cannot practically stop on Georgia or Forest Glen roads during morning rush). That means dozens of children will be using the sidewalks on Woodland Drive (and likely cutting across the street) during rush hours. A full transportation study should be conducted to evaluate the attendant increased transportation volume and safety risks.

- b. An alternative exit and entrance for the development is located on Georgia Avenue, so the Woodland access is not likely needed (particularly for a properly reduced amount of parking for the Project). Practically speaking, to enter the development, turning left from Forest Glen to Woodland is not safe during rush hour (requires crossing two lanes of traffic) and turning left from Georgia to Tilton to access Woodland is not either (requires crossing three lanes of traffic). That means for entrance to the development, the existing entrance on Georgia would be safest. The same is true for exiting—it requires crossing several lanes of traffic to go south on Georgia from Tilton or west on Forest Glen from Woodland. It thus would be safer to turn right onto Georgia from the existing exit and then perform a U-turn at a traffic light on Georgia with a dedicated left turn lane (which already exists too).

B. Non-Conformance To Sector Plan

Notice issues aside, at minimum, the developer should be held to the Sector Plan. That Plan states that a primary goal is to “improve the overall quality of life within the Forest Glen/Montgomery Hills area.” (Chapter 1, 1.1 Plan Vision). The Project will not fulfill that goal and violates several critical promises and targets of that Plan (and zoning ordinances in general), including, for instance, at least the following.

1. The sketch plan does not provide the ½ to 1 acre Civic Green Urban Park promised in the Sector Plan. That park is an aspect of the Sector Plan that the community considers critical to development and would like to see in any final plan, preferably at 1 acre (or larger).
2. The Sector Plan acknowledges that there is about 1.25 acres of remnant forest at the Project site and targets providing an area of equal environmental benefit and improved community benefit and access. The current sketch plan does not do that—it calls for clear cutting the whole 1.25 acres. This is not acceptable. We live in **Forest** Grove. Our “Forest” should not be so quickly discarded in the name of development, especially when home to so many diverse species of animals and birds. The forest and canopy should be preserved to greatest extent possible and it should be improved by remedying the unfortunate dumping that has happened in the forest over the past years.
3. The Sector Plan calls for reducing parking to the greatest extent possible, including uncoupled parking and shared parking. The sketch plan does the opposite, requesting approval of more parking spaces than would be ordinarily permitted. To keep with the

From The Forest Grove Citizens Association

Sector Plan goals, the plan should be revised to include shared parking and provide a substantially reduced number of parking spots more akin to above-transit buildings.

4. The sketch plan envisions a 4-story high building on Woodland Drive. That is not a residential building with size and scale compatible with the existing community there, as envisioned by the Sector Plan and zoning requirements. The houses on Woodland are no more than 30 feet in height, with many less than that. Reducing the height of the Project's building on Woodland and providing matching architectural features is critical to maintaining the existing character of the community in accord with the Sector Plan and zoning requirements.
5. The Sector Plan calls for at least 5 percent of units to be three-bedrooms. Those types of units would allow for more families to join the neighborhood, which would be a positive outcome in accord with the Sector Plan. The Project does not include any three-bedroom units though.
6. The sketch plan does not account for the recommended placement of childcare facilities at/near transit.
7. The Sector Plan recognizes the need for larger sidewalks in our neighborhood. With the increased density proposed by the Project, new sidewalks should be wide and inviting and protected by a green panel of significant size, particularly on Woodland Drive where cars already routinely break the speed limit.
8. The Sector Plan accounts for the new Forest Glen Metro Station access at 9801 Georgia Ave. The Sketch Plan does not adequately account for accessing that metro entrance easily. A layby is not a proper solution inline with community desires or the Sector Plan.

We urge you, at minimum, to hold the developer to the Sector Plan, which targets many benefits that serve long-term goals of the county and neighborhood, rather than approve a plan that appears to avoid serving those goals simply to increase short-term developer returns.

C. Lack of Proper Pre-Submittal Community Meeting

A primary purpose of the sketch plan process is to solicit feedback from the community, and a primary means to achieve that goal is the required pre-submittal meeting with the public. Critical to that process—and indeed the entire sketch plan review process itself—is proper notice to the public under the clearly established zoning and Planning Board rules and regulations, which ensure that the interested public can be heard. The developer Applicant here, however, appears to have violated those critical and foundational regulatory safeguards by not properly noticing its purported pre-submittal community meeting and seems to have wrongly implied otherwise in its application to the Board even after being informed of that apparent violation.

Under Article 59-7, Section 7.5.2.B (“Pre-Submittal Meeting”), the developer Applicant was required to “post a sign advertising the pre-submittal meeting, equivalent to the requirement

From The Forest Grove Citizens Association

for an application sign.” Pursuant to Article 59-7, Section 7.5.2.C.2.a (“Application Sign”), “[f]or a sketch plan ..., the applicant must use the sign template provided by the Planning Department.” The Planning Board’s template and attendant requirements mandate, among other things, that the sign be “36 inches x 48 inches (1,728 square inches),” that the applicant “apply the specifications of the sample sign provided” (which again require 36 inches x 48 inches), and that the “[b]ottom of the sign must not be less than 3 feet to the ground.” *MNCPPC Sign Posting Procedures*, available at https://montgomeryplanning.org/development/forms/Sign_Posting_Procedures.pdf.

As part of its application, the developer Applicant certified that it properly held a pre-submittal meeting on September 22, 2022. *See* Document 05-PMTG-320230020. But the required pre-submittal signs posted by the Applicant noticing the pre-submittal meeting were only ~30.5 inches x ~42 inches in size (~1,280 square inches—far less than required) and posted so that their bottoms were only ~25 inches from the ground (also far less than required). *See Pre-Submittal Sign Photographs*, Attachment 2. The Applicant thus did not hold a legally adequate, properly noticed pre-submittal meeting as required for its application, and the developer’s sketch plan application should be rejected on that ground alone.

While this violation may seem trivial, the basis for the detailed notice requirement is equality to all and to help ensure all receive notice fairly. It is thus of significant concern for that reason and also the following: the defect in notice for the September 22 meeting was expressly and publicly raised to the developer by a community attendee at that meeting, including an explanation of all of the details discussed above (improper size, posting height, etc.), along with a suggestion to conform by having a properly noticed pre-submittal meeting. Thus, the Applicant (and its counsel, who was also present at the September 22 meeting) was aware of the apparent violation and the lack of proper notice to the community. Despite that, the Applicant submitted its sketch plan for review and expressly certified to the Planning Board that a proper pre-submittal meeting was held. In light of such acts, the application should be rejected outright with prejudice.

Indeed, the Applicant here acknowledged that any “false or misleading” statement could result in rejection. *See* 02-COC-320230020. Proper public notice is critical in development planning like that at issue here and has been the subject of much dispute in Montgomery County as of late. Attempting to paper-over known notice violations and letting developers off the hook for such acts would raise serious process and policy concerns, particularly in light of the recent resignations of former members of the Planning Board. Such acts so early in this process also call into question the validity and veracity of other certifications and statements made by the Applicant (including, for instance, the false statement at the recent DRC meeting that the community overwhelmingly supported this project—which the developer knew to be wrong given the very vocal opposition stated at the September 22 meeting). And the importance of proper notice is particularly significant here when so many in the community were not even aware of the commercial zoning change for the Property to begin with.

The Applicant’s seemingly willful omission of its apparent notice violation and failure to correct it should be grounds for rejecting the application outright with prejudice. At minimum, it justifies serious inquiry into all other parts of the application and refiling of the application after a properly noticed pre-submittal public meeting.

D. Other Initial Concerns

We have many other concerns in our community over the proposed sketch plan. The following are a few that have not been addressed so far. Additional letters from the Association and local residents will likely be sent to address these (and others, including those discussed above) in more detail.

1. The Developer stated at the September 22 meeting that it did not have to be concerned with school overcrowding that might be caused by the Project because potential school overcrowding cannot legally stop redevelopment. The community does not accept that answer. Our children are already being educated in trailers. Adding hundreds of new households to the immediate area will affect bus routes (and attendant traffic from morning buses) and put more of our children into unideal educational conditions.
2. The sketch plan includes almost all unimproved areas as “public open space.” That doesn’t make sense. For example, an island between driveways is not public open space. The developer should provide actual public open space that is contiguous, well-lit, and usable (especially in accord with the Sector Plan’s requirement to improve community benefit and access to the site).
3. The sketch plan calls for 35 percent green cover, but does not seem to directly account for all of it. The developer should clarify where or what is green cover. Similarly, the developer appears to acknowledge that over 60 percent of the proposed development will not be green or pervious, yet currently only 45 percent is. *See* 12-DEVSTND-320230020 (for green space calculations); 15-SWMN-320230020 (for calculations for current use). In other words, it appears that the Project will greatly increase the amount of run-off from impervious land. There is already significant run-off from/on Woodland and Georgia that goes into our sewer system. Compounding that problem by adding more impervious land would not be acceptable to the community. And the sketch plan appears to have minimal planning for stormwater management despite these problems. The developer should be required to explain, in detail to the community, how it would plan to account for run off before any approvals (e.g., how micro biofilters would be adequate), especially when reducing pervious land coverage, and account for it properly.
4. Recurring gas leaks have occurred in our neighborhood. The developer said it was unaware of those issues. Further stress on the gas infrastructure will be problematic. The developer should account for these issues.
5. Focusing solely on rental properties will only exacerbate the low supply of houses to purchase in the area and renters may have less interest in forging long-term connections to the area.
6. Our water and sewer systems are aging rapidly and have spewed water onto streets north of us and dumped sewage into streams connected to Sligo Creek too often. WSSC is already planning required infrastructure improvements. The Project will

From The Forest Grove Citizens Association

immediately put unanticipated stress on any new water and sewer systems, particularly since the Project appears to require moving sewer and water mains and likely doubling the number of toilets/showers/sinks emptying into our main sewer lines.

* * *

For the reasons discussed above, the sketch plan from this Applicant should be rejected or, at an absolute minimum, substantially amended with proper notice and full public input. We acknowledge, however, that there are potential positives from properly planned and properly sized improvements to the property at 9801 Georgia Ave., especially those that would closely adhere to and provide the community benefits promised in the Sector Plan. We believe with the right plan and developer, we will, and the Planning Board should, support the continued enhancement of our community.

Thank you for your time and consideration on this important matter. We look forward to continuing this conversation and hope to have an opportunity to meet with you very soon.

Respectfully submitted,

The Forest Grove Citizens Association

/s/ Abigail Sztein
FGCA Co-President

/s/ Robert Gajarsa
FGCA Co-President

Attachment 1

Typical morning rush hour, Forest Glen at Georgia Ave at existing entrance to site
(note cars backed up on Forest Glen out of sight)



9801 Georgia Avenue Parking Lot, normal Thursday at 8:30AM (practically empty)



Attachment 2

Bottom of sign to ground = ~25 inches (less than 36 inches)



Sign height = ~30.5 inches (less than 36 inches)



Sign width = ~42 inches (less than 48 inches)



January 16, 2023

To: Ms. Tanya Stern, Acting Planning Director
MCP-Chair@MNCPPC-MC.org
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
amy.lindsey@montgomeryplanning.org

RE: 9801 Georgia Avenue
SKETCH PLAN NO. 320230020
JLB Realty LLC: Applicant/ Developer

Ms. Stern and Ms. Lindsey;

We are residents of the Forest Estates and Forest Grove neighborhoods which are adjacent to the property. We are writing to provide our feedback regarding the current Sketch Plan submission. In general we are in support of the Sector Plan recommendations for a development on this property. We see great potential to bring much needed affordable housing options into our community benefitting a mix of family sizes and incomes. The addition of small scale retail is also welcomed. Unfortunately, we find that the proposed Sketch Plan does not achieve substantial conformance with many of the goals and objectives of the Sector Plan. Below we highlight several areas that we find of greatest concern.

Traffic and safety is a current concern for our neighborhood and the addition of 555 cars to the neighborhood will impact traffic significantly. We see an immediate need for a traffic study before the Sketch Plan should be approved. We take exception to the claim in the developer's "Traffic Statement" that a traffic study is not required at this stage. It is clearly not taking into consideration the developer's proposal of 555 new parking spaces. The developer has justified the need for maximizing the allowable number of cars on the site by claiming that residents of the building will require them for daily needs yet their own traffic narrative states "The location of the development in Forest Glen is fully developed with mostly residential land use in the immediate vicinity of the site with additional retail and office space within a walkable distance of the site" and goes on to describe the pedestrian and public transit amenities available to the site. This is a clear contradiction within their own proposal so quite reasonably should require further study.

Preservation of open green space benefiting residents and the natural habitat is also a priority. The Sector Plan notes that the property contains approximately 1.25 acres of remnant forest and that, "maximum flexibility on the site should be given for providing an area of equal environmental benefit that also provides for improved community benefit and access." Although the current plan provides calculations to

support their claim that the site plan design has achieved this goal, we do not agree that the intent has been substantially achieved. There are contradictions within the submission regarding open and green space calculations. In the narrative and on the site plan they show that most of the open space will be hardscape yet claim this area as part of the green space calculation in other locations of the submission. We take exception to their claim that equal environmental benefit has been provided by this Sketch Plan and as such requires further development.

At its core, the developer claims that they have constraints outside of their control which limit their ability to more fully conform with the Sector Plan recommendations. We certainly concede the many issues that require detailed coordination on the property however, we see several large constraints which are actually decisions made by the developer. The developer has decided to provide over 400 rental apartments with 1.2 parking spaces per apartment and provide this using light frame wood construction which dictates a larger footprint on the site. This larger footprint is adding to much of the site coordination difficulties. These are decisions made by the developer and are fully within their control. They state that these decision are dictated by market forces, but provide no support for this claim. We take exception to the implication that a development conforming with the Sector Plan would not be viable and that such claim should require further support if exception to the Sector Plan would be approved.

We support development on this property that conforms to the intent of the Sector Plan. As discussed above, we have found several areas of the proposed Sketch Plan that do not achieve substantial conformance with goals and objectives of the Sector Plan. We encourage the Planning Board to not approve the Sketch Plan as submitted but do support further study.

Thank you for the opportunity to provide feedback. We look forward to continued conversations.

Respectfully,

Lisa Rigazio, AIA: 1622 Belvedere Blvd
Stephen LaRochelle: 1622 Belvedere Blvd
Naomi Walker: 1812 Tilton Dr
Carole Tomayko: 1631 Belvedere Blvd
Wendy Rainey: 1811 Myrtle Rd
Barbara Sanders: 1621 Sherwood Rd
June Zhou: 1704 Brisbane St
Daniel Chapman: 10201 Forest Grove Dr
Mike Sidorov: 1804 Myrtle Rd
Tamara Sidorov, 1804 Myrtle Rd
Anna DeNicolo: 10307 Folk St
Jeff Lilley: 9814 Dameron Dr

Julia Sloan: 1806 Belvedere Blvd
Edward G.Sloan: 1806 Belvedere Blvd
Brad Carpenter, AIA: 1612 Sherwood Rd
Elizabeth Edmondson: 1805 Belvedere Blvd
Jose Chieng: 1805 Belvedere Blvd
Gulnar Nagashybayeva: 10315 Julep Ave
Brian Livelsberger: 10315 Julep Ave
Elizabeth Ready: 1622 Brisbane St
Marlee Miller: 1823 Tilton Dr
Anne Catherine Sen: 1706 Dublin Dr
Basav Sen: 1706 Dublin Dr
Becca Knox: 1638 Belvedere Blvd
George Rice Jr.: 1638 Belvedere Blvd
M. Catherine Mindling, RSM: 1809 Sanford Rd
Janna Chesno: 1610 Tilton Dr
Elizabeth Peters: 1714 Tilton Dr
Rebecca Vogel: 1814 Tilton Dr.

From: [Margo Kelly](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Opposition to 9801 Georgia Ave Proposed Development
Date: Monday, January 16, 2023 8:05:15 PM

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

Dear Ms. Lindsey, Council Member Fani-Gonzalez, and MCP Chair,

As a long-time resident (since 2002) on Sanford Rd in Silver Spring, I live about two blocks from the proposed 9801 Georgia Ave development, I want to communicate my **STRONG** opposition to this proposed plan where the Forest Glen Medical Center currently sits. Anyone who lives in the neighborhood bordered by Georgia Ave., Forest Glen Rd and Sligo Creek Parkway, knows that traffic is awful during the work week especially during the morning and evening commuting hours. We have traffic backed up on Georgia with people commuting down into DC in the morning and back out to the suburbs in the evening along with entrances to the beltway on Georgia Ave right near Forest Glen Ave. which gets backed up both directions with people trying to get on to the beltway and others traveling to Holy Cross Hospital.

In addition, Georgia Ave and Forest Glen Rd is one of the most dangerous intersections in the county if not the state. I know of a neighbor who was almost killed when she was hit by a car crossing Georgia Ave. to get to the metro entrance. I can't tell you how many countless accidents I have seen at that intersection, and the care and attention it takes to cross the street safely (turning drivers will often not stop for pedestrians) especially during rush hour. Anyone who lives in the neighborhood can tell you how terrible the traffic is on Georgia Ave and Forest Glen Rd and how traffic spills into the surrounding neighborhood (e.g., Tilton, Sanford, Belvedere, Woodland streets etc.) and that there is no room for the roads that to be expanded. I can't tell you what a nightmare Georgia Ave. and Forest Glen Rd are and this proposed development would add hundreds more cars and drivers to this area. It just makes **NO** sense and would severely diminish the quality of life for existing residents of this neighborhood. **PLEASE PLEASE** do not move forward with this proposed development. There is definitely **NOT** support for this development from the community. I moved to this neighborhood because it was quiet and residential and easy to get to needed services. We do not need an apartment building and commercial services at the corner of Georgia Ave and Forest Glen Rd. Please rethink this entire plan and listen to us, the people who live in this neighborhood.

Sincerely,

Margo Kelly
1702 Sanford Rd
Silver Spring

From: [Katie, RSM](#)
To: [Lindsey, Amy](#)
Subject: opposition to the proposed development by JLB Realty
Date: Monday, January 16, 2023 8:32:41 AM

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

Dear Ms Lindsay,

I live in Forest Estates, the site of the proposed plan by JLB Realty to develop a 415-unit rental apartment building with 550+ above ground parking spaces including a 4-6 story tall - 200,000 sq ft of residential; 5k sq ft of commercial (550 ft North/South along Georgia Avenue and Woodland Drive.

I am opposed to this proposal for the following reasons:

- this will worsen the already extant challenges of safely traveling and walking in the neighborhood;
- this will have an additional negative impact on parking on the streets of the forest estates - a factor that has worsened because of those who want to avoid the cost of parking at the Forest Glen metro;
- The plan includes commercial space that is completely unnecessary given the commercial space in nearby Montgomery Hills as well as the Wheaton Westfield Mall and commercial area just one mile away;
- Having up to 2,000 additional persons with parking needs is unsustainable not only for parking but for crowding the corridor already significantly overwhelmed by busy streets and dangerous intersections- Georgia Avenue/Forest Glen being one of the busiest intersections in our county - not to mention the accidents, injuries and life-threatening street crossings;
- To my knowledge there has been NO THOROUGH traffic study by the developer.
- Those in this community and the nearby community service centers - hospitals, senior care center, child care center, churches, playgrounds, schools - are not giving support to this.

I am requesting that you PLEASE intervene and put a stop to this proposal that seems overwhelming and suffocating to a neighborhood that is already at its limit in making numerous accommodations for the flow of traffic to and from the above mentioned community serving centers.

Thank you for keeping as a high priority the interests of the residents of Forest Estates.

Mary C. Mindling, RSM
1809 Sanford Road, Silver Spring 20902

Sr. M. Catherine Mindling, RSM

Sisters of Mercy of the Americas [<https://www.sistersofmercy.org/>]

Translation/Interpretation: Mercy Education System of the Americas [<http://mercyedu.org>]

1809 Sanford Road, Silver Spring, MD 20902

email: cmindling@gmail.com or cmindling@sistersofmercy.org

Instagram: #ktindcrsm

Please consider the environment before printing this e-mail.

From: [matthew dean](#)
To: [councilmember.fani-gonzalez@montgomerycountymd.gov](#); [MCP-Chair](#); [Lindsey, Amy](#)
Cc: [Debbie Williams](#)
Subject: Comment Regarding Proposed Development of 9801 Georgia Ave. Forest Glen Medical Center
Date: Sunday, January 22, 2023 5:45:22 PM

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

Hi,

My wife (Deborah Williams-Dean) and I (Matthew Dean) live at 9900 Woodland Drive - a few houses down from the development - and wanted to provide our input.

I have laid out my thoughts in the bullet points below but to summarize, I do see the need to develop this space but we have serious concerns for what is being proposed

- **Need to Develop**
- As stated above I do think this space should be developed; however, I am not in favor of there being 415 rental apartments and 550 parking spaces
- **Traffic**
- Traffic in the neighborhood is already heavy and will increase further. This is especially concerning as less than two years ago, this was acknowledged and Woodland had a program launched to not allow through traffic to drive on it (Woodland and the neighborhood in general gets a lot of through traffic due to the fact people can't turn left onto Forest Glen from Georgia during rush hour). Also, within the past year a new stop sign was put up on Woodland and Titon due to the heavy traffic. Finally, I don't believe there was transportation impact study
- **Parking**
- In the proposal there is 'public parking' on Woodland drive. I have two cars and a driveway that fits 1. I do not want individuals who do not live on Woodland to be able to park on it. This could cause me to have to find parking in other areas. Please note the 550 plus parking spaces are more than what the area is zoned for
- **Metro Access**
- The plan has an item to create another metro entrance / exit on the side of Georgia closer to Woodland. I think this is a great idea!
- **Retail**
- I do not feel that there is enough retail space in the plan (there is 200k sq ft worth of residential space and only 5k sq ft for retail). As this is being developed, I would like to see the retail contain restaurants and supermarkets. Good retail brings true value to the community
- **Impact to Neighborhood Culture**
- There is a lot of pride of ownership in Forest Estates. This comes from people owning their homes (obviously :)). Putting 415 rental apartments in the neighborhood is

counter to fostering this.

- **Safety**
- I am also concerned about safety. There are a lot of young families in the neighborhood / elderly individuals. Bringing 415 one and two bedroom rental apartments will bring more people who have less roots in the neighborhood / most likely will be younger (in their 20s which has the highest crime rate) which can lead to higher crime.

On a final note, JLB at the December 6 MCPPB/Development Review Committee (DRC) meeting said they had overwhelming support from the community. I do not believe this is the case and in fact believe this is a lie (i.e. they know the community is at best split on this issue... it isn't that they truly think they have support). This will be a long partnership with the developer and the community... I don't think it is a great sign that they are lying right out of the gate

Matthew and Debbie Dean
9900 Woodland Dr
917 696 2804

From: [Melanie Tarutani](#)
To: [Lindsey, Amy](#)
Subject: JLB Realty development concerns
Date: Sunday, January 15, 2023 11:15:56 PM

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

This letter is to express my concern regarding the proposed development on the corner of Forest Glen and Georgia.

My concerns include the increased traffic, parking, decreased green space and pedestrian safety.

The traffic at this corner is very difficult currently for vehicles, pedestrians, and bicyclists. An influx of vehicles especially during rush hour will make it infinitely worse. How will this hazardous intersection be made safer with more cars? I encourage you to watch the traffic there. It's nutty what people do here.

The exit onto Woodland Dr. worries me as well. Putting more cars onto our already busy neighborhood streets seems unwise. I'm already nervous when my kids play outside as cars speed down the street as they cut through our neighborhood. Having no exit or entrance onto Woodland will reduce the cars cutting through the narrow neighborhood streets.

Parking concerns include insufficient parking for visitors and guests, which results in them parking in the neighborhood. This goes back to my concern above regarding increased traffic in the neighborhood. The idea of parking on Woodland seems like a hazard. If you look at the traffic on this street now, it is already squeezed and complicated without additional cars parked on the street.

Green space for everyone doesn't seem to be part of the plan. I hope it is incorporated in a way that is thoughtful and honest. Making more accessible open areas to play is important. P

As first time home owners we are excited to be part of a neighborhood and community. Being surrounded by home owners invested in making the neighborhood a community. These are my top concerns. The others include, but not limited to, infrastructure and school over crowding.

Respectfully,
Melanie Tarutani

1802 Sherwood Rd
Silver Spring, MD 20902

From: [Melissa Carle](#)
To: [Lindsey, Amy](#)
Subject: Forest Glen Medical Center Redevelopment
Date: Monday, January 16, 2023 10:57:40 PM

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

Ms. Lindsey-

I am writing to express my concern about the proposed redevelopment plans for the northeast corner of Georgia Avenue and Forest Glen. I live on Sherwood Rd, right down the street from the proposed project.

First, I'd like to note that I am not wholly unsupportive of redevelopment of that parcel - the current medical center may not be the best use of the space and the large parking lot is mostly empty much of the time. I also agree with providing more high density housing near the metro station.

However, our neighborhood already gets a lot of through traffic. Commenters cut through our neighborhood, often at unsafe speeds, just as kids are walking to our local middle school or to their elementary school bus stops. I think the main reason for this is because they are unable to make a left onto Forest Glen from southbound Georgia Avenue during rush hour (and not very easily any time of day). That means that all traffic to Holy Cross hospital is basically routed through our neighborhood streets. I'm particularly concerned that the exit from the parking garage of this new redevelopment onto Woodland will further increase the traffic. It can be very difficult to turn out onto Forest Glen from our neighborhood during rush hour and the additional traffic from this parking garage will only add to the problem.

As part of your concern of this proposal, I'd like to request that a traffic study be conducted, with a specific focus on how to improve the intersection of Georgia and Forest Glen to reduce the redirection of traffic through residential neighborhoods. I think that would then make the additional local traffic from this development less of an issue.

Thank you for your consideration,
Melissa Carle

Sent from my iPhone

From: [Mickey Manuel](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Opposition to proposed development- 9801 Georgia Avenue Forest Glen Medical Center.
Date: Sunday, January 15, 2023 7:05:55 PM

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

Hello,

I am writing to make my voice heard in opposition to the proposed development of 9801 Georgia Avenue Forest Glen Medical Center. I am a long term resident of the neighborhood that will be directly impacted by this development. I cannot express enough how deeply concerned I am for this development. I have called 1809 Myrtle Road home for over 24 years.

The development, as planned, will have a severe and negative impact on all our neighborhood roads. Cars will likely end up flowing through all neighborhood streets: Tilton, Forest Glen, Belvedere, Woodland, Forest Grove, Dameron, Imperial, Inwood, etc. This will have a profound impact on the already congested traffic patterns. Current traffic congestion on south Woodland and east/west Forest Glen Roads will surely increase significantly from the planned 415 units, plus planned retail (deliveries, commercial vehicles, etc.). Despite the current terrible traffic around our neighborhood and dangerous intersections (like Georgia and Forest Glen) JLB Realty is refusing to do a full transportation impact study. A **full transportation impact study** should be conducted and alterations to the plan should be imposed to understand the substantial impact of the project on local traffic.

Other concerns for this development are that rental-only spaces mean only a short-term commitment by new residents, rather than participating in and contributing to the community; no consideration is given to potential for school overcrowding; eliminates neighborhood green spaces with insufficient replacement; and, further burden on aging infrastructure- gas leaks, water and sewage line repairs.

I fully support my fellow Forest Grove Citizens Association (FGCA) members in opposing 9801 Georgia Ave proposal as submitted.

Respectfully Yours,
Michael Manuel
Treasurer FGCA

Lindsey, Amy

From: Michael Ravnitzky <mikerav@verizon.net>
Sent: Thursday, January 12, 2023 4:22 PM
To: Lindsey, Amy
Cc: MCP-Chair
Subject: Comments on the Medical Center Property Redevelopment 9801 Georgia Avenue

Categories: Tracked To Dynamics 365

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

January 12, 2023

Dear Ms. Lindsey:

I live not far from the proposed multi-use project at 9801 Georgia Avenue, and I am not predisposed either for or against the proposed redevelopment. In principle, I would favor redevelopment of a reasonable scale and scope, and which is attentive to community concerns and preferences.

However, there are enough crucial transportation issues involved that I believe a full transportation study is needed and should be performed prior to any decision.

This is due to the scope of the project, the unique geography of the proposed site, the upcoming development at the Metro parking lot site, the imminent construction of the East Forest Glen Metro Entrance, school bus and transit issues, state-mandated expansion of Georgia Avenue, the northbound merge lane, the upcoming changes to the Beltway exits and interchange, the implications of the Georgia Avenue Woodside corridor improvement project, the ongoing need for improved pedestrian access from the Metro Station to Holy Cross Hospital, the planned retail business usage, and other factors.

A full transportation study would reduce risk for the County, the State, and the community.

I also think that an evaluation of the impact on local schools (several of which already have adjacent temporary structures) is needed.

Thank you for reviewing my comments on the project.

Sincerely,

Michael Ravnitzky
1905 August Drive
Silver Spring, MD 20902
mikerav@verizon.net
301-592-8808

From: [Michael Sidorov](#)
To: [Lindsey, Amy](#)
Cc: [Nandini Arunkumar](#); georgetown02@gmail.com
Subject: Forest Glen development follow-up (Woodland garage entrance)
Date: Wednesday, March 1, 2023 2:26:07 PM
Attachments: [Screen Shot 2023-03-01 at 1.12.41 PM.png](#)
[Screen Shot 2023-03-01 at 1.20.51 PM.png](#)

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

Hi Amy,

Thanks again so much for answering all of our questions last night! I'm the guy with the 7 and 4 year old that asked the questions about pedestrian safety. I have a few follow up questions about the garage entrance on Woodland. I can also write this up more formally as a letter to be included in the Staff Report, but wanted to get your take first while it's fresh. (Cc'ing Robert and Nandini from FGCA board)

Last night you had some helpful guidance about the County's guidelines when it comes to driveway access - in particular, that the entrance should come from the road with the lowest classification. I didn't know about this. I looked up the County Zoning Ordinance for driveway access (section 59.6.1.4.E, screen shot below) and it states that this rule applies "unless the road is classified as a residential road". Woodland Drive between Tilton and Forest Glen feels to me like a residential road and the developer's Statement of Justification dated 2/17/23 also acknowledges this fact (also screen shot included).

So I have a few extra questions:

(1) Does your office agree that Woodland is a residential road?

(2) If so, am I correct that an entrance via the lower roadway classification is not a hard and fast rule, but rather something that is up for discussion and where the community's opinion might be considered?

The reason again that I am so concerned about this entrance is not just that cars will cross a new curb cut on Woodland. You made a great point that this is not inherently dangerous and would be designed in a safe way, and I agree. At every stage so far, your staff's comments have been incredibly thoughtful and thorough and I completely trust your discretion about pedestrian safety at the site itself - that is something you can control. My concern is more about what will happen at 8am when these cars all exit the garage onto Woodland and all want to go south on Georgia and/or get on the Beltway. How will they do this? I hope that they will wait patiently at Woodland, and the cars at a standstill on Forest Glen will patiently let them in.

But in reality I bet they will zoom down Sherwood, a narrow street with no sidewalk, and make a right on Forest Grove, in order to get out easier. When they do this, they will encounter 10 kids waiting for/walking to the school bus at the corner of Sherwood and Forest Grove. Or maybe if they want to go east, they'll take Sherwood all the way down the hill to Dameron. Then they'll make a right turn past the MCCA preschool, where so many families in the neighborhood walk with toddlers at this time of day. There is no crosswalk at Sherwood and Forest Grove and no crosswalk at Sherwood and Dameron. These kind of impacts are what I think the majority of community members worry about when we think about pedestrian safety, and why we worry that

the Traffic Impact Study comes after the Sketch Plan and entrances are already approved.

It still feels to me like the Woodland garage entrance trades the safety of kids in the neighborhood for the convenience of car commuters at the new building.

Thanks,
Mike Sidorov
1804 Myrtle Rd
240-447-3401

Section 6.1.4. Driveway Access



A. Driveway dimensions must satisfy the following table:

Zone	Width (min)	Width (max)	Radius (max)
R-30, R-20, R-10			
One-way	12'	16'	10'
Two-way	20'	24'	10'
CR, CRT, CRN, EOF, LSC, GR, NR			
One-way	12'	18'	10'
Two-way	20'	32'	15'
IL, IM, IH	30'	40'	30'

- B. The applicable deciding body may require a wider driveway if there is an unusual traffic, grade, or site condition.
- C. If on-site parking is accessible from an improved alley with a right-of-way of at least 20 feet in width:
1. access must be from the alley;
 2. and new curb cuts along the public right-of-way must be limited, to the extent practicable.
- D. A maximum of 2 driveways may be permitted for every 300 feet of site frontage along any street.
- E. Unless the road is classified as a residential road, a vehicle must access a corner lot with only one driveway or a through lot from the street with the lower roadway classification.

Access, Circulation and Loading

Section 59.6.1.4.E of the Zoning Ordinance dictates that, for a corner or through lot, vehicular access be limited to one driveway from the road with the lower roadway classification, unless that street is a residential road. Because Woodland Drive is a residential road, vehicular access would technically be required off Forest Glen Road. Due to the presence of the Tunnel and Sector Plan- recommended public open space along this frontage, however, the Applicant cannot reasonably provide access off Forest Glen Road both due to insufficient spacing and safety concerns associated with conflicts with pedestrians and bicyclists seeking to use the tunnel and open space. In this regard, the Applicant is seeking Alternative Compliance approval for this requirement pursuant to Section 6.8.1 of the Zoning Ordinance. Pursuant to this provision, the Planning Board may approve alternative compliance where the site has a unique characteristic, the

From: [Michelle McLean](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Ave Development
Date: Monday, January 16, 2023 11:29:28 PM

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

Madame/Sir,

I am a resident of the Forest Glen community. My house is approximately three blocks from Forest Glen Medical Center, a property that is expected to be re-developed with a 415-unit rental project and garage. I am writing to note my displeasure of the proposed redevelopment of this lot for the following reasons:

- This intersection is already heavily traveled. To increase the density of this site without a traffic study is unconscionable.
- It is tight driving along the side streets, given the level of existing residential parking. Narrowing Woodland and having additional public parking would further add to this issue.
- Adding a 4 to 6-story building would aesthetically be unappealing adjacent to one-story single family homes.
- Green space will be adversely impacted on a road that is already over congested.

I ask that these items be taken into consideration prior to approving the proposed development of this site. Thanks in advance for your time and efforts.

Respectfully submitted,

M. McLean

From: [Michele Rosenfeld](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Avenue
Date: Thursday, March 9, 2023 7:21:57 AM
Attachments: [Outlook-cv2sn4jk.png](#)

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

Hi Amy: Thank you so much for your presentation to the Forest Glen community the other evening. It was incredibly helpful to have them learn about the project and process from you.

Would you please send me the code sections that you referenced that call for access to the lower street classification? And if I should be talking to transportation staff on this issue just let me know who is handling this application.

Many thanks, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913



From: [Mike Moreau](#)
To: [Lindsey, Amy](#)
Subject: Concerns regarding proposed development at 9801 Georgia Avenue
Date: Sunday, January 15, 2023 8:48:50 PM

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

Ms. Lindsey,

I am writing to express my concerns about the 415-unit residential/commercial development proposed for the Forest Glen Medical Center site at 9801 Georgia Avenue, which sits a little over a block from my home of 22 years.

I am an advocate for smart development in the county, and I also believe that a carefully planned multi-family development is a positive for that site and the sustainability of our county in the long run. However, **it is clear the currently proposed project is not well thought-out and the impacts to the community and the traffic at the already failing Forest Glen/Georgia Avenue intersection have not been considered.**

My number one concern is the fact that the developer has made the case that a traffic study is not required, based on flawed assumptions about the current number of per-person trip to the Medical Center building. The intersection at Forest Glen and Georgia is failing – multiple hours during each day traffic is backed up past Holy Cross Hospital and neighborhood residents seeking to travel South to the Beltway or DC must wait 10-15 minutes to work through the queue first to Forest Glen, then to get through the intersection at Georgia. The development will have ALL new southbound traffic exiting to Woodland drive with no easy way to enter the queue to Forest Glen. The impact of even a small amount of additional traffic will greatly exacerbate the current problems with the Forest Glen/GA Ave intersection. The impact of this development on traffic and parking on my street and for my neighbors within several blocks of the site will be extreme. The idea that a development that proposes to add 500+ new cars, plus traffic associated with the commercial businesses to an already failing, dangerous intersection could proceed without a traffic study is mind boggling. **This project cannot be allowed to proceed without a traffic study.**

As an advocate for sustainable development, my next most significant concern is that the number of parking spaces planned (555 spaces vs 415 units) does not even meet the county's guidelines for new developments directly adjacent to transit. This parking ratio is too high to attract tenants that will use public transportation, and there are few undeveloped sites in the county closer to a Metro station than this one. It is advantageous for the developer to offer more parking and make the units more attractive to people with cars, but it is the wrong use of this site if we really care about improving sustainability in Montgomery County.

Finally, I am concerned about the lack of open space that is part of the currently proposed project. The wooded portion of the current lot is one of the few natural spaces remaining in this part of the neighborhood, and the open space to be “replaced” as part of the development is not available or accessible to the neighborhood.

I have several other concerns that have not been addressed, such as the impact to gas and sewer infrastructure on my street which is “down hill” from this project. Gas lines in the neighborhood are failing with new leaks reported all the time. Sewer infrastructure is similarly at the end of its life, and I am concerned that this project will cause that infrastructure to fail before it can be replaced.

In summary, while I am not opposed to smart, sustainable development at the 9801 Georgia Avenue site, the current project as proposed doesn’t come close to meeting either of those criteria. I would ask that the county demand a traffic study be conducted, and other aspects of the project described above be examined more closely before considered for approval.

Thank you for your consideration.

Sincerely,
Michael and Lisa Moreau
1609 Myrtle Road
Silver Spring, MD 20902

From: [David Miller](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: 9801 Georgia Avenue / application# 320230020
Date: Wednesday, January 11, 2023 12:07:15 AM

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

Greetings,

I live at 9812 Dameron Dr, Silver Spring, MD 20902, just a few blocks from the proposed development. I have reviewed all of the design documents I am strongly in favor of this development that will add mixed-used development in close proximity to the Metrorail station and several high-frequency bus routes along Georgia Avenue. I walk by this parcel on my way to/from the Metrorail during my commute to DC. My daughter also walks by this parcel coming from Metrobus on Georgia Ave after school. My specific comments are as follows:

- Montgomery Planning should advance this project, but with a stronger focus on the following principles: reducing SOV trips, encouraging non-SOV trips, improving safety, and better integration with the adjacent neighborhood. Adjustments to parking and massing may be necessary to achieve these goals.
- Require the developer to provide less on-site parking overall and thus a lower parking ratio for the site. Zoning variance should be provided if necessary to encourage residents with preference for low-car ownership. This will also help reduce pushback from residents concerned about traffic impacts. All on-site parking spaces should be monetized, that is, residents should have to pay a significant monthly fee to use a space, in addition to their rent/lease. The current proposal includes 555 parking spots for 415 residential units. A parking ratio of .75/DU would produce a total of 311 parking spots.
- Require the developer to provide an on-site TDM coordinator and dedicated transportation benefits *in perpetuity* for all residents, for example monthly transit and/or bicycle subsidy to encourage non-SOV use.
- Require the developer to provide on-site secure bike parking facilities, and exterior bike parking facilities, in addition to adding a Capital Bikeshare station.
- Require the developer to provide designated areas for micromobility parking (e.g., scooters, electric bikes).
- Require the developer to provide high visibility pedestrian crossings at Woodlawn and Sherwood with traffic calming measures (e.g., raised crosswalks) to improve safety and the corridor from neighborhood to the Metrorail station.
- Require the developer to reduce the overall massing of the development to provide a larger setback along Woodlawn Drive to activate this area for pedestrians with benches, lighting, pavers, landscaping, shade trees, etc., to provide a better and more inviting transition to the neighborhood adjacent.

Thank you for your consideration,

David Miller, PTP
COO/Sr. Project Manager
Foursquare Integrated Transportation Planning

Lindsey, Amy

From: Miriam Davidson <thedavidsons@outlook.com>
Sent: Monday, January 16, 2023 11:02 AM
To: Lindsey, Amy; MCP-Chair; Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Fw: Proposed development at 9801 Georgia Ave., Silver Spring

Categories: Tracked To Dynamics 365

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

I am re-sending my email after getting a bounceback request from MCP-Chair telling me I should include my address. It is:

Miriam Davidson
1604 Myrtle Road
Silver Spring, MD 20902

From: Miriam Davidson
Sent: Sunday, January 15, 2023 12:05 PM
To: Amy.lindsey@montgomeryplanning.org <Amy.lindsey@montgomeryplanning.org>; Mcp-chair@mncppc-mc.org <Mcp-chair@mncppc-mc.org>; Councilmember.Fani-Gonzalez@montgomerycountymd.gov <Councilmember.Fani-Gonzalez@montgomerycountymd.gov>
Subject: Proposed development at 9801 Georgia Ave., Silver Spring

Montgomery County Planning Board and Councilmember Fani-Gonzalez:

I am writing to you as a member of the Forest Grove Estates neighborhood that surrounds the proposed project at the corner of Georgia Avenue and Forest Glen Road in Silver Spring. I have lived in this neighborhood for 30 years. Although I do not oppose affordable housing being built in Silver Spring, this proposed project does not provide much in the way of affordable housing and will greatly increase the amount of traffic on the neighboring streets behind Georgia Avenue. The fact that the developer of this project does not feel the need to do a full transportation impact study is outrageous. The fact that the developer, JLB Realty, feels that the community overwhelmingly supports this development is also wrong.

This neighborhood is currently walkable, even on the streets where there are no sidewalks. This would definitely change with the main garage entrance of the proposed development entering onto Woodland Drive at Sherwood Road. Currently, a large school bus comes down my block of Myrtle Road to pick up and deliver students twice a day. Sometimes its progress is impeded due to the way cars are parked or if large vehicles are in the way. This would happen considerably more often with cars parked up and down the entire block on both sides of the street.

I implore you to require a transportation impact study be done before proceeding with this project.

Thank you for taking into account the thoughts of the residents of the Forest Glen Estates neighborhood as well as other nearby residents that will be impacted. Please take action on requiring a full transportation impact study.

Sincerely,

From: [Monica Bradford](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Concerns related to the submitted development plan for 9801 Georgia Avenue
Date: Monday, January 16, 2023 6:34:31 PM

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

January 16, 2022

Dear Ms. Lindsey:

My husband and I live at 9807 Forest Grove Drive which is a block east of the Forest Glen Medical Building. I moved into this area as a first-time home buyer on Brisbane Street in 1987. I married in 1989 and my husband joined me on Brisbane Street. We lived in that home until 1997 when we moved to our current location with our two daughters. We also purchased and refurbished a house on Brisbane Street that we rented out from 1991 until 2000 when we sold the house to two police officers.

We love this neighborhood for the opportunity it provided for us to purchase our first home and then to be able to remain in the area as our needs changed. I commuted by Metro to downtown DC from the time the Forest Glen station opened until I retired this year. My husband worked in Gaithersburg and Rockville so he traveled by car using 495/270 in the morning and 355/Viers Mill Rd/Georgia Avenue in the evenings. Our children grew up using Metro, playing in Getty Park, and exploring Sligo Creek. Forest Grove/Forest Estates is a wonderful place to live so I am excited by the continual turnover as older residents move-out and young professionals and families move into the neighborhood. Ours is a vibrant and welcoming community.

My husband and I recognize the need to redevelop the Medical Building at the corner of Forest Grove Dr and Georgia Ave. While we didn't provide input to the development of the Montgomery Hills/Forest Glen Sector Plan, we have read the plan and do support the goals and recommendations of the plan. We have reviewed the sketch plan and associated documentation submitted by JLB Realty, LLC as well as the DRC reviewer comments. We are concerned that the submitted development plan deviates from the sector plan and are not convinced by the developer's 12/20/2022 justification that all of these exceptions are needed to develop this parcel of land. We feel that many requested deviations are only necessary because the dimensions of the building are predicated on wood construction over a concrete podium. I believe the developer's choice of building materials was made to maximize the developer's return on investment. Without access to information on alternative approaches, it is difficult to accept that closer compliance to the Sector Plan is not financially feasible. **In summary, we support development of this site along the lines outlined by the Sector Plan and do not feel the current application comes close enough to the sector goals to be approved.**

Our second concern is the impact of the parking garage entrance on Woodland Road as well as the request for 550 parking space for 415 units. More than one car per residential unit seems unjustified considering the proximity to Metro and the bus lines along Georgia Ave. While using mass transit for shopping and other excursions may not be ideal from this location, some current residents have managed with no or limited access to a car. Could adding **access at the site** to shared cars reduce the need for parking?

The developer has submitted a traffic study from consultants that estimates that the change to in/out traffic during AM/PM rush hours will be less than fifty and thus no analysis of traffic is necessary. We are not convinced that a comparison of car usage by patients and medical staff to car usage by residents for multiple purposes is a useful metric. The current entrance on Forest Glen is being removed and an entrance added on Woodland Drive — a street that currently backs up at the intersection with Forest Glen Road. Changing the entrance from Forest Glen Rd to Woodland Rd brings the traffic directly into the neighborhood increasing safety concerns. The in/out data does not seem to adequately describe the impact of these cars on the surrounding neighborhood.

Crash reporting incident data and driver data from dataMontgomery list 13 (incident) and 29 (driver) crashes at the intersection of Forest Glen and Woodland since February 2015, with 4 instances labeled injury crashes. Cars/Delivery trucks

entering and exiting the parking garage from Woodland will increase congestion and stressed-out drivers speeding on our neighborhood streets while decreasing safety for bikers and pedestrians, particularly for those crossing Woodland to get to the sidewalk that leads to transit access, the main neighborhood park and school bus stops. Importantly, the 2019 traffic amendment to the MHFG sector plan calls for a traffic calming study for Woodland Dr as well as mitigations to ease the significant congestion at the Forest Glen/Georgia Avenue intersection (over 200 accidents at this intersection between 2015 and 2022 are included in the Crash Reporting - Incident data). **Considering traffic concerns raised in the Sector Plan and available crash data, we do not think it is wise to approve the development plan as currently submitted without a true operational traffic study of the area (Georgia Avenue to the west, Sligo Creek Drive to the east, Forest Glen to the south and August to the north).**

We do recognize that developing this parcel is not straight-forward. Already existing infrastructure, roads and aging utilities must be considered. The Sector Plan lays out a plan for smart growth that provides affordable housing, more opportunities for the “missing middle” and safe transit for pedestrians, drivers and cyclists while moving people away from their dependence on cars. The reality is that our neighborhood is still very dependent on cars despite the access to buses and Metro. Many people are attracted to our neighborhood because the Beltway is so accessible along with easy access to urban centers. There is a bit of a chicken-egg situation in this development. Will providing housing near transit decrease our need for cars? Are there enough people willing to make that trade-off or is the developer right that without 1+ parking spaces per unit the development won't succeed financially? Personally, we feel that we need to push residents and developers towards the change we envision. I think the developer is more concerned about maximizing profitability then helping move the area towards the goals outlined in the Sector Plan. This needs to change. **We hope that this development plan will not be approved unless more revisions are made for better alignment with the sector plan and the traffic impact on the neighborhood is truly evaluated.**

Sincerely,

Monica and Edmund J. Bradford

9807 Forest Grove Dr.

Silver Spring, MD 20902

From: [Monica Bradford](#)
To: [Lindsey, Amy](#)
Subject: Public Availability of Staff Comments of the revised submission of Forest Glen Medical Center development
Date: Monday, February 6, 2023 5:04:51 PM

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

Dear Amy:

I live on Forest Grove Drive and have participated in neighborhood discussions of the planned development for the Forest Glen Medical Center property. Recently, planning staff comments on the revised plans were circulated to our 2 community associations. We noticed that these comments are not currently available on the DAIC and the document we have seen is not dated and does not clearly indicate the affiliation of staff. We were wondering if a more official version of the document exists or will be posted to the DAIC soon. If not, would it be OK for the version you sent to Lisa Rigazio to be posted on a Facebook group we are developing? We are trying to create a space where interested neighbors could find current information. We'd like to include official documents as much as possible so that people can trust what they are viewing.

Please let me know what you recommend. If the DAIC will be updated soon, we can point interested parties to the site.

Sincerely,
Monica Bradford
9807 Forest Grove Drive

Email

9801 Georgia Ave

Owner

MCP...



Email

From monica tremonti

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject 9801 Georgia Ave

Date Sent **Date Received** 1/15/2023 4:13 PM

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

Opposed to development of this property w/o complete traffic study by the developer & MCPPB. Traffic here at exits & entrances are already backed up onto 495 creating many accidents.
Monica Tremonti
2002 August Drive (20902)

Sent from my iPhone

Attachments

File Name	File Size (Bytes)	
<div></div> <p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

From: [N. Moore](#)
To: councilmember.fani-gonzalez@montgomerycountymd.gov; [Lindsey, Amy](#);
Councilmember.Glass@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov;
[MCP-Chair](#)
Cc: nualam266@yahoo.com
Subject: Opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road
Date: Monday, January 16, 2023 7:45:08 PM

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

January 16, 2023

Dear Ms. Lindsey, MCP Chair, and Councilmembers,

We are writing to relay my strong opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road in Silver Spring. My family has lived in the Forest Estates neighborhood since 2001. The neighborhood has a unique character that I fear will be changed drastically by this development.

The proposed development would be detrimental to much of why people choose to live here. With 415 apartments plus offices and commercial space having people exiting the parking lot via Woodland and Forest Glen Roads, so close to Georgia Avenue, traffic along Forest Glen will grind to a halt, blocking people from exiting the neighborhood and impacting access to Holy Cross Hospital, greatly lengthening commutes and drives to school. Commutes to Washington and even to downtown Silver Spring are already too long, considering the short distances. And our schools are all currently heavily over-subscribed.

I understand and agree that there is an affordable housing crisis in Montgomery county, but we can work to address this in a way that does not virtually eliminate green space and greatly exacerbate traffic. I would support a development with fewer housing units at this location, but 415 units is too many for this small area at an intersection that is already overburdened.

In addition, the development will take away a small wooded area. Such wooded areas are becoming a rarity in this area of Montgomery County, with large trees to trap carbon, clean the air, and offer havens for wildlife.

Last, we have heard that the developers of the proposed project have said it has 'overwhelming support from the neighborhood'. To our understanding, the developer has not conducted a survey in the neighborhood, so cannot claim this to be true. In a neighborhood where people talk to each other (in person or online) we have not heard anyone express anything but opposition to the plan. My family doesn't support this.

At the least the developer, JLB Realty, LLC, should be required to conduct a full environmental and transportation impact assessments, including impacts on climate

change.

Thank you for your consideration,

Nuala and Tim Lynch
1500 Woodman Avenue

Silver Spring, MD 20902

From: [Nandini Arunkumar](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](#); [Rajesh Rai](#)
Subject: Concerns regarding proposed development at 9801 Georgia Avenue
Date: Tuesday, January 17, 2023 1:34:24 AM
Attachments: [Concerns about 9801 GA Ave Nandini Arunkumar Rajesh Rai.pdf](#)

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

Ms. Tanya Stern, Acting Planning Director
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Montgomery County Park & Planning Board
Rockville, Maryland

Re: Sketch Plan #320230020, Development at 9801 Georgia Avenue

January 17, 2023

Dear Ms. Lindsey and Ms. Stern,

We are writing to you to express our strong opposition to the current proposal by JLB Realty for redevelopment of the 9801 Georgia Avenue site. At the outset, we want to dispel the assumption that we and others writing to oppose the development as currently proposed are a bunch of typical NIMBYs. We believe there is broad consensus in our extended neighborhood that development at this site is good for the community. We believe a well-planned housing or a mixed-use project that takes into consideration traffic issues and blends with the character of the existing neighborhood will benefit our community neighborhood and the County. However, the proposed project has several major flaws that will have severely damaging effects on our vibrant, diverse neighborhood and the Forest Glen community.

We are dismayed that the Developer has not acted in good faith in how they have described the project to our community and how they have represented our community's views to the Planning Board. Listening to the December 6, 2022 meeting where JLB representatives described "overwhelming support" in the neighborhood for the current proposal has been especially jarring to us. JLB representatives heard many of the concerns we list below at the first public hearing held in September, but they have chosen to ignore these concerns. While there was some support, characterizing this as "overwhelming" support is a willful misrepresentation of the majority view of the community.

The letter submitted on behalf of the Forest Grove Community Association (FGCA), strongly represents our individual views and we endorse this community letter in full. Below we will outline our views on the critical flaws in the current proposal, and what we would like to see as this process moves forward.

About us:

Our family - Raj, Nandini, daughter Anika and son Rohan - live at 1821 Sherwood Rd. We bought our first house – a townhouse, in the Forest Glen area in 2005. When we looked to move into a larger house, we chose to stay in this area. Our children have grown up in Forest Glen neighborhoods and gone to MCPS schools in the community. They walk to friend's

houses in the neighborhood, walk to the fantastic parks, walk dogs in the neighborhood, walk and bike to Sligo Creek Trail.

We - Rajesh and Nandini - grew up in India. We are no strangers to high density housing and urban development. We are also no strangers to the downsides of hastily planned development – traffic congestion, air pollution, loss of walkable streets and loss of quality of life in a diverse, vibrant neighborhood. We support smart development at the 9801 Georgia Avenue site that will benefit our neighborhood and the wider community.

Our concerns

Our biggest concern with any redevelopment of 9801 Georgia Avenue is the impact it will have on neighborhood traffic, pedestrian safety and cohesion of a new building and community with the existing neighborhood. The current plan calls for a 415 rental unit building with 555 parking spaces directly adjacent to the Forest Glen Metro station with the primary entrance/exit on Woodland Drive across from Sherwood Road. Residents, delivery, and service vehicles will use this as the primary entrance. This is a disaster in the making for many reasons:

1. Intersection of Forest Glen Rd. and Georgia Avenue:

The intersection of Forest Glen Rd. and Georgia Ave. is an extremely busy and dangerous intersection. The County and State transportation departments are no strangers to this issue. The current proposal adds 550 cars to the immediate vicinity of this intersection. It is nearly impossible, and is currently unsafe, for cars to make a right turn from Woodland Dr. onto Forest Glen and then an immediate left turn from Forest Glen onto Georgia. The current situation is to wait for a kind soul to let one turn right onto Forest Glen Rd from Woodland, then maneuver across 1 or 2 lanes on Forest Glen Rd to access the Beltway ramps or southbound Georgia Avenue. There is currently zero visibility to oncoming, east-bound traffic on Forest Glen Rd while turning right onto Forest Glen Rd from Woodland Dr. during morning rush hours. Also, during the morning rush hours, cars heading west on Forest Glen towards Georgia Avenue are already backed up all the way to Holy Cross Hospital. To add a 500+ car load to the intersection during peak hours is untenable. Yet this would be the main exit route for the majority of car-based commuters from the proposed development heading into the District, downtown Silver Spring or onto either Beltway ramp.

2. Entrance / Exit on Woodland Dr. and Impact on neighborhood roads:

Adding an entrance/exit on Woodland in essence adds 550 cars to the neighborhood. To put that in perspective, it will nearly double the current number of cars in the neighborhood. This will create traffic issues not only on Woodland Dr but the network of small neighborhood roads including Sherwood, Myrtle, Sanford, Tilton and Belvedere through Forest Grove Dr. and Dameron Dr. These roads are all small neighborhood streets with children walking to and from bus stops or Sligo Middle School, young children being walked to the daycare center on Dameron Dr, people walking to Getty Park, ambulances and cars driving to Holy Cross Hospital in addition to neighborhood traffic.

To drive safely and responsibly on these streets, one has to already pull over behind parked cars to let pedestrians and oncoming traffic pass. There are already numerous incidents of side swiping of parked cars and cars speeding on these neighborhood roads to avoid Georgia Avenue and the intersection of Georgia Avenue and Forest Glen Rd. (see above). Making Woodland Drive more pedestrian friendly is a key piece of the Sector Plan. This entrance and the traffic impact would make Woodland Drive and the network of neighborhood roads

substantially less safe for pedestrians and bikes.

When the Forest Glen and Georgia Avenue intersection inevitably gets even more gridlocked than it already is, tenants will inevitably seek shortcuts and pass-through routes through the neighborhood. With the added volume of cars seeking new routes through the neighborhood, our families' safety will be put at risk.

3. Parking volume:

It simply makes no sense to have 500+ parking spaces in an apartment complex that is 1000 feet from a Metro station. If the developers propose to maximize building volume on site because of proximity to the Forest Glen Metro Station, by that same logic it should have fewer parking spaces. If the Metro Station is a draw, it is an inherent contradiction to assert the need for 1.5 parking spots / unit. We don't understand the need for the volume of parking that they currently propose.

4. Scale of building along Woodland Dr.:

At the community meeting in September the developer outlined a building that will be 4-story high on Woodland Drive. The revised sketch plan now reads that the building will be a 4-story high along "a majority" of Woodland Dr and going up higher on some parts of Woodland Dr. This is not a residential building with size and scale compatible with the existing community there, as envisioned by the Sector Plan and zoning requirements.

5. "Green space and the Forest" of Forest Glen: The proposed redevelopment plan calls for clear cutting of the entire 1.25 acres of forest / wooded lot that remains in the Forest Glen district while stating that "green cover has been maximized to the extent practicable for the Project". One "practicable" solution would be to scale down the sheer size of the proposed development, reduce the volume of parking spots because of proximity to the metro, and preserve some green space.

Our recommendations and asks moving forward

We believe that development of this site should follow the guidelines of the Sector Plan and engage the surrounding communities productively. We have put forward the following recommendations to address the flaws in the proposed project listed above.

1. Comprehensive Traffic Study with Actionable Traffic Mitigation Measures:

At the Community meeting in September 2022, the developer acknowledged traffic concerns, stating that a traffic study had "not yet been done", willfully leading the community to believe that a full traffic study would be completed later on in the process so that these concerns could be addressed.

The current Transportation impact statement filed by the Developer to show current use of the Project site does not conform with reality. The Medical Center building is not fully occupied which is the reason it is being listed for redevelopment. Yet, the transportation impact statement uses assumptions based on a fully occupied building to artfully arrive at the conclusion that adding 550 parking spots will result in an increase of only 42 person trips which is conveniently below the County's threshold of an increase of 50 person trips for needing a traffic study.

We call for the County to conduct a comprehensive transportation study of the impact of

additional traffic on the intersection of Forest Glen and Georgia Avenue and the network of neighborhood roads including Woodland, Sherwood, Myrtle, Tilton, Sanford and Belvedere between Georgia Avenue and Dameron Dr., and provide strategies for traffic calming and delay mitigating measures **prior** to approval of **any** redevelopment of 9801 Georgia Avenue.

We think that the result of this study will indicate what we already know: the scope of this project is too large for the site and there is too much parking planned.

2. No Entrance/Exit on Woodland Dr:

A garage entrance on Woodland Drive is a terrible idea. The opening of an entrance on Woodland Drive to access the development (in direct contradiction to the decades-old prohibition on such a driveway) will create significant disruption to traffic patterns, would jeopardize pedestrian safety, and increase traffic in our neighborhood unnecessarily as we have outlined above. The proposed entrance / exit on Woodland Dr. essentially makes Woodland Dr. - a County owned and maintained road, serve as a “private” driveway for the development, enabling the developer to maximize every square inch of the site for building.

An alternative exit and entrance for the development is already located on Georgia Avenue. A more creative and less predatory approach would be to have a driveway that loops within the site allowing for vehicles to enter from Georgia Ave and loop into the property and exit onto Georgia Ave. This will require a reduction in scope and volume of the proposed building. Further, to enter the development, turning left from Forest Glen to Woodland is not safe during rush hour (requires crossing two lanes of traffic) and turning left from Georgia to Tilton to access Woodland is not either (requires crossing three lanes of traffic). That means for entrance to the development, the existing entrance on Georgia would be safest. The same is true for exiting—it requires crossing several lanes of traffic to go south on Georgia from Tilton or west on Forest Glen from Woodland. It thus would be safer to turn right onto Georgia from the existing exit and then perform a U-turn at the proposed light at Tilton Rd.

3. Reduce the height of building along Woodland Dr.

The houses on Woodland Dr. are single family houses built in the 1940’s and 1950s. They are Cape Cods and Colonials that are no more than 30 feet in height, with many less than that. Reducing the height of the Project’s building on Woodland and providing matching architectural features is critical to maintaining the existing character of the community in accord with the Sector Plan and zoning requirements. Scaling down the scope and sheer volume of this proposed development or replacing it with garden style condo-apartments or a townhome project would add housing capacity while maintaining and seamlessly transitioning to the existing character of the neighborhood.

4. Create a safe and welcoming public open space:

A 0.5 - 1.0 acre public open space will benefit current and future residents. This part of the Sector Plan should be non-negotiable and an emphasis of the amended proposal. The currently proposed location, tucked in between a crevice at the north end of this development, surrounded by buildings is hardly open, safe, or public. We urge the developer to be more creative and neighborly by planning a more welcoming green, public space at a location that will be accessible to the community that they plan to build in.

While we have detailed our major concerns with the current proposed project, there are many other issues that we have not highlighted including added stress on aging infrastructure, an all rental and therefore less involved addition to the Forest Glen community and an

architecturally awkward and uncreative building that spans over 2.5 blocks in one stretch.

In conclusion, any proposed redevelopment of 9801 Georgia Avenue must fit the spirit of the Sector Plan which envisions a safe, pedestrian friendly development at this site and along Georgia Avenue. A massive rental apartment complex catering to car-based commuters that increases traffic on neighborhood roads is not what the Sector Plan had in mind.

Thank you for taking the time to hear from those in our neighborhood. We trust that you will represent the best interests of our neighborhood and the Forest Glen community.

Thank you,
Rajesh Rai
Nandini Arunkumar

1821 Sherwood Road
Silver Spring, MD 20902
Ph: 240-755-4815

March 16, 2023

Mr. Jeff Zyontz, Chair
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Re: 9801 Georgia Avenue, Sketch Plan No. 320230020

Dear Mr. Zyotnz and and Ms. Lindsey,

We are writing to you to express our strong opposition to the current proposal by JLB Realty for redevelopment of the 9801 Georgia Avenue site.

At the outset, we want to dispel the assumption that we and others writing to oppose the development as currently proposed are a bunch of typical NIMBYs. We believe there is broad consensus in our extended neighborhood that development at this site is good for the community. We believe a well-planned housing or a mixed-use project that takes into consideration traffic issues and blends with the character of the existing neighborhood will benefit our community neighborhood and the County. However, the proposed project has several major flaws that will have severely damaging effects on our vibrant, diverse neighborhood and the Forest Glen community.

Our family - Rajesh, Nandini, daughter Anika and son Rohan - live at 1821 Sherwood Rd. We bought our first house – a townhouse, in the Forest Glen area in 2005. When we looked to move into a larger house, we chose to stay in this community. Our children have grown up in Forest Glen neighborhoods and gone to MCPS schools in the community. They walk to friend's houses in the neighborhood, walk to the fantastic parks, walk dogs in the neighborhood, walk and bike to Sligo Creek Trail.

We - Rajesh and Nandini - grew up in India. We are no strangers to housing demand, high density housing and urban development. We are also no strangers to the downsides of hastily planned development – traffic congestion, air pollution, loss of walkable streets and loss of quality of life in a diverse, vibrant neighborhood.

We are writing to follow up on the letter that we submitted on January 17, 2023 expressing our serious concerns with the proposed development at 9801 Georgia Avenue (No. 320230020). Since this time, we, and others in our community have had conversations with staff in the Planning Department, with our elected officials and followed up with additional letters and/or testimony to detail our concerns over the Project. However, we are very disappointed that not much has changed with the proposed project, per the latest Sketch Plan submitted by the developer.

The letter submitted on behalf of the Forest Grove Community Association (FGCA) in December 2022, strongly represents our individual views and we endorse this community letter

in full. It is unfortunate that a lot of the issues that were raised in December have not been addressed and continue to be major concerns.

The Applicant still proposes a massive building with 415 rental units with same mix of one- and two- bedroom units; an entrance on Woodland Dr. which will increase cut-through traffic into our narrow neighborhood streets and endanger pedestrian and bike safety; with 540 parking spaces (15 less than the originally proposed 555); still relatively minimal public spaces; still counting things like stairs, sidewalks, walls, and escalators as part of their green civic open space; minimal set back from the adjacent and abutting houses; still a 4- to 6-story high building on Woodland Drive that is not compatible in scale and size with the existing community and as envisioned by the Sector Plan and zoning requirements.

Entrance on Woodland Drive:

We are particularly alarmed and disturbed that the proposed entrance on Woodland Drive is not being questioned by the Staff. In essence this makes Woodland Drive, which is classified a residential street, a private driveway for this development. The developer is trying maximize profits from this development by seeking an exemption from County ordinance that precludes the placement of a vehicular access on a residential street. The developer claims that access from Forest Glen Road is not possible because of “insufficient spacing and safety concerns associated with conflicts with pedestrians and bicyclists seeking to use the tunnel and open space.” The spacing and open space along Forest Glen Road are entirely within the developer’s control. Relocating the open space to align with Woodland Drive creates a more usable and community friendly space, as opposed to the busy intersection of Forest Glen Road and Georgia Avenue. While the developer states that the Sector Plan calls for this location, there are many aspects of the Sector Plan that are being ignored in the current Plan when it suits the developer’s needs.

Woodland Drive is envisioned as a neighborhood Greenway:

The Sector Plan also recommends a neighborhood greenway along Woodland Drive. It is hard to reconcile the idea of 240 additional cars entering and exiting Woodland Drive and the vision of a greenway along the same road. How is this supposed to “provide a comfortable and safe environment for cyclists” as is claimed by the developer?

Cut through traffic into our neighborhood

Our community was led to understand the Planning Board will not consider the increase of traffic on Woodland Drive, located within a “Red Zone”, as an issue. Woodland Drive does not exist in isolation. It is wishful thinking to argue that all additional traffic from the development will move along Woodland Drive only and not use the narrow neighborhood roads as a cut through to reach Forest Glen Road. Making a right from Woodland Drive to Forest Glen Road to go south on Georgia or get on the beltway is already a tricky situation with maneuvering across 3 lanes of traffic. Is the hope that all these additional cars will wait patiently at Woodland, and the cars at a standstill on Forest Glen will patiently let them in.

In reality they will zoom down Sherwood, a narrow street with no sidewalk, and make a right on Forest Grove, in order to get out easier and faster – which is what already happens during rush hour. There are bus stops at the corner of Sherwood Rd and Forest Grove Dr., there are people walking their dogs along these roads, walking with their babies in strollers along these narrow

roads. People going east on Forest Glen will take Sherwood all the way down the hill to Dameron to make a right turn past the MCCA preschool, where so many families in the neighborhood walk with toddlers at this time of day. The light on Dameron and Forest Glen Road will allow cars to catch a break in the traffic and head east on Forest Glen. Given these kinds of impacts on pedestrian safety we are worried about the implicit approval of the entrance on Woodland Drive.

The Woodland entrance trades the safety of kids and pedestrians in the neighborhood for the convenience of car commuters at the new building.

A building that is incompatible with the scale of its neighbors

The developer still proposes a big lego building that spans 2 blocks with no architectural breaks; a building that towers over the abutting and adjacent single family houses with minimal buffer space. At the community meeting in September 2022, the developer outlined a building that will be 4-story high on Woodland Drive. We envisioned a building that transitions to a scale compatible with the surrounding single family houses. The revised sketch plan now reads that the building will be a 4-story high along “a majority” of Woodland Dr and going up to a 6-story high building as it is set back a few feet. While this might satisfy zoning regulations, this is not a residential building with size and scale compatible with the existing community there, as envisioned by the Sector Plan and zoning requirements.

Parking Spots:

Why does a high density building within few feet of a Metro station need 540 parking spaces? It simply makes no sense to have 500+ parking spaces in an apartment complex that is 1000 feet from a Metro station. If the developers propose to maximize building volume on site because of proximity to the Forest Glen Metro Station, by that same logic it should have fewer parking spaces. If the Metro Station is a draw, it is an inherent contradiction to assert the need for 1.5 parking spots / unit. We don't understand the need for the volume of parking that they currently propose.

The developer now admits that the calculations they presented in the initial Traffic Impact Statement showing an increase of less than 50 person trips during rush hour, a statement that the Planning Department had previously approved, are inaccurate and false. They admit that the development will cause at least 240 new person trips a day during rush hour and hence the need for a full Transportation Study, but only at the Preliminary Plan Stage (i.e., AFTER approving building size, parking size, and entrance/exit to Woodland Ave.). This translates to an addition of 240 person trips at the intersection of Georgia Avenue and Forest Glen Road, an intersection that the Montgomery County Department of Transportation classify as one of the worst and dangerous in County. It is disappointing that the Planning Board will not consider the increase in traffic at this intersection as a serious issues, as these roads lie within the “red zone”.

Our house at the corner of Sherwood Road and Woodland Drive is among the most severely impacted by this proposed building. In a rush for high density housing, the County is forsaking the safety and character of our neighborhood and our quality of life. We want to reiterate that we support smart development at the 9801 Georgia Avenue site that will benefit our neighborhood and the wider community. Any proposed redevelopment of 9801 Georgia Avenue must fit the

spirit of the current community as a safe, pedestrian friendly neighborhood. A massive rental apartment complex catering to car-based commuters that increases traffic on neighborhood roads does not fit this bill.

Thank you for taking the time to hear from those in our neighborhood. We trust that you will represent the best interests of our neighborhood and the Forest Glen community.

Thank you,
Rajesh Rai
Nandini Arunkumar

1821 Sherwood Road
Silver Spring, MD 20902
Ph: 240-755-4815

From: [Nandini Arunkumar](#)
To: [Lindsey, Amy](#)
Cc: [Abigail Sztejn](#); [Robert G](#)
Subject: Re: Forest Grove Citizens Association Meeting on 2/28
Date: Wednesday, March 1, 2023 10:21:41 PM

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

Hi Amy,

Thank you for joining us at the FGCA meeting last night. We - the FGCA Board and the community - are deeply appreciative of your patience and grace and for staying long past our scheduled time to answer our questions. We also hope the meeting gives you an idea of our pain points and concerns regarding the proposed development and is helpful as you draft the staff reports for the Planning Board.

Thank you again!

Regards,
Nandini

On Tue, Feb 28, 2023 at 3:41 PM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

Great! I will have my laptop with the most recent submissions on it and will be otherwise available to answer questions.

Amy

From: Nandini Arunkumar <nandini.arunkumar@gmail.com>
Sent: Tuesday, February 28, 2023 2:45 PM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Cc: Abigail Sztejn <abigail.rosalind@gmail.com>; Robert G <georgetown02@gmail.com>
Subject: Re: Forest Grove Citizens Association Meeting on 2/28

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

Thank you, Amy!

We plan to have a projector / screen that will connect to a laptop. Please feel free to email us any slides/documents as you see fit.

Thanks,

Nandini

On Mon, Feb 27, 2023 at 2:40 PM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

I will be there then. Is there anything you need me to bring?

Amy

From: Nandini Arunkumar <nandini.arunkumar@gmail.com>
Sent: Monday, February 27, 2023 2:39 PM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Cc: Abigail Sztein <abigail.rosalind@gmail.com>; Robert G <georgetown02@gmail.com>
Subject: Re: Forest Grove Citizens Association Meeting on 2/28

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

Hi Amy,

Good afternoon! Checking in to confirm **6:45 - 7:45pm** for tomorrow's meeting with the Forest Grove Community Association (FGCA) regarding the development at 9801 Georgia Avenue.

Venue is the cafeteria at **Sligo Middle School, 1401 Dennis Ave, Silver Spring, MD 20902**. There is plenty of parking next to the cafeteria. My number is 240-755-4815, if

you have any questions / issues finding the place.

We look forward to meeting you!

Regards,
Nandini

Secretary, FGCA

On Thu, Feb 23, 2023 at 1:01 PM Nandini Arunkumar <nandini.arunkumar@gmail.com> wrote:

Hi Amy,

Good afternoon!

Following up on times for the FGCA community meeting on Tuesday, we would like to suggest changing the time of the session with you to be **6:45 - 7:45pm**.

We plan to start the meeting at 6:30pm, cover some time-sensitive Association business for the first 15 mins and then turn to the Q&A with you. Would this work for you?

Thanks,
Nandini

On Tue, Feb 21, 2023 at 10:03 AM Nandini Arunkumar <nandini.arunkumar@gmail.com> wrote:

Thank you, Amy! 6:30pm has typically worked for these meetings. I will follow up with details closer to the meeting date.

Thanks,
Nandini

On Tue, Feb 21, 2023 at 8:38 AM Lindsey, Amy
<amy.lindsey@montgomeryplanning.org> wrote:

Hi Nandini,

The time for this meeting does not matter to me – please choose whatever is convenient for the neighborhood.

Amy

From: Nandini Arunkumar <nandini.arunkumar@gmail.com>
Sent: Monday, February 20, 2023 11:23 PM
To: Abigail Sztejn <abigail.rosalind@gmail.com>
Cc: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: Re: Forest Grove Citizens Association Meeting on 2/28

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

Thank you, Abby.

Hi Amy,

It is a pleasure to connect with you! Thank you for all your guidance and for generously offering to meet with the Forest Grove community. Please let us know if you have a time preference for the community meeting on 28th evening.

Regards,
Nandini

Secretary, FGCA

On Mon, Feb 20, 2023 at 2:26 PM Abigail Sztein <abigail.rosalind@gmail.com> wrote:

Hi Amy and Nandini,

I wanted to connect the two of you in anticipation of the meeting on February 28.

Amy- thank you for agreeing to join us for the meeting, it is much appreciated after you were so thoughtful in answering our questions and have already been so generous with your time. For the moment, we have the Sligo Middle School Cafeteria booked for the evening, but wanted to check in with you on timing.

Best,

Abigail Sztein

Co-President, FGCA

From: [Naomi Mulligan Kolb](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Input on development of 9801 Georgia Avenue: Plan Number: 320230020
Date: Monday, January 16, 2023 10:13:17 PM

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

re: Plan Number: 320230020

Hello,

I am a resident of 9801 Forest Grove Dr, 20902. I wanted to share our household's input on the plan referenced above.

- Montgomery Planning should advance this project, but with a stronger focus on the following principles: reducing SOV trips, encouraging non-SOV trips, improving safety, and better integration with the adjacent neighborhood. **Adjustments to parking and massing may be necessary to achieve these goals.**
- Require the developer to provide less on-site parking overall and thus a lower parking ratio for the site. Zoning variance should be provided if necessary to encourage residents with preference for low-car ownership. The current proposal includes 555 parking spots for 415 residential units. **A parking ratio of .75/DU would produce a total of 311 parking spots.**
- Require the developer to provide high visibility pedestrian crossings at Woodlawn and Sherwood with traffic calming measures (e.g., raised crosswalks) **to improve safety and the corridor from neighborhood to the Metrorail station.**
- Require the developer to **reduce the overall massing of the development to provide a larger setback along Woodland Drive to activate this area for pedestrians with benches, lighting, pavers, landscaping, shade trees, etc., to provide a better and more inviting transition to the neighborhood adjacent.**
- **Exclude the lay-by on Woodland** which will only lead to worsening traffic and litter on an already busy neighborhood cut-through.

Thank you for taking the time to read this input and considering it as the project progresses.

Naomi Mulligan Kolb

Sent from my iPhone. Please excuse typos.

From: [Naomi](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Development of 9801 Georgia Avenue Forest Glen Medical Center
Date: Monday, January 16, 2023 2:39:59 PM

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

While I am very supportive of the development of 9801 Georgia Avenue Forest Glen Medical Center, the developer's plans fail to meet the needs of the surrounding community. I live on upper Tilton Drive, which is already used as a passthrough for commuters (who are often speeding). Getting out of the neighborhood by car to go to work in the morning is already very difficult given the volume of traffic and the lack of traffic lights and other traffic control devices that would provide easier access to Georgia Avenue. The proposed development would not only add more than 550 parking spaces (read: cars) to our neighborhood, it would also establish an entry/exit to the new development from Woodland Drive, which would direct those 550 cars into our neighborhood.

The developer has stated they do not need a traffic study. I believe a traffic study is essential to both assess the impact of such a large development on our small neighborhood and to develop ways of mitigating that impact. I hope you will require the developer include an accurate, unbiased traffic study in proposal, and that you also ensure that any necessary traffic abatement/easing measures are put in place before the completion of the development

Sincerely,
Naomi A. Walker
1812 Tilton Drive
202-230-8601 mobile

From: [Nick Brethauer](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Comment re: Forest Glen Medical Center Redevelopment
Date: Sunday, January 15, 2023 7:04:59 PM

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

Dear Amy Lindsey and Montgomery County Planning Committee and Councilmember,

I am writing to express my **support** for the proposed development at 9801 Georgia Avenue - Forest Glen Medical Center. I live at 1820 Tilton Drive - around three blocks away from the proposed development.

In my view this will provide much needed density near mass transit and bring new amenities within walking distance in our neighborhood, something that is sorely needed. As it stands we rely entirely on driving for any conveniences.

If anything, I would ask you to increase the amount of commercial space considered to more than 5k to accommodate a bigger or wider variety of services. That said, I would like the County Planning Committee to be careful about the types of businesses that it approves for the development - I'm not sure if this is in your purview, but high quality businesses that provide food and coffee are the most needed, as we lack any kind of coffee shop or similar social space (other than the park, which is of course weather dependent and closed after dark).

I also believe the County should ensure that the development is done in a high quality manner that considers and mitigates traffic impacts, considers the needs and creates buffers for adjacent neighbors, and creates outdoor, public green spaces that beautify and add value to the development.

Thank you for your consideration,

Nick Brethauer
1820 Tilton Drive
npbrethauer@gmail.com
608-852-4090

Dennis P. O'Brien
9810 Forest Grove Drive
Silver Spring, MD 20902

January 12, 2023

Ms. Amy Lindsey
M-NCPPC Lead Reviewer
Montgomery County Park & Planning Board
Rockville, MD

Re: 9801 Georgia Avenue Proposed Redevelopment

Dear Ms. Lindsey:

I am writing you to voice my concern regarding the process and specifics of the proposed redevelopment of the medical building at 9801 Georgia Avenue.

My wife, Catherine, and I have lived at 9810 Forest Grove Drive for over 37 years. During the nearly four decades we have raised two children through the Einstein cluster and proudly maintained our property which was built upon prior to WWII. We are some of the longest-standing residents of Forest Grove and are proud that our community, while very close to the beltway and Georgia Avenue, still maintains a neighborly feel to it.

I fully support and the concerns Ms. Szein and Mr. Galarsa, Co-Presidents of the Forest Grove Citizens Association (FGCA) expressed in their letter to you dated December 15, 2022. I would like to add some color and perspective as a longtime resident who has played ball in the streets, helped shovel neighbors' cars out after snows and seen children born and get married from the neighborhood.

The proposed development would dramatically negatively alter the neighborhood. While, I long expected that "something would eventually happen there," a massive structure and parking garage was not envisioned.

The zoning change was made in the Sector Plan by its adoption. While that may be within official "due process" it is disingenuous to those directly impacted by the development which is now proposed based on that change. I walk through that area every day with my dog, having done so for the last decades. I don't ever recall a posted sign, like those present now regarding the proposed development, being erected to notify residents of such an impactful change. Surely, I would have noticed. Additionally, I know that I never received any communication via mail. Why did this occur? How can a County that prides itself on being progressive not follow common sense and courtesy and post signs and mail letters/cards alerting residents? I am at a loss.

As FGCA communicated, 75% (actually closer to 80%) of Forest Grove residents either outright support no development or only with significant changes to the plan as submitted. How the developer's representative could have stated at the December 4, 2022 Review Committee meeting that they had copious meetings with residents in the area and that there is "overwhelming support for the project" is beyond me. I will call his comment what it is, an outright lie. Your team needs to call the developer's representative out on this in a public setting to restore any trust in the process.

Amy, my biggest concern, as Catherine and I hopefully age in place at our residence, is that the community maintains its close-knit feel after whatever happens to the development parcel. What does that mean? First, that residents do not have to worry about their safety, most importantly the safety of their children. Second, that the community feel isn't altered by increased traffic flows and parked vehicles. I am not against progress, only progress that is not well thought out and does not address the concerns of the impacted property tax paying residents for the addition of 100% rental properties.

The current plan calls for the main entrance to be on Woodland Drive, directly across from the terminus of Sherwood Road. I know, having lived here for over 37 years, the traffic flows, unlike the engineer who visits once or twice and most likely not at peak periods (and maybe even during the pandemic when traffic was all but nonexistent) as I commuted that path for over 30 years. Forest Glen Road backs up at Georgia Avenue. Hard stop. Always has. Sometimes the traffic can be backed up to past Holy Cross. Thus, cars back up at the corner of Woodland Drive and Forest Glen as they wait to work their way in to the flow. Adding up to 500 cars will create a traffic nightmare not to mention safety nightmare. Rental residents exiting onto Woodland Drive are envisioned that they will turn south toward Forest Glen Road or north towards Sanford. This is incorrect. Due to the aforementioned backups many will drive quickly eastbound down Sherwood Road and either turn south on to Forest Grove Drive (past my residence) to access Forest Glen Road where backups somewhat less frequent or north. Similar actions will be taken by those that do utilize Woodland Drive and will use Myrtle Road to access Forest Grove Drive if there is a backup.

Forest Grove was largely planned and built prior to WWII. All one has to do is walk the neighborhood and compare it to the neighborhood to our north, Forest Estates. Myrtle Road and Sherwood Road are five (5) feet or 25% less wide (20' versus 25') than Sanford Road one block north of Sherwood Road. That may not sound like much, but an average car is 5' 8" wide. We know our streets are narrow and we drive appropriately, especially as there are cars parked on both sides of the street. We keep an eye out for children and pets. Unfortunately, many don't and those include folks cutting through and, sadly, that includes some of our neighbors to the north.

Last week, I was walking my dog on Sherwood Road and saw some kids playing street hockey. I saw a couple of kids learning to ride bikes on Myrtle Road. I recall doing these activities with my children and neighbors' children years ago and do these now with my grandchildren when they visit from Rockville. I, and others, are VERY concerned that the increased traffic flow through the community (and it will definitely occur based on the present plan) will result in property damage to vehicles and much more importantly, injury to children and adult residents. The takeaway here is that there should be no access to the proposed development from Woodland Drive as it will likely, in the near term, result in catastrophic consequences. Should that radically alter the development plan to a smaller scale rental/condo plan or townhome community, so be it. Lives and safety are much more important than goals of urban density. I believe you would agree with me on that point.

The proposed development will have the spillover effect of more cars parked on our already narrow and crowded streets as well. While it is nice to think that all residents and visitors will use the Metro, that is highly unlikely. The developer even has stated that the significant parking load is needed because of the proposed development's location. Sure, it's near the Metro, but that only works largely for those that commute into DC. Many commute around the beltway to areas not serviced by the Metro system. Furthermore, very few will take the Metro to shop in Wheaton. I have done it when the car was in the shop and it is very time consuming and the Wheaton metro area is not all that safe feeling anymore. Also, walking to Snyders and Aldi to our south is not viable for most. The walk is actually dangerous as I can attest to as someone chased me a few years back while on the portion of the path going underneath the beltway. Many of those I have asked will not use it for safety concerns and this was well prior to the

recent crime surge in Silver Spring. The safety concerns are real and their impact on commuting/transportation options is real and must be an important consideration when evaluating increased traffic flow in the directly adjacent community.

I hope have been able to give you some real-life based concerns and facts that have not been considered by the developer and Sector Plan folks. As a long-term resident, I hope to live out my retirement years in the house that I raised my children in and know so well. Neighborhoods are strongest when at least some residents are long term and maintain vested interest in the maintaining not just their physical properties but that of the daily rhythm of the neighborhood. Many others feel that way also. That should be the goal of the County as well, one that it seems to be straying from as it looks fundamentally alter long standing and stable communities of the County. Yes, it's a delicate balance, one that I hope the County is capable of achieving. Anything less is failure.

Thank you for taking the time to read and, hopefully, reflect on what I have strived to convey.

Sincerely,

Dennis O'Brien

Cc: MCP-Chair@MNCPPC-MC.org

March 16, 2023

Ms. Tanya Stern, Acting Planning Director
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Montgomery County Park & Planning Board
Rockville, MD

Re: 9801 Georgia Avenue, Sketch Plan No. 320230020

Dear Ms. Stern and Ms. Lindsey,

I am writing to express my serious concerns with the proposed development at 9801 Georgia Avenue (No. 320230020) (the "Project"), a site located directly adjacent to my family's home where we are raising our three-year old son. My family is closely following the progress of the sketch plan and we are concerned that this plan does not fit the guidelines of the sector plan or the spirit of the plans for the development of the area. We are not alone in this sentiment and are supportive of the efforts of the Forest Grove Community Association (FGCA) to work with the County to reach a plan that would be a better fit for the community. It is my opinion that the planning committee has attempted to work in the right direction with the developer, but that the developer of the project is unwilling to accept the changes in exchange for a potential loss in future revenue while our community must take the brunt of compromises on our behalf. I include below some specific issues that I believe are important to hold fast in order to make sure that the development will meet the goals of the sector plan.

Many of my concerns are addressed in the letter written by FGCA leadership to the planning board in December 2022. In particular, the important aspects to my family are the expected use of Woodland Dr., the position of the exit from the development onto Woodland Dr., the change to the community feel of the neighborhood due to the proposed building on Woodland Dr. and the fact that the developer does not propose to integrate the development or the population of the development with the surrounding community.

The future of Woodland Dr. and the developments on that street will be critical to maintaining the feel of the community. I was happy to hear that the traffic statement presented by the developer was not accepted and that a more complete traffic impact assessment will be conducted. Woodland Rd. is an important thoroughfare for the community, and it happens to be the street onto which my driveway exits. I have multiple concerns with the expectations of the use of the development and the planned onsite parking with respect to the usage of the roads at peak travel times. Many of these concerns were detailed in the aforementioned FGCA letter. My additional concern comes from the addition of large amounts of traffic backing up from the intersection at Forest Glen and Woodland Dr. It is proposed that parking be added to Woodland Dr. and a narrowing of the street be used to calm traffic. In addition to this, imagine the line of people trying to drop off metro users. As it is, getting in and out of our driveway can be a challenge, and I expect that my driveway will be made defunct after these changes.

Along with the statements in the FGCA letter, I want to add to the statement that the sketch plan as proposed is opposed to the desires of those who developed the sector plan. A

memorandum From Glenn Orlin, Deputy Director, to the Planning, Housing, and Economic Development (PHED) committee from November 20, 2019

(https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2019/20191125/20191125_PHED1.pdf) details the desires of the DOT for the sector plan and for Woodland Dr. in detail. I copy section 4 from that detail below. It states that the current concept for a lay-by and idea for how the metro drop off would work on Woodland is not what was ever imagined. An on-site drop off is what was desired and should be required. In fact, it was known in 2019 that Woodland Dr. should not be the place for parking or for drop off for the metro.

4. Kiss-and-ride lot at the Forest Glen Medical Center property. The Staff Draft had recommended a kiss-and-ride facility on this site at the northeast corner of Georgia Avenue and Forest Glen Road, which will also be the eastern portal of the Forest Glen Passageway beneath Georgia Avenue. The Final Draft eliminated the reference to the kiss-and-ride facility. DOT recommends reinserting it and specifically mentioning it in the transportation section of the Plan (©1, 3). With such a facility, commuters from the east side of Georgia Avenue would not have to cross the avenue twice to go to and from the existing kiss-and-ride on the west side. Furthermore, commuters heading north on Georgia Avenue could reach an east-side kiss-and-ride without making the left turn across the avenue. The facility could be used both by Metrorail and, eventually, Bus Rapid Transit (BRT) patrons.

The Final Draft's urban design section for the Forest Glen Medical Center property includes the following recommendation:

² Here is the regulation: https://www.montgomerycountymd.gov/DOT-Traffic/Resources/Files/PDF/exreg17_94am.pdf

³ Here is the speed hump regulation: <https://www.montgomerycountymd.gov/DOT-Traffic/Resources/Files/PDF/speedhumpreg.pdf>

- Provide a drop-off area accessible from Woodland Drive for transit users. (p. 74)

Planning staff has noted that "kiss-and-ride" carries the implication that this would be a WMATA kiss-and-ride facility, and WMATA may have more stringent design requirements than could be readily accommodated on this site. The staff reports that the property is not opposed to a drop-off and pick-up area on the site, and that nearby residents generally support it so that kiss-and-ride drivers would be less likely to park on Woodland Drive.

Council staff recommendation: Amend the bullet on p. 74 to read:

- Provide an on-site drop-off and pick-up area for transit users that is accessible from Woodland Drive.

Also, include this text in an appropriate place in the transportation section of the Plan.

I urge you to hold the developer to the Sector Plan, which was drafted to serve long-term goals of the county and neighborhood, rather than approve a plan that appears to avoid serving those goals simply to increase developer returns, especially when the developer plans to exit the community it shortly after construction is completed.

The exit from the 415 unit and 555 parking space development proposed is to have a main exit that empties out onto a small residential road. In fact, there is a proposed “loading area” that is directly opposite our home. I expect this will cause issues with using our driveway and getting to our house. It will increase traffic exponentially just a few feet from where our son plays. It will infringe on the neighborhood roads where many children walk to school bus stops and to the parochial school further down Woodland. It will create issues with crossing from our house to get to the Metro or to Getty Park. It will also increase immediate area emissions due to idling delivery trucks. When I imagined a development in the Medical Center lot, after reading the proposed sector plan, I always imagined a traffic pattern that entered from Georgia and then exited onto Forest Glen directly. This is how the lot works now and how it should continue to work.

Living on the corner of Sherwood Rd. and Woodland Dr. should feel like a blessing with regard to the changes indicated in the sector plan. Unfortunately, the monstrous continuous mass in the sketch plan, fully up to and along the entire plot line on Woodland, will not change it for the better. The design of the building as proposed makes very little attempt to commune with the residential look and feel of the surrounding buildings. The intended green space is near the crowded intersection of Forest Glen and Georgia, while the building will be as close as possibly allowed to the green spaces of our community. Rather than keeping with the character of the neighborhood, the building will shove brick, metal, and steel walls where there are now trees and sidewalk, amplifying the summer heat and eliminating any hope of privacy or quiet as it looms over our home. I hope that future iterations of the design look better than what is proposed. As for now, I know the reviewers of the sketch plan put forth some ideas on how to make better use of the space and reduce this feel, but it is my understanding that the developer has all but ignored these suggestions.

While I can easily envision a development that could be a boon for the community with neighbors to join our events and bring new perspectives and friends- the current sketch plan draws a picture of a segregated apartment block that has zero ties with the adjacent community except to use the residential roads to avoid using Georgia Avenue at peak hours. Prior to this sketch plan, I could see organically shaped modern courtyards, family play areas and community gatherings. A space where a family could grow and expand from studio to apartment, to home in the community with continuous connections. Instead, all the amenities are closed off and for apartment renters only. The developer explicitly intends to allow for no ownership of the apartments, so residents building a long-term affiliation to the neighborhood is unlikely. Very little land is left for any gathering, the only courtyard is private, and the building is a stadium seating view into our backyard. 5000 sq.ft. of commercial seems like a measly amount that will barely house a coffee shop. Barely enough space for those in the apartment, let alone those coming to and from the metro from the surrounding area. The walking route for users of the metro from my neighborhood could not be any more inconvenient. In fact, I believe the planned use of Woodland Dr. will only make it more dangerous. All that is left to say is that I do hope for

From Pablo Sztein at 1816 Sherwood Rd, Silver Spring MD RE: Sketch Plan #320230020.

the best, and as an adjacent land owner, I hope that the developer tries to see the future through our eyes and not just their bottom line.

Thank you for your time and consideration on this important matter. I want to particularly thank Ms. Amy Lindsey for meeting with my wife and I in person, for conveying her insight into the process and for making us feel heard. I look forward to continuing this conversation and hope to voice my opinion wherever possible.

Respectfully submitted,

Pablo Sztein

Pablo Sztein 3/16/2023

1816 Sherwood Rd.
Silver Spring MD 20902

From: Pam Stanziani
To: Lindsey, Amy; MCP Chair; councilmember.fani-gonzalez@montgomerycountymd.gov
Cc: Pam Stanziani; pamelastanziani@bhs.gov
Subject: 9801 Georgia Ave the sketch plan to replace Forest Medical Center
Date: Sunday, January 15, 2023 7:28:26 PM

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

Dear Ms. Lindsey, Members of the MCPPB, and Councilmember Fani-Gonzalez,

I am a resident of the Forest Grove area in Silver Spring, owning a home on Myrtle Road near the above-proposed development. I am very concerned and feeling a bit deceived at what has occurred to date with regard to the lack of communications (no notification at all) from the developer about this site from the onset, hearing outright untruths spoken by the developer at the December 6 hearing, and from staff at the MCPPB who have been assisting the developer in their efforts but not the residents and taxpayers of this County and State. Case in point, at the December hearing, JLB representatives stated there was "overwhelming support" for the project from the community around it. This is absolutely NOT the case. There are two community associations in the neighborhood - there is the Forest Grove Citizens Association (FGCA) whose roughly 150 plus homes are directly impacted by the proposed development, and another association whose leadership at the time live in areas unaffected by the proposed development. There are many residents of this other association's members who are against this development but were not informed by their own association of the details it would have on their homes. To be clear, there is NO support for this proposed project from almost all members of the FGCA as well as from many members of the other association. When JLB Realty held the (required) community/public meeting in September to "show" the community their proposal, they were visibly surprised to see and hear the overwhelming number of residents voice their significant concerns and unhappiness for this plan.

Our neighborhood should've had (and continue to have now) much more input into what is planned due to the resulting and negative impact that includes an increase in traffic (volume, speed, parking, access to streets surrounding the neighborhood), safety (school bus stops along the one street they want cars to enter and exit the complex), and overall lack of green space and sheer size of this mammoth complex. This proposed design does not follow a significant number of sector plan requirements as well. My home on Myrtle Road is already subject to a significant amount of (non-resident) cars streaming through our street (with many speeding - we've had numerous damage done to our cars parked as a result) as a cut-through (between Forest Grove and Dameron Drive) to avoid Forest Glen Road traffic and the traffic light at Georgia Avenue which is an entrance/exit to the 495 interstate immediately after the light. This street, as well as Sherwood Road, Woodland Drive, Sanford Road and many others are used by neighbors to walk to the WMATA Forest Glen Metro; bike to work; walk to the daycare center on Dameron Drive as well as the elementary school students who walk to St. John the Evangelist Church and school; and walk dogs. There are three MC school bus stops on Woodland Drive alone, with a minimum of 5 other bus stops in the direct vicinity. With a 415-person apartment building being added (that is 6-stories high) with an entrance/exit on Woodland only, any traffic flowing to and from that building intending to go south, east or get onto Forest Glen Road will need to flow through the neighborhood. Already, it is extremely difficult getting onto Forest Glen Road from Woodland Drive and Forest Grove Drive already. With Holy Cross Hospital's car exit and entrances all on Forest Glen Road, just across the street from our neighborhood, Forest Glen Road is backed up with all their employees during the 2 major shift changes in the morning and late afternoons. All the way past Sligo Creek Parkway already. With another 500+ cars from this complex where the only exit/entrance feeds directly into our residential neighborhood, traffic on Forest Glen Road will be backed up potentially past the Schweingutt Senior Center or beyond; Forest Grove Road and Dameron Drive will likely back up with cars for 4-6 blocks; this will directly and significantly impact the residents on Myrtle Road, Sherwood, Sanford, Belvedere, and Tilton Roads and beyond in addition to us not having the ability to get in and out of our own neighborhood due to the gridlock, when we need to drive. Those driving east on Forest Glen Road who need to turn into our neighborhood will back up traffic onto Georgia Avenue due to the lines of cars going east at the traffic light. This is already one of the most dangerous intersections in the County. I can't imagine how those homes on Forest Glen Road will get in and out of their own driveways, it's already a serious problem for them.

Request: A traffic impact study by an independent entity that takes into account the current reality and a realistic estimate of cars coming out of the building in the morning, throughout the day (retail deliveries, etc.) and its impact on the broader Forest Grove residential area (and the surrounding major arteries including Forest Glen Road, Georgia Avenue, and the Beltway entrance/exit ramps).

Other serious concerns include:

- **Large number of parking spaces.** Given that the Planning Board selected a project developer who proposed apartments to take advantage of access to the metro, there should be no need for the high ratio of parking spaces to units. Aldi's, Sniders, the CVS, a wine/beer store, and Post Express (that also acts as a post office) are all **less than 8 blocks** walking distance using the pedestrian footbridge. In the December 6 meeting, JLB indicated worried this will make the building less attractive to residents, but Montgomery County should WANT to attract those who prefer to commute by metro or walk/bike over driving.
- **The drop off.** Various options proposed to allow people to drop-off or pick-up people on Woodland Drive. We don't want to encourage this, but also don't want to back up traffic. The December 6 discussion seemed to ignore the fact that Woodland may be backed up for blocks. A drop-off would only exacerbate the situation as would adding parking. I really don't understand why there was so much concern during the December 6 meeting in narrowing the street when the issue will be traffic. In the December 6 meeting, someone mentioned having a drop-off for the metro inside the property, but the JLB representative indicated this had already been discussed and decided--by whom and when? The Planning Board that "retired"? **Request: for the DRC to take into account the back-ups that ALREADY occur on Woodland Drive trying to get onto Forest Glen Road, at the stop sign as well as those turning from Forest Glen Road.**
- **Our antiquated gas, water and sewer infrastructure.** Forest Grove has recurring gas line leaks on several streets including Myrtle Road, Belvedere, Forest Grove Roads which are ongoing. WSSC told several neighbors that our infrastructure is antiquated and they are already planning on construction to replace it (with residents having been assessed financially already for it). **Request: study of impact of new building on the water, sewage, and gas infrastructure.**
- **JBL Realty is not abiding by several sector plan items such as the true greenspace requirements, and are trying to go both ways with having parking spaces for all apartments, yet promote it as a Metro walkable location.** Additionally, they include retail in the complex which will require even more parking bringing in more non-resident cars through the residential neighborhood streets.
- **School overcrowding** - JBL has promoted (at the September meeting) this apartment complex for families; the elementary, junior high and high schools in this region are already overcrowded with trailers consistently in use. If 415 apartments are rented to families who have children attending these schools, that's a minimum of 400+ more students (taking into consideration ONLY one child per family.)
- **Street parking** - the residents on Myrtle, Sherwood, Sanford, Forest Grove and Tilton Roads are already fighting a battle to park in front of their own homes now with the current permit signs only covering from 9-5 p.m. Monday - Friday. To date, there is very little, if any, enforcement by Parking Services. After 5:00 p.m. (when we get home from work and school) when this parking limit ends, we have cars lined up in front of our homes from people who want to walk up to the Metro entrance for events in DC (ice hockey, basketball, concerts, events on the Mall, tourists, etc.) but not pay for parking in the parking lot across Georgia that is specifically Metro parking. We even have people from our own neighborhood who drive closer to the Metro and park in front of our homes because they don't want to walk the extra blocks. We have had to call the MC Police on numerous occasions when tourists park their vans and campers on our street for the weekend and want to sleep / live in them in front of our home (urinating on our front lawns) while visiting the area since it's convenient for them to use the Metro.
- **The building** itself has several elements that are too numerous to mention (**height and size - 2 1/2 blocks long**) but one that is important is the size and height impact. Since the sun sets directly west of the building, the homes on Woodland, Myrtle, Sherwood, and Sanford will see no sun once it hits that building, which is pretty significant when you realize in the summer it could be 5:00 p.m. and in the winter even earlier (3:00 p.m.) when we have no sun on our homes and residences, increasing our heating costs and even darkening our homes that have solar panels needing the sun to heat their homes. Additionally, the aesthetic of the proposed building in no way enhances nor resembles the character of the existing neighborhood; it resembles something that you would find in downtown Washington, DC, not the suburbs of Silver Spring where families have invested in homeownership, counting on those homes to be a long term haven for their family and their most significant lifetime investment to grow.
- In other words, this apartment complex is solely about JBL using every inch to make as much money as they can, without any care or consideration for the neighborhood AND COMMUNITY they are drastically and negatively impacting. Just like their other properties, they will make their money in a few years, then sell it with no contingencies that may have been made to the neighborhood in place so the new owners can do whatever they want to do. It's already occurred in other areas.

I appreciate your advocacy to ensure more adequate green space an area that could actually be accessed, rather than where JBL has proposed to cut in a little space with some trees but surrounded by 3 sides of the building in an area that not only no one will use but will be a safety hazard since it's isolated. There are already trees north of the proposed property that instead of cutting down as the proposal indicates, and ensuring we move in a direction that is much more of an environmental-forward step to keep older growth trees as well as the wildlife and birds that count on that area.

I also appreciate some of the concerns that the DRC had regarding the length of the building and the need to not make it look so long and overwhelming. We are a residential neighborhood and don't want something that looks like a spaceship from a sci-fi movie landed next to us.

Thank you,

Pamela Stanziani
1810 Myrtle Road
Silver Spring, MD 20902

Lindsey, Amy

From: Pam Stanziani <pam_stanziani@yahoo.com>
Sent: Tuesday, March 14, 2023 12:11 AM
To: Lindsey, Amy
Cc: Pam Stanziani; Robert G.; Abigail Sztejn; John J. Hathway; Mickey Manuel; Linda Nemec; Nandini Arunkumar
Subject: Follow up from the FGCA meeting - Woodland Drive - Sector Plan recommendation of Tier 1 Priority Bike and Pedestrian Breezeway and other issues.
Attachments: Sector Plan - Table 4 p,44 recommended protected greenway.docx

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

Hi Amy,

I hope your vacation was relaxing and fun in Colorado.

I am following up with you on the information I noted at the Forest Grove Civic Association meeting related to the Bike and Pedestrian Greenway and the FG Town Center. **I've attached the section within the March 2020 Sector Plan that notes Woodland Drive as a priority for a pedestrian and bicycle greenway. It is noted as a Tier 1 Priority.** Per his recent literature and email promotions, it appears to also be a priority for the MC Council Chair Evan Glass. (See attachment).

Several times does this 2020 Sector plan note that MC needs to conduct various types of traffic studies; none have been done to date since 2020 yet this 9801 Georgia Avenue proposal contradicts what is written in the plan regarding the Tier 1 Priority Greenway as well as other issues as noted below.

I will forward the Town Center info to you as well shortly.

As I've indicated above, please note in the Sector Plan some additional issues:

P. 34 - there is a contradiction in the map with legend and the P. 35 - they note that Forest Glen Road and Georgia is NOT a protected crossing, then in the text, it IS NOTED as a protected crossing- it cannot be both. It is already documented by the State of MD and Montgomery County that this intersection is one of the top 10 most dangerous intersections in the County.

P. 60 - It is specifically indicated that schools in this area will be overcrowded by 2023-2024 and beyond, and the schools will need construction to facilitate the overcrowding. This is a problem given the same plan provides for more density in these same districts during the same timeframe with NO CONSTRUCTION FUNDING OR PLAN FOR SCHOOLS. Additionally:

1. There are 3 bus stops along Woodland Drive from Monday - Friday (elementary, MS and HS)
2. There are a minimum of 3 additional bus stops on Forest Grove Road which runs parallel to Woodland Drive 1 block down from the medical center;
3. There is a large parochial school on Woodland Drive where children in the neighborhood walk and ride their bicycles to and from;

4. There is a new school as well as an existing large day care (2 separate entities) where school kids walk to in the a.m. and p.m. on Dameron Drive - 1 block down (parallel to) Forest Grove Road, connected to Sanford, Sherwood and Myrtle Roads. These roads all running perpendicular to Woodland Drive and are the natural cut through for all cars when traffic backs up on Woodland Drive currently.

This is a significant issue given the March 2020 Sector Plan already notes the neighborhood is a considerable cut through from Georgia Avenue/Forest Glen Road into residential neighborhoods.

P. 74 - the picture/example of what they indicate should be built (note: **behind the building there are no residential homes, it is a cityscape with office/ apt buildings**); realizing this is an example, **BUT this is a serious problem if this is the planning board's overall intent.**

Woodland Drive:

In reference to the Sector Plan (in March 2020) , there are several sections regarding Woodland Drive as an already problematic road re traffic:

Table 7 on page 87 notes Capital Improvement Projects.

Conduct traffic-calming studies along Woodland Drive, Dale Drive, Forest Glen Road, Locust Grove Road, Columbia Boulevard, Forest Glen Road (noted twice), First Avenue, Second Avenue, and Seminary Road.
Transportation MCDOT MDOT SHA

Page 17 - Map notes Woodland Drive (in March 2020) recommended for traffic calming. It is now 3 years later, March 2023, and this issue is worse but no traffic studies have been done to date.

2.1.2 Street Network

A. Traffic Safety

Traffic safety throughout the Georgia Avenue corridor is the most significant transportation issue for the sector plan. The design of the road and the surrounding development patterns create challenging conditions for safe access to destinations along Georgia Avenue for all transportation modes.

Although the posted speed limit on Georgia Avenue is 35 miles per hour, the driving speeds vary depending on time of day and congestion levels. The traffic patterns often result in unpredictable travel behaviors and maneuvers that create unsafe walking, biking, and driving conditions. The high traffic volumes make it difficult for people to find gaps and turn onto Georgia Avenue from the numerous residential and commercial driveways along the corridor. The frequency of driveways also impedes the flow of traffic along the curb lanes as people are getting on and off the roadway.

Adjacent local roads have also become substitutes for the corridor during peak periods and these informal bypasses are often travelled at higher speeds, as they tend to experience lower levels of congestion compared to Georgia Avenue. This trend of using local neighborhood roads as an alternative to Georgia Avenue poses its own speeding hazard and could continue or worsen over time due to the expected growth in regional traffic volumes.

- **Study strategic speed enforcement further.**

3. Traffic Calming Studies

This plan recommends the Montgomery County Department of Transportation (MCDOT) initiate operational traffic studies of key parallel and intersecting side streets to consider traffic calming treatments.

These studies should capture and analyze current traffic speeds and identify strategies that align with the county's Vision Zero Initiative and the 2018 Bicycle Master Plan.

Speed reduction strategies identified should reflect the current best practices and should not decrease access for bicyclists and pedestrians. While maintaining access and connectivity in the road network is important, excessive vehicle speeds on the side streets are detrimental to safety and the residential character of the neighborhoods surrounding the Georgia Avenue corridor.

4. Further Study for Speed Enforcement

Reducing the traveling speed of vehicles is a key component to ensuring safety for all modes of travel. Since 2013, the Montgomery County Police Department (MCPD) has successfully deployed several speed enforcement cameras as part of its Safe Speed campaign. Cameras were installed on Georgia Avenue in both directions within Woodside Park neighborhoods south of 16th Street. Speed cameras are effective at slowing vehicular speed, because the technology is automatic, unbiased, and consistent. This plan recommends MCPD evaluate the following roadway segments for temporary and/or permanent speed camera installation:

- Georgia Avenue between August Drive (near St. John the Evangelist School and Church) and Tilton Drive.
- **Woodland Drive between August Drive and the Capital Beltway.**

Please don't hesitate to contact me at any time to discuss. I will be sending this information to MC Chair Glass (and full Council), the MCPPB, County Executive Elrich, and State Representatives in hard copy as well.

Thanks for your time, effort and hard work on this project.

Pam Stanziani

Lindsey, Amy

From: Paul OBrien <obrienp44@gmail.com>
Sent: Sunday, January 15, 2023 8:08 AM
To: Lindsey, Amy; MCP-Chair; Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Development Plan : 320230020, Four (4) scree development at GA. Ave and Forest Glen Rd in Silver Spring

Categories: Tracked To Dynamics 365

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

Good day everyone. I am a resident/home owner in the Forest Glen neighborhood in Silver Spring and have been for over 55 years. I know the area well, my neighbors, and the minor area problems. For the most part this is a very quiet residential neighborhood with very limited problems or issues. Concerning the planned development at GA. and Forest Glen Road I am against the size of the planned building and common sense tells me that an in depth traffic evaluation report is very necessary. The area streets that would be used by 550 added cars and 415 rental units can not safely handle this amount of traffic.

The developer would have us believe that most residents would use public transportation, thus limited traffic impact. If this were even half correct, why the need for 550 parking spaces?

I have attended four neighborhood meetings concerning the proposed new development and found that more than 80% of the attendees were not in favor of the development as submitted by the developer - totally the opposite to the statements by the developer at previous county meetings. For the safety of neighborhood residents and school students, please consider an in depth traffic study to evaluate safety, accessibility, overcrowding and access to area streets. Thank you

Paul M. OBrien
9804 Dameron Drive
Silver Spring, MD. 20902-5714

Peter A. Frandsen
9900 Georgia Avenue #302
Silver Spring, Maryland 20902-5242

March 10, 2023

M-NCPPC
Montgomery County
Planning Department
2425 Reddie Drive, Floor 14
Wheaton, MD 20902

Re: 9801 Georgia Avenue
Sketch Plan No. 320230020

Dear Sirs,

I have been a resident of Wheaton, Maryland, since 1965 and have lived at Americana Finnmark since 1980. The Americana Finnmark Condominium Housing Project is a low density residential project of 316 units on fourteen acres of treed land. It is an island of green next to a vastly overcrowded Georgia Avenue (State Route 97).

I understand that the Montgomery County Planning Department, as well as the rest of us, is stuck with a poorly designed road system that was set in concrete and asphalt many, many decades ago and that little can realistically be done to alleviate the many resultant problems. I also

appreciate the hard work that all the staff have done to try to fix the bad situation in the face of many different competing interests and limited budgets.

I do not favor commercial development or increased residential density near the intersection of Georgia Avenue and Forest Glen Road. Forest Glen is located at one of the busiest intersections in the Washington metropolitan area and filled with non-local traffic. The intersection is already a major bottleneck in the down-county transportation system because of the high volume of traffic and the inadequate and cramped Beltway interchange just a few hundred feet south of the intersection. Commercial development will only make a bad situation worse.

When the metro subway station was opened up at Forest Glen the area was residential and to this day is one of the very few subway stations in the system in a residential area. It should stay that way. The County Council originally approved the project decades ago with the understanding that the area remain residential. The July 1978 *Forest Glen Sector Plan Transit Impact Area and Vicinity* made clear the purpose of the Forest Glen metro station:

The Forest Glen station was intended primarily for local residents: parking there is intentionally limited and traffic from the Beltway wishing to use Metrorail is directed south to Silver Spring. In addition, traffic, including that exiting from the Beltway, is prohibited during the peak periods from making a left turn from northbound Georgia Avenue to the Forest Glen Metrorail station. Therefore, the principal method to increase use of Metrorail is to improve pedestrian and bicycle access to the station. [Sector Plan, page 43].

While it does make good sense to encourage commercial development around metro subway stations, the Forest Glen station is not meant for development. Any commercial development should be done at the down county business cores in either Wheaton or Silver Spring or even Glenmont. Forest Glen does not have the capacity to handle commercial development. This principle has long been recognized.

The July 1996 *Forest Glen Sector Plan*, which quoted portions of the July 1978 *Sector Plan for the Forest Glen*, stated the following with regard to new development in Forest Glen:

... It appears that there is little opportunity for new development in Forest Glen. Several reasons can be cited for this, including the already extant conditions of traffic, the lack of vacant land, and the goals which seek to stabilize, preserve and protect from adverse impacts and undesirable non-residential intrusion those sound residential communities which now exist in the down County area. Moreover, it is the stated policy of Montgomery County to channel new development in the Glenmont Corridor into Silver Spring and, to a lesser degree, into Wheaton. [1996 Sector Plan, page 5]

Again, the 1996 *Sector Plan* cited the 1978 *Sector Plan* which recommended that:

. . . the predominantly low-density residential character of the Forest Glen area should be maintained. Recommendations for land use and zoning should support the retention of the existing sound and stable residential neighborhoods in Forest Glen and prevent the intrusion of disruptive land uses. Any new development recommended in the Plan should be limited to vacant parcels. The Plan discourages

redevelopment of properties which contain sound structures.” [1996 Sector Plan, pages 5 and 7].

Every study of the intersection of the traffic congestion shows that it is one of the worst intersections in the county. All those reports done over the years should be appended to the documents backing up this proposed development. See, for example, the May 2019 Montgomery Planning report entitled *Forest Glen/Montgomery Hills Traffic Analysis*. The lack of commercial development in the area is one saving grace that prevents the traffic flow in the area from completely breaking down. Just look at Montgomery Hills to the immediate south to see how bad things can become. Because of congestion at the Forest Glen intersection, southbound emergency vehicles are sometimes forced to make a left turn onto Tilton and cut through the Forest Estates residential neighborhood to get to Holy Cross hospital.

Widening the sidewalks along George Avenue is a good idea to make them more pedestrian friendly but if the sidewalks are widened on the western edge of Georgia Avenue along the Americana Finnmark property line, the brick pylon and iron fence might have to be moved in to accommodate the sidewalk. This movement might even require the removal of some trees and shrubs which is part of the graces of the property. Finnmark has already lost buffering property and greenery when the southbound right turn lane was added to Georgia Avenue just north of Forest Glen Road.

The necking down of north bound Georgia Avenue from four lanes to three just north of Forest Glen Road is another example of poor design. The far right merge lane should perhaps be extended farther north on Georgia Avenue to allow for a longer merge area. This increase in pavement would sacrifice some of the greenspace of the lot just north of

the medical building. This problem was discussed in some detail in the 1996 Sector Plan.

Over the years some commercial zoning exceptions or variances have unfortunately been granted to residential structures on both sides of Georgia Avenue. Development encourages dangerous vehicular egress and ingress onto Georgia Avenue. These exceptions should no longer be granted and any existing exceptions should not be renewed. This creeping commercialism only encourages further development where it should not occur. The intrusions only destabilize a residential neighborhood. According to the draft December 2008 *Georgia Avenue Study: An Urban Design Framework* by the Planning Department, commercial intrusions are not a good idea. The report states:

The single-family detached houses between Forest Glen and Bel Pre Roads are the most severely impacted by high traffic and by the general degradation of the public realm. The houses' lower values create redevelopment pressure for non-residential uses through special exceptions or for higher residential densities through rezoning. In many cases, these conversions are done through inferior design changes such as paved front yards and out-of-scale additions that further contribute to the corridor's visual degradation. Once converted, increased value as commercial property makes the properties unlikely to revert to residential use. [Study, page 13]. The transportation problems here are virtually intractable. Radical solutions might call for the complete elimination of whole structures bordering Georgia Avenue and/or adding more concrete and asphalt. Some of the proposed extensive takings by the State Highway Administration to improve vehicular and pedestrian traffic flow in Montgomery Hills and redevelopment are outlined in the September 2018 report, *Forest Glen/Montgomery Hills Market Analysis by Partners for*

Economic Solutions. There are many difficulties, but doing nothing is not good either.

It has been suggested that a graded tunnel be built under Georgia Avenue and Forest Glen to make a pedestrian pathway under Georgia. This facially seems like a worthy idea but there are many unanswered questions as to the exact route and who will pay for the construction, maintenance and policing of the tunnel.

I understand that the remaining investors of the building would like to “cash out” by developing the land and retire. Perhaps the county could purchase the land and add it to the adjoining greenspace. The green space north of the medical building that borders Georgia Avenue should be left as an open green space. It might even be called the Forest Estates Community Park. That park would be a better legacy on the part of the surviving doctors that own the medical park building.

In some ways we are a victim of our own success.

Thank you very much for your consideration.

Very truly yours,

peter.frandsen9@gmail.com

From: [Jakobsberg, Phillip](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: Proposed Development of 9801 Georgia Ave
Date: Tuesday, January 17, 2023 7:54:56 AM

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

To All That This May Concern,

I am writing to you today to express my concerns with the proposed development of 9801 Georgia Ave by JLB Reality. My name is Phil Jakobsberg and I live at 1709 Belvedere in the Forest Estates neighborhood, adjacent to the proposed site. I was at the presentation meeting held by the realtor this past Fall, after which they apparently reported that there was “overwhelming support from the community”. Unless we were at different meetings, I think this is a mischaracterization of the event. While there was general support for affordable housing near the Forest Glen Metro, there were some very big concerns with this specific plan. Many of those concerns were centered around the plan for parking and the entrances to and from the new facility.

The plan calls for hundreds of parking spaces within the facility, and an entrance to the garage to/from Georgia Ave and to/from Woodland Ave. Currently, there is no entrance from Woodland Ave to this property, only from Forest Glen. Adding an entrance from Woodland would be a traffic nightmare for our neighborhood every day, but especially in the mornings. Currently there are already traffic backups on Woodland to get onto Forest Glen (another road that backs up every morning) in order to make a left turn onto Georgia Ave to head south. Adding the possibility of a 100+ cars coming out the Woodland entrance – a reasonable estimate of the number of cars that would either be heading south to DC or getting on the beltway given the size of the facility - would turn our neighborhood into a traffic quagmire every week day morning, and likely at other times too.

This is simply unacceptable to those of us that need to get in and out of our neighborhood in a reasonably efficient way. There are options to building an entrance to/from Woodland. At a minimum, an objective traffic study should be done to flesh these out. My understanding is that JLB Realty has chosen not to fund a study, which to me indicates that they don’t really care about the impact to our neighborhood.

We expect our county officials to protect our interests. We ask you to put yourselves in our shoes – ordinary working families that have been able to reasonably access the streets around our neighborhood for decades – all of which is about to be turned on its head by a less than honest realtor.

Thank you for your time,
Phil Jakobsberg
1709 Belvedere Blvd
pjakobsberg@wabtec.com
301-922-5527

This email and any attachments are only for use by the intended recipient(s) and may contain legally privileged, confidential, proprietary or otherwise private information. Any unauthorized use, reproduction, dissemination, distribution or other disclosure of the contents of this e-mail or its

From: [Pilar Casado](#)
To: [Lindsey, Amy](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: FG Medical Center proposed Development Concern
Date: Monday, January 16, 2023 3:19:05 PM

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

Good afternoon,

I received a bulletin in reference to FG medical center proposed development at 9801 Georgia Ave. I am writing you to express my concerns of the increase in traffic and congestion that it would bring to my neighborhood and street where I live. I am strongly concerned and opposed especially since there has been no impact study and my community is not in support of said proposal.

Please advise of any further research, or further information or quieres.

Thank you,
Pilar Casado

Sent from my iPhone

From: [Michael Ravnitzky](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: Comments on the Medical Center Property Redevelopment 9801 Georgia Avenue
Date: Thursday, January 12, 2023 4:21:52 PM

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

January 12, 2023

Dear Ms. Lindsey:

I live not far from the proposed multi-use project at 9801 Georgia Avenue, and I am not predisposed either for or against the proposed redevelopment. In principle, I would favor redevelopment of a reasonable scale and scope, and which is attentive to community concerns and preferences.

However, there are enough crucial transportation issues involved that I believe a full transportation study is needed and should be performed prior to any decision.

This is due to the scope of the project, the unique geography of the proposed site, the upcoming development at the Metro parking lot site, the imminent construction of the East Forest Glen Metro Entrance, school bus and transit issues, state-mandated expansion of Georgia Avenue, the northbound merge lane, the upcoming changes to the Beltway exits and interchange, the implications of the Georgia Avenue Woodside corridor improvement project, the ongoing need for improved pedestrian access from the Metro Station to Holy Cross Hospital, the planned retail business usage, and other factors.

A full transportation study would reduce risk for the County, the State, and the community.

I also think that an evaluation of the impact on local schools (several of which already have adjacent temporary structures) is needed.

Thank you for reviewing my comments on the project.

Sincerely,

Michael Ravnitzky
1905 August Drive
Silver Spring, MD 20902
mikerav@verizon.net
301-592-8808

From: [Gayle Miller](#)
To: [Folden, Matthew](#)
Subject: Re: Forest Glen Development Application
Date: Wednesday, October 5, 2022 3:24:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Mr. Folden—I've received both emails. Truly appreciate your help. Thank you so much.—
Gayle Miller

On Oct 5, 2022, at 3:15 PM, Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Miller,

Thank you for contacting me with your questions this afternoon. As a follow-up to our conversation, I am providing information on the Development Review Committee (DRC) agenda page and Sketch Plan requirements. I will follow-up with a separate email regarding updating the contact information for your civic association.

DRC Agendas and members:

<https://montgomeryplanning.org/development/development-review/>

Section 59.7.3.3. of the Zoning Ordinance governs Sketch Plan Approvals.

Section 7.3.3. Sketch Plan

A. Applicability and Description

1. Development under optional method in the CRT, CR, EOF, or LSC zone requires approval of a sketch plan, unless the development is approved as a Signature Business Headquarters plan under Section [7.3.5](#) or Biohealth Priority Campus plan under Section 7.3.6.
2. A sketch plan describes a project at an early stage to provide the public and the Planning Board the chance to review a proposed development for general design, density, circulation, public benefits, and relationship to the master plan before a developer is required to expend significant resources on design and engineering.

B. Application Requirements

1. An applicant must own the subject property or be authorized by the owner to file the application.
2. If any land or right-of-way encompassed by a sketch plan application is owned or controlled by the State, County, or any other private or public entity, a written agreement or authorization from that entity or agency must be submitted with the sketch plan application.
3. The applicant must submit the following for review:

- a. application form and fees required by the Planning Director;
 - b. vicinity map at 1" = 200';
 - c. site map showing existing buildings, structures, circulation routes, significant natural features, historic resources, zoning, and legal descriptions on the proposed development site and within 500 feet of the perimeter boundary;
 - d. list of abutting and confronting property owners in the County tax records;
 - e. list of any civic, homeowners, and renters associations that are registered with the Planning Department and located within 1/2 mile of the site;
 - f. documentation of interest in the proposed development site under Section [7.3.3.B.1](#) and Section [7.3.3.B.2](#);
 - g. statement of justification outlining how the proposed development satisfies the standards and criteria required to grant the application; and
 - h. illustrative plans showing:
 - i. building densities, massing, heights, and the anticipated mix of uses;
 - ii. locations of public use and other open spaces;
 - iii. pedestrian, bicycle, and vehicular circulation, parking, and loading;
 - iv. estimated range of peak hour trips; and
 - v. relationships of proposed buildings to adjacent existing or proposed buildings and rights-of-way;
 - i. a table of proposed public benefits and the incentive density points requested for each;
 - j. a general phasing of structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications; and
 - k. fees set by the Planning Board.
4. The applicant must submit an initial application to the Planning Director for approval of completeness. The Planning Director must review the application for completeness within 10 days after receipt. An application is incomplete if any required element is missing or is facially defective, e.g., a drawing that is not to scale or lacks proper signatures. The assessment of completeness must not address the merits of the application.
5. The applicant must submit any required revisions to the Planning Director. The Planning Director must review the revised application for completeness within 10 days after receipt.
6. After the Planning Director verifies that the application is complete, the applicant must file the final application with the Planning Director, who will accept the application and establish a hearing date under Section [7.3.3.C](#).
7. Public notice is required under Division [7.5](#).

C. Hearing Date

The Planning Board must schedule a public hearing to begin within 90 days after the date an application was accepted. If a sketch plan application is accepted for concurrent review with a preliminary plan, the Planning Board may schedule the public hearing to begin within 120 days after the date the applications were accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public

hearing date indicated.

D. Review and Recommendation

The Planning Director must publish a report and recommendation a minimum of 10 days before the Planning Board public hearing. The report and recommendation must be made available to the applicant and public.

E. Necessary Findings

To approve a sketch plan, the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at site plan. The sketch plan must:

1. meet the objectives, general requirements, and standards of this Chapter;
2. substantially conform with the recommendations of the applicable master plan;
3. satisfy under Section [7.7.1](#).B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;
4. under Section [7.7.1](#).B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014;
5. achieve compatible internal and external relationships between existing and pending nearby development;
6. provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;
7. propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community; and
8. establish a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.

F. Decision

The Planning Board must act within 30 days after the close of the record of the public hearing by majority vote of those present at the public hearing to approve; approve with modifications, conditions, or binding elements; or deny the application. A binding element may include, but is not limited to, a restriction on use or building type that the zone would otherwise allow; a limit on a development standard to less than the maximum allowed; a general development requirement beyond the minimum required; establishment of the public benefits that must be provided; or establishing the general layout and massing of buildings, open space, and circulation. A binding element binds the applicant, and any successor or assign, unless lawfully amended.

G. Subsequent Actions

If a sketch plan is approved, a site plan under Section [7.3.4](#) must be submitted within 36 months after the date the resolution is sent, unless a longer period is established by the resolution.

H. Recording Procedures

The Planning Board resolution must be maintained in the permanent files of the Planning Department.

I. Amendments

An amendment to any binding element or condition of an approved sketch plan must follow the same procedures, meet the same criteria, and satisfy the same requirements as the original sketch plan application, unless the sketch plan is

amended during site plan review. If the sketch plan is amended during site plan review:

1. An amendment to a binding element or condition of an approved sketch plan must be:
 - a. requested by the applicant;
 - b. recommended by the Planning Board staff and agreed to by the applicant;
or
 - c. made by the Planning Board, based on a staff recommendation or on its own initiative, if the Planning Board finds that a change in material facts and circumstances since sketch plan approval demonstrates that the binding element or condition does not substantially conform with the recommendations of the applicable master plan or does not satisfy this Chapter.
2. Notice of a site plan application must include any proposed amendment to a binding element requested by the applicant. Notice of the site plan hearing must include any proposed amendment to a binding element recommended by Planning Board staff and agreed to by the applicant.
3. For any amendment to a binding element or condition, the Planning Board must make the applicable sketch plan findings in addition to the findings necessary to approve a site plan under Article [59-7](#).

Respectfully,

image001.png



Matthew Folden, AICP

Regulatory Supervisor

Montgomery County Planning Department
2425 Reedy Drive, Floor 14, Wheaton, MD 20902
matthew.folden@montgomeryplanning.org
o: 301-495-4539
c: 240-578-2584



Planning Board, M-NCPPC
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

Robert Fares
1815 Myrtle Rd
Silver Spring MD 20902
robertfares@gmail.com

January 22, 2023

Dear members of the M-NCPPC Planning Board,

My name is Robert Fares and I am one of the adjacent property owners to 9801 Georgia Avenue, the development site for Sketch Plan application 320230020. I am following up on my December 11, 2022 letter to express my continued support for the Sketch Plan application.

I have reviewed the Development Review Committee's comments on the initial Sketch Plan, the developer's revisions to the Sketch Plan, and M-NCPPC Staff's ("Staff's") comments on the revised Sketch Plan. I would like to commend Staff for their thorough and constructive comments. I support each of Staff's proposed revisions to the plan. For the reasons detailed below, the Planning Board should approve the Sketch Plan application subject to the developer revising its plan to conform to the revisions requested by Staff. Additionally, the Planning Board should require that the developer make further improvements to pedestrian infrastructure along the Woodland Drive frontage, as detailed below.

I. The Proposed Development Will Bring Much Needed Housing and Retail to the Site Above the Forest Glen Metro Station and Should Be Approved

As the Planning Board is no doubt aware, the Forest Glen Metro Station is the least utilized station in the *entire* Metro system. Therefore, the land above the Forest Glen Metro Station is not only one of the greatest opportunity sites for new housing and retail in Montgomery County, but possibly in the entire DC-MD-VA metro area. While there are certainly challenges associated with developing housing and retail at this site, the benefits of any development will almost certainly outweigh the costs. Moreover, construction of the proposed development would likely serve to hasten the redevelopment of the Metro parking lot on the west side of Georgia Avenue, thereby accelerating the Forest Glen area's transformation into a more walkable, sustainable community that conforms to the Sector Plan and achieves the vision of Thrive Montgomery 2050. Accordingly, I urge the Planning Board to accept the Sketch Plan application and advance the proposed development to the next application phase.

II. The Planning Board Should Ensure That the New Metro Entrance Adjacent to the Proposed Development Is Completed on the Same Schedule as the Proposed Development

While the proposed development will provide significant benefits to the Forest Glen area and to Montgomery County, many of those benefits depend on timely construction of the planned second entrance to the Forest Glen Metro Station adjacent to the proposed development. I know from

experience that crossing Georgia Avenue is a harrowing and time-consuming experience for a pedestrian. If the new entrance is not completed before the proposed development opens, new residents will be more likely to use personal vehicles and/or ride share than use the Metro. Furthermore, the success of the planned retail will be harmed by any delay in construction of the new Metro entrance because there will be less foot traffic in the area. Finally, constructing the development and the Metro entrance in series rather than in parallel will impose unnecessary additional construction disruptions and costs. While I understand that the Planning Board does not have control over the timing of construction of the new Metro entrance, I urge the Planning Board to use all of the tools at its disposal to ensure that construction of the proposed development is coordinated with construction of the new Metro entrance to the greatest extent possible.

III. While the Proposed Development May Prompt Traffic and Pedestrian Safety Challenges in the Forest Glen Neighborhood, the Planning Board Should Require Mitigation Strategies Rather Than Reject the Application

While I firmly support redevelopment of the site, I am somewhat concerned about the potential local traffic and pedestrian safety impacts of the development as proposed in the Sketch Plan application. Fortunately, Staff has proposed a number of mitigation measures that will significantly reduce the traffic and pedestrian safety impacts of the project. The Planning Board should require that the developer comply with Staff's proposed revisions. Specifically, the Planning Board should require that the developer: (1) submit a full traffic study as part of its forthcoming Preliminary Plan application; (2) reduce reserved parking to the greatest extent possible, with no more parking spaces than the minimum allowed by code; (3) increase the width of the sidewalks along Georgia Avenue and Forest Glen Road in accordance with the Sector Plan's recommendation of a 25 foot setback; and (4) conform improvements to the Woodland Drive frontage with Staff's recommendations to provide dense street trees and on-street parking along the entire frontage.

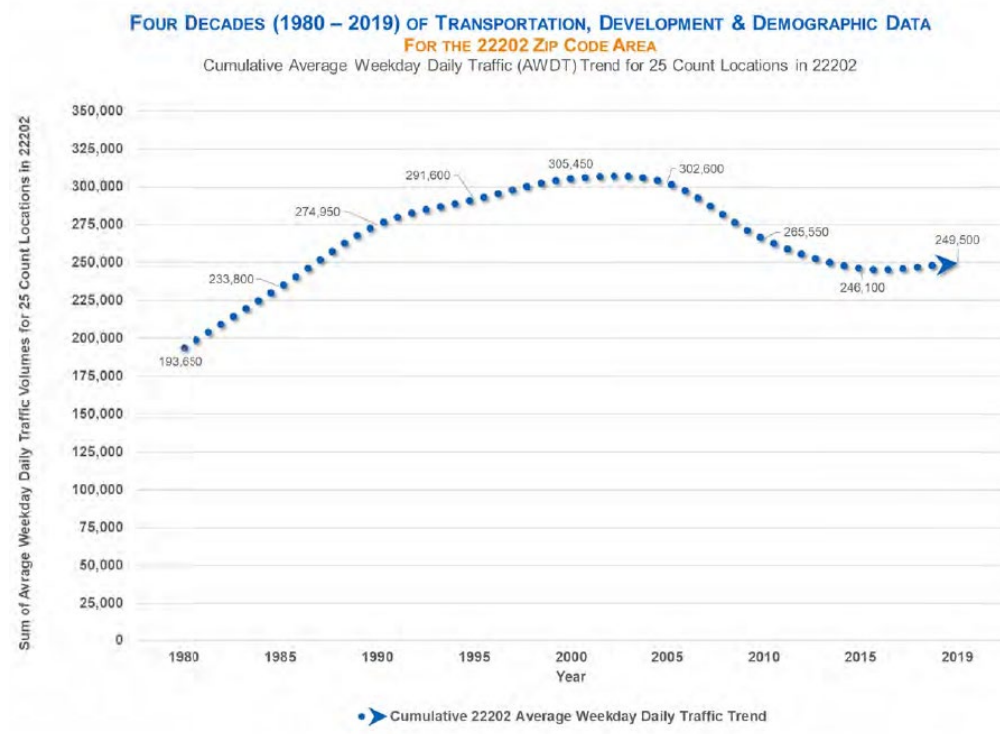
In addition to the requirements suggested by Staff, the Planning Board should require that the developer make improvements to Woodland Drive to mitigate the pedestrian safety risks of the proposed garage entrance at the corner of Sherwood Road and Woodland Drive. Specifically, the Planning Board should require that the developer fund: (1) the installation of raised pedestrian crosswalks and/or four-way stop signs where Woodland Drive intersects Myrtle Road and Sherwood Road; and (2) the installation of sidewalks on the east side of Woodland Drive in the existing right of way, so that there is a continuous sidewalk between Forest Glen Road and the existing sidewalk on the east side of Woodland Drive that begins north of Sanford Road. This new sidewalk will not only provide pedestrians with a continuous path that is safe from vehicle traffic, but also calm traffic on Woodland Drive by reducing the currently excessive width of the vehicle travel lanes.

With these mitigation measures in place, I believe the proposed development will have little or no negative impact on traffic and pedestrian safety in the immediate area.

IV. The Proposed Development Should Be Approved Because It Will Improve Traffic and Pedestrian Safety in the County as a Whole

As the Planning Board is no doubt aware, the transit-oriented nature of the proposed development will lead to a reduction in vehicle miles traveled per capita in the county as a whole, thereby reducing traffic congestion, traffic fatalities, and vehicle emissions. The wider metro area has many examples that

demonstrate the traffic and pedestrian safety benefits of transit-oriented development, and it is highly likely the proposed development would prompt the same benefits for the Forest Glen area and Montgomery County if constructed. For example, due to Arlington County’s persistent transit-oriented development in the Crystal City area, cumulative average weekday daily traffic volumes *declined* 20% between 2000 and 2015 and remained relatively flat between 2015 and 2019, as illustrated below. Over the same period, Arlington County’s population *increased* by 26%, based on data from the St. Louis Federal Reserve. Montgomery County can and should replicate the success demonstrated in Arlington County by moving forward with the proposed development and continuing to pursue transit-oriented development county-wide.



Source: https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2020/09/DES-22202-Final_Report_2020_Update.pdf

V. While the Proposed Development Would Replace 1.25 Acres of “Remnant Forest,” This Is No Reason to Reject the Application

As Staff notes in their comments, Page 74 of the Sector plan recommends that any development on the site provide an area of equal environmental and community benefit to the existing 1.25 acres of “remnant forest.” The Planning Board should find that the application complies with this recommendation, principally because the current remnant forest provides little or no environmental benefit and provides no community benefit or access. Due to years of neglect, the remnant forest today consists of dead or dying trees, garbage, and several prominent “No Dumping” signs. Invasive plant species have overrun all of the trees on the site and are spreading their seeds to other trees in the neighborhood. Therefore, the vegetation on the site is an environmental nuisance as much as it is an environmental benefit. The site contains no trails, benches, or other community access facilities that make it attractive to anyone. Please see the photograph below demonstrating the state of the site on

January 21, 2023. By any measure, the proposed development will vastly improve upon the current sorry state of this portion of the lot.



The “remnant forest.” Photograph taken by author on January 21, 2023.

VI. The Planning Board Should Approve the Sketch Plan Application Despite the Change It Will Bring to the Forest Glen Neighborhood

In closing, I would like to acknowledge that the proposed development will change the character of the Forest Glen neighborhood. As one of the adjacent property owners, I will be one of the residents most affected by this change. Nevertheless, I support the development because the alternative is untenable. If we were to continue to reject development around the Forest Glen Metro Station, it would not lock our neighborhood in stasis and keep everything as-is. Rather, it would set us on a path where the county and our neighborhood are less prepared to deal with the drumbeat of population growth, our streets are even more of a hazard to pedestrians, our air is even more polluted, and the next generation has an even more difficult time affording the housing and lifestyle we currently enjoy. If we do not build up our infrastructure to handle population growth, things will surely change for the worse. Approving this development will bring change, but it will make it more likely that things change for the better. Accordingly, I respectfully urge the Planning Board to approve the Sketch Plan application.

Sincerely,

Robert Fares

Planning Board, M-NCPPC
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

Robert Fares
1815 Myrtle Rd
Silver Spring MD 20902
robertfares@gmail.com

December 11, 2022

Dear members of the M-NCPPC Planning Board,

My name is Robert Fares and I live in the Forest Glen community with my wife Stephanie and our new baby daughter Matilda. More specifically, I live at the corner of Myrtle Road and Woodland Drive, directly adjacent to the proposed mixed-use development at 9801 Georgia Avenue (sketch plan application number 320230020).

I am writing to express my support for the proposed development. As I believe you know, improving the density and walkability of the Metro corridors is one of the best ways – if not the single best way – for Montgomery County to overcome its challenges regarding housing, emissions, pedestrian safety, traffic, economic development, and more. Yet the area around the Forest Glen Metro station remains sorely underdeveloped, and the Forest Glen Metro Station is the least utilized station in the entire Metro system. I am so encouraged that this building could be the first step toward a more sustainable, walkable, and equitable Forest Glen!

The main reason my family moved to Forest Glen in 2019 was its proximity to the Metro. We would have preferred to live in DC, or in Takoma, or in downtown Silver Spring, but the only place where my wife and I could afford a home near the Metro was Forest Glen or further north. We moved to Forest Glen *in spite of* the fact that there is somehow no retail or other amenities within safe walking distance of the Metro station, and we are pleased that a developer is finally moving forward to execute the County's plan for the area. There are thousands of future homeowners in the DC metro area just like us, i.e., that want to settle down and raise a family somewhere where they can walk to transit, retail, restaurants, and other amenities on safe pedestrian-friendly streets. The proposed development will be the first step toward transforming Forest Glen into exactly the sort of walkable community that the next generation desires, attracting investment to the Forest Glen area and Montgomery County. At the same time, the development will add sorely needed housing supply to the Metro corridor, reduce traffic and emissions associated with vehicle trips, and help transform the Georgia Avenue corridor from a highway into a safer space for pedestrians and bicyclists. This development is a win-win-win.

While I am a strong supporter of the development, I also have some concerns with the proposed sketch plan. Most of all, I am concerned that the development may not be achieving its full potential to transform Forest Glen into a more walkable, pedestrian-friendly area. To achieve its full potential, the planning board should require the developer to: (1) reduce the number of parking spaces in the building to the minimum allowed by code, if not less; (2) fund the addition of a four-way stop signs and marked

pedestrian crosswalks where Woodland Drive intersects Myrtle Road and where Woodland Drive intersects Sherwood Road; and (3) make any other changes necessary for Woodland Drive to comply with the County's Complete Streets guidelines. Further, considering the fact that the adjacent Metro entrance is critical to achieving greater walkability in the area, the planning board should require that the developer: (1) coordinate closely with the Washington Metropolitan Area Transit Authority (WMATA) and any other relevant regulatory authorities to ensure that the new Metro entrance and the development are constructed on the same timeline; (2) remove the proposed "lay by" from the plan, so that the new Metro entrance is designed to accommodate people and not cars; and (3) maximize public park space adjacent to the Metro entrance to make the entrance as attractive as possible. Finally, to ensure that the Forest Glen community continues to be an attractive neighborhood for single family homeowners, the planning board should require that the developer: (1) limit the height of the building along Woodland Drive to be no more than three stories; and (2) revise the design for the façade facing Woodland Drive to resemble townhouses, including street-facing entrances, porches, stoops, etc.

To be clear, if any of these concerns cannot be adequately addressed, I would still support the proposed development. However, I urge the planning board to require the conditions stated above to maximize the benefit of this development to the community.

I will submit more detailed comments to the planning board addressing the specifics of the sketch plan application prior to the public hearing in February.

Thank you very much for taking the time to read this letter and considering my perspective.

Sincerely,

Robert Fares

From: [Richard Simons](#)
To: [Lindsey, Amy](#); Councilmember.fani-gonzalez@montgomerycountymd.gov; mcpchair@mncpcc.org; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov
Cc: [Christina Simons](#)
Subject: Comments From Resident Regarding Proposed Development at 9801 Georgia Ave.
Date: Thursday, March 16, 2023 10:39:53 PM

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

Good Evening,

My name is Richard Simons and, along with my wife Christina, we live at 1809 Sherwood Road in Silver Spring. This message is in reference to Sketch Plan #320230020. We moved to Montgomery County from Washington, D.C. in October of 2022 and have enjoyed our time here so far.

I'd first like to commend Ms. Lindsey on her work as lead plan reviewer. Her and her team's comments on the proposed development have highlighted many of the issues that my wife and I, along with our neighbors, have. Namely, the the amount of parking, over 500 spaces, the lack of greenspace, and the massing/height of the proposed development. Other issues include a main entrance directly parallel to a neighborhood road, Sherwood Rd, which ties in with the proposed parking.

My message will focus on the proposed parking. The amount of parking proposed is an absurdity. The building sits across the street from the Metro and on top of at least 5-7 bus routes. In time, the building will have an entrance to Metro right on the same corner. Despite this, the developer has ignored all comments related to this by the plan reviewers. Their rationale is they don't want to take the risk of too little parking for a building of the proposed size. This would impact their ability to fill the building at the rate they want prior to sale to a management company. In other words, they'll gladly pass the detrimental impacts of too many cars on local roads to the residents and the county to ensure a proper return on investment. This shouldn't be allowed. Sherwood and the surrounding roads can barely handle two cars going down the street in opposite directions as it is. It didn't take my wife and I more than 1 month to figure that out. Yet the developer only recently conceded the impacts their proposed parking would have and responded with a nominal reduction of proposed parking.

I cannot think of any better opportunity to put the goals of the area Sector Plan and the larger Thrive 2050 into action, as they relate to congestion and use of public transit, than this development. Allowing this much parking in such close proximity to public transit that easily gets people to necessary retail (grocery stores, etc.) in Downtown Silver Spring and Wheaton, along with work, would be a huge missed opportunity. My wife and I have yet to buy a car and we make perfectly good use of the available transit for work, shopping, and use of other county amenities (library, etc.) In fact, I spent 16 years in DC and can confidently say that the availability of transit where this building is proposed is better than large portions of DC proper.

The proposed development has many, many flaws in it. I've spent this message trying to highlight what is, in our opinion, one of the most egregious. As I've learned, the developer can ignore the plan reviewers. However, we hope Montgomery County Planning, as well as the Council, see the issues with the proposed development and take the recommendations of their plan reviewers, and comments of members of this community who will have to live with this development for years to come, to heart when making their decision on moving this development forward. Approval with many conditions should be the minimum that occurs.

Thank you,

Richard & Christina Simons

From: [Rob Wald](#)
To: [Lindsey, Amy](#); councilmember.fani-gonzalez@montgomerycountymd.gov; [MCP-Chair](#)
Subject: Comments re: Development at 9801 Georgia Avenue
Date: Monday, January 16, 2023 4:27:00 PM

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

Dear Councilmember Fani-Gonzalez, Chairman Zyontz, and Ms. Lindsey,

I am writing to express my concerns about the proposed development of 9801 Georgia Avenue, in Silver Spring.

First, I want to say that I am in favor of building dense housing in that location, and I have no qualms about the number of units planned. My concerns are as follows:

- I would like to see more publicly accessible open space, and it should be planted with native trees and other native plants, with no grass.
- Pedestrian and bicycle safety in the immediate vicinity of the development location is horrible, and the current plan is inadequate to meet safety needs, especially along Georgia Ave. and Forest Glen Rd. Forest Glen Rd. should have a protected bike lane running at least from Sligo Creek Parkway across Georgia Avenue to the Forest Glen Metro Station. Double-wide sidewalks on Georgia Avenue and a stoplight-controlled pedestrian crossing mid-block between Forest Glen and August Dr. also would be a huge improvement, and a necessary one given the additional residents in the area. Some of these improvements go beyond the development itself yet are necessary in order to maintain safety and make the development successful.
- From an environment and climate perspective, the development would have been appropriate in 1985, but it's appallingly inappropriate for the climate emergency we find ourselves in in the 21st century. First, the entire development should be 100-percent electric, with no methane gas connections for heating and cooking or for any other use. Instead, units should be heated and cooled with electric heat pumps, water heated with electric heaters, and all cooking appliances should be electric. In addition, the parking garage should be covered with a solar-panel canopy. To the extent that the development's rooftops do not have trees/plants, they should have solar panels. Finally, every parking space in the development should have an EV charger.

Thank you in advance for considering my concerns.

Sincerely,

Robert Wald
1729 Dublin Dr.

Silver Spring, MD 20902

From: [Robert G](#)
To: [Lindsey, Amy](#)
Cc: [Abigail Szein](#)
Subject: Re: Comment On 9801 Georgia Avenue, Sketch Plan No. 320230020
Date: Thursday, January 19, 2023 2:58:00 PM

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

Amy, thank you again for these documents and the updated information. In one of our previous phone conversations, you suggested that the Association should gather questions to provide to you in writing so that you could quickly and efficiently address them in writing back to the community. Below is the list of questions that we gathered from our Association members accordingly. Note that some of the questions could also easily be characterized as feedback/comment on the developer's plan, so please let me know if these should be forwarded to the Planning Board Chair too. Thank you again for your assistance. Best regards, Robert

- 1) If I don't want to submit a letter, can I call the planning board staff with comments to make it into the record? If so, what's the phone number?
- 2) Can I meet with Amy Lindsey one on one? Or will she only meet with the association at one of our meetings?
- 3) Will Amy Lindsey come to our next meeting if we ask her to?
- 4) Who does the planning board answer to? Does the County Council have oversight of them? If so, can our County Counsel Members comment on this plan? Would their voice be considered important by the Planning Board?
- 5) How do I testify at the planning board meeting? Is there a website that I sign up on? How much time do I get to talk?
- 6) What is the date of the planning board meeting for this project? Is it set yet?
- 7) Will the developer see my name if I leave a comment?
- 8) Am I allowed to contact the developer directly?
- 9) The Developer keeps talking about how they can't build in concrete or above 78 feet because of financial constraints. They use that as their reason for basically ignoring multiple requirements in the sector plan. Has the developer had discussions with the planning committee staff to provide evidence of that financial constraint? What is the staff's position on it? Without any evidence or detailed explanation, why is the staff and the planning committee willing to entertain such a subjective, unqualified, unbacked-up justification to deviate substantially from the sector plan?
- 10) The developer calculated FAR based on gross tract area, but green space based on net tract area after a purported dedication. Is that allowed? That seems like [something not okay]. Why isn't the developer calculating FAR and green space % with the same denominator?
- 11) What is the developer talking about when he says there is a dedication of land as part of the project? What is being dedicated?
- 12) The sector plan (and code apparently) calls for a step back, slanted/triangular structure to help mitigate a huge building being on Woodland Drive across from small houses on the other side of the street. In the new updated plans from the developer, they start the triangular step back from the property line instead of from where their proposed building starts. That doesn't seem to achieve the intent of a gradual step back to maintain the character of the neighborhood. In other words, it allows them to build a super tall building just slightly set back from the property line. That doesn't make sense. Is that right? Is

that permitted? Why didn't the staff comment on that?

13) What exactly is the planning board going to approve at this time? In other words, what is being approved now (and subject to comment) and what will be approved later in other rounds of review?

14) What are we supposed to be commenting on? What is the Planning Commission reviewing the plans for?

15) What are the next steps in the process? Does the developer "have" to abide by the staff recommendations? Can they submit a plan to the Planning Board without any revisions? And how often / typically does the Planning Board consider alignment with staff recommendations for their final approval?

16) The comments talk about points for development. What does that mean?

17) What about school bus routes? Why aren't they in the plan? That seems really important.

18) Is JLB correct that they don't have to account for impact to our schools for approval? That seems shortsighted.

19) Solar panels are supposedly considered "green" space? But they have run off. Where does the water from such huge solar panels go?

20) Is the water runoff from this project going to go into the sewer? It seems like there are some things that are supposed to capture water here (like planters) but that can't be everything. The parking lot at the medical building already floods. Where is all that water going to go?

21) If there wasn't proper notice of the presubmittal community meeting like was said in the FGCA letter, why isn't the Planning Board rejecting the developer's application outright? When does the Planning Board rule on that objection?

22) Why wasn't the operational traffic study called for in the Sector Plan for Woodland Drive done by Montgomery County? Why isn't the planning board requiring that study to be done before approving this plan? The sector plan specifically highlighted Woodland Drive as a problem area, but we're just shooting in the dark without a study.

23) Why isn't the planning board requiring JLB to submit a traffic study for Georgia Ave at Forest Glen predicting the impact at that intersection of adding hundreds of cars to traffic every morning and night? That intersection is widely recognized as one of, if not the, most dangerous intersection in our area. There were dozens of serious accidents there in the past couple years. Seems negligent to allow the developer to build such a huge building and add so many cars to that dangerous intersection without proper planning.

24) Remarkable silence from State Highway - how involved are they in this process? Adding 550 cars to GA x Forest Glen - is this not a concern for SHA?

25) We are very concerned about the Woodland Drive entrance/exit for the building parking. There are no staff comments to indicate they think this will be an issue for the neighborhood. Sherwood will be the most impacted road if this entrance is approved - what are County (or Staff) plans for traffic and pedestrian safety on Sherwood?

26) We mentioned the old planning board restriction on no Woodland Drive access for the site. Why didn't the staff comment on that? Why isn't the Board going to consider that fact? Seems like a bait and switch.

27) The Staff said a traffic impact statement is going to be required in their latest round of comments. Is that a traffic study? If not, why isn't the Staff ordering the developer to do a full traffic study?

28) Why isn't the reviewer for the Planning Commission demanding a traffic study to be able to properly evaluate the developers plan? Georgia at Forest Glen road is one of the most dangerous intersection in the state. How can we allow a huge development there without a traffic study. It's basically inviting people to be killed.

29) What is this talk about a huge sign at the corner of Georgia and forest glen? Is it going to be lighted? Is this a repeat of the crazy Holy Cross sign fight?

30) Has the county heard from the Hospital yet? Seems like there will be an issue with

traffic and ambulance access for this development. How is that being addressed?
31) Can the developer break ground without Montgomery Planning approval? What other approvals do they need? WSSC? Permitting?

On Wed, Jan 18, 2023 at 2:13 PM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

Hi Robert,

Unfortunately, markups are not available through the DAIC system. I have downloaded them and attached them as PDFs, as well as the other staff exhibit. We have been in conversation with the applicant and have explained that they will need to do a traffic statement at the time of Preliminary Plan.

Amy

From: Robert G <georgetown02@gmail.com>
Sent: Tuesday, January 17, 2023 1:37 PM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Cc: Abigail Sztejn <abigail.rosalind@gmail.com>
Subject: Re: Comment On 9801 Georgia Avenue, Sketch Plan No. 320230020

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

Hi Amy,

Hope you're doing well. I just saw a copy of updated staff comments making the rounds, but did not see the references Staff sketches and Staff Exhibits included with it. I cannot seem to locate either the comments or those sketches/exhibits online though. Can you please kindly provide a copy with the Staff sketches/exhibits that are discussed in the updated comment? Also, I noticed that under the Traffic Study heading, Staff noted that a Traffic Impact "Statement" would be required because of the generation of more than 50 net trips. Did that mean to say "Traffic Impact [Study]"?

Many thanks!

-Robert

Lindsey, Amy

From: Robert Marrero <marrero504@gmail.com>
Sent: Saturday, January 14, 2023 4:39 PM
To: Lindsey, Amy; MCP-Chair; councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Ave. Development

Categories: Tracked To Dynamics 365

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

I am writing to express my concern over the proposed development of 9801 Georgia Ave, specifically regarding traffic. I am concerned over the impact traffic will have on the neighborhood and would like to request that a traffic study be done in order to ensure appropriate steps are taken to mitigate congestion and any potential safety concerns. It seems irresponsible for a developer to plan for an additional 550+ parking spots without consideration of how the cars will get there. This location is already adjacent to a major intersection, Georgia and Forest Glen, which allows for entry and exit to I-495. Without proper planning, traffic congestion will increase.

I urge you to require JLB Realty to do a full transportation impact study before approving the proposed development. Thank you for your consideration.

Respectfully,
Robert Marrero
1816 Sanford Rd
Silver Spring, MD

From: [Robin M](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: Forest Glen development
Date: Monday, January 16, 2023 2:47:34 PM

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

Ms. Lindsey,

I am responding in part to the letter sent by the “Forest Grove Citizens Association” recently, with “concerns” about the rezoning of the medical center building and lot at Forest Glen Road and Georgia Avenue.

I live in the Forest Estates neighborhood. For decades we’ve had a great community association, FECA. The FGCA represents just two streets within Forest Estates, and was only recently revived after no visible activity since 2011. One of those two streets is one that was rumored to object to putting in minimal sidewalks to preserve their “unique character”, which includes larger homes of a more European style, not the Cape Cods and Split Levels that dominate elsewhere. I am concerned that this much smaller group FGCA is nowhere confused with the larger, more deliberate FECA.

Also -- I am heartily in favor of transit oriented development and higher density in housing, as well as the proposed uses of this site, and the changes to the Metro lot across Georgia Avenue -- thank heaven, it's been a long time coming!

LMK if you need more info or someone to testify in person. I'm a YIMBY not a NIMBY.

Best,

Robin
Robin Moore Lasky
1619 Tilton Drive
Silver Spring 20902

301-204-7252

From: [SANDRA LIEBEL](#)
To: [Lindsey, Amy](#)
Subject: RE: proposed building at 9801 Georgia Avenue, Silver Spring
Date: Monday, January 16, 2023 3:05:22 PM

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

This is in regard to the proposed huge building proposal for 9801 Georgia Avenue, where the Forest Grove Medical Center now stands.

We have heard that JLB Realty have stated that they have full support for this building plan from the community. This is certainly not the case. None of the neighbors whom I have spoken to are in agreement with this. The traffic in our neighborhood is already egregious. It takes us quite a while to get out of our street on Forest Grove Drive to get on to Forest Glen Road and then on to Georgia Avenue. This building plan will make it at least triple that problem.

A number of my neighbors are elderly (as am I) and do not have computer access and so may not be able to send comments to you on this.

We know that the current medical building is old and may need replacing but the replacement should remain at a stable size with no dwellings above it. These people will all have cars and will make the traffic worse. We have the hospital just down the street and it is already difficult for the ambulances to get down the street without leaning on the sirens all the way.

PLEASE TELL JLB REALTY THAT WE DO NOT WANT THIS HUGE DEVELOPMENT IN OUR NEIGHBORHOOD. There are plenty of apartment buildings already in upper and lower Silver Spring and Wheaton. We don't need more.

Thank you for your consideration. Sandra J. Liebel, homeowner at 9717 Forest Grove Drive (corner of Forest Grove and Forest Glen roads), Silver Spring, 20910

From: [Beth Scott](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Cc: [Nick Green](#)
Subject: Second Public Comment regarding 9801 Georgia Avenue (320230020)
Date: Friday, January 13, 2023 10:33:50 AM

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

Dear Montgomery County Planning Board,

We are writing as a follow-up to our letter on December 14, 2022 regarding the proposed development at 9801 Georgia Avenue (320230020). It is our understanding that the developer submitted another proposal on December 20, 2022 that contained no substantive changes to the previous proposal, therefore the concerns we previously expressed about this project remain.

We are the owners of 1602 Sherwood Road, Silver Spring, MD 20902, located about two blocks from the proposed development. We oppose the central element of the planned development that would have the main entrance onto Woodland Drive. Although this development would be immediately adjacent to the Forest Glen metro, the current plan calls for parking for 555 cars. We walk and drive down Woodland frequently, and it is a narrow street that has sidewalks on only one side. It is not appropriate or safe to direct all the development's car traffic onto this street. Traffic is already backed up frequently on Forest Glen from Georgia, and Woodland is roughly twenty feet from that intersection - this will create more traffic congestion, confusion, and frustration.

Sincerely,
Elizabeth Scott & Nathanael Green
1602 Sherwood Road
Silver Spring, MD 20902

From: [Randy Scope](#)
To: [Lindsey, Amy](#)
Subject: Fwd: Concern regarding proposed development of 9801 Georgia
Date: Monday, January 16, 2023 10:07:18 AM

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

Esteemed members of the community,

I wish to express opposition to the proposed development of the property at 9801 Georgia Avenue by JLB Realty. Frankly, this is a terrible idea. JLB hasn't even initiated a legitimate traffic impact study, which is patently absurd and irresponsible, given the well documented dangers of the intersection on which the proposed development is to sit. Please do not roll over for this developer. This development will significantly impact the area at large as well as our neighborhood. If JLB wishes to develop the property, they must, at the very least, perform the due diligence the community and county requests and expects. The members of our community are counting on you to act as our guard rails during this process. Please do not let us down.

Respectfully,

Scott R. Scope
1700 Myrtle Road
Silver Spring, MD 20902

Email

Concern about 9801 Georg...

Owner

MCP...



Email

From Shelby Marrero

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject Concern about 9801 Georgia Ave development

Date Sent **Date Received** 1/14/2023 4:19 PM

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

I am writing to express my concern over the proposed development of 9801 Georgia Ave, specifically regarding traffic. I am not opposed to a mixed used residential and commercial development of the property, however, I am concerned over the impact traffic will have on the neighborhood and would like to request that a traffic study is done in order to ensure appropriate steps are taken to mitigate congestion and any potential safety concerns. It is already very congested turning from Forest Glen Rd onto Georgia Ave and if there is additional traffic from 415 residential units turning onto Forest Glen, there will be a significant impact on the neighborhood. I urge you to require JLB Realty to do a full transportation impact study before approving the proposed development. Thank you for your consideration.

Sincerely,
Shelby Marrero
1816 Sanford Rd
Silver Spring, MD

Attachments

File Name	File Size (Bytes)	

Ms. Tanya Stern, Acting Planning Director
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Montgomery County Park & Planning Board
Rockville, Maryland

Re: Sketch Plan #320230020, Development at 9801 Georgia Avenue

December 15, 2022

Dear Ms. Stern and Ms. Lindsay,

We are writing to you to express our strong opposition to the current proposal by JLB Realty for development of the 9801 Georgia Avenue site. We support smart development at this site, in line with the Sector Plan, that will benefit our neighborhood and the wider community. However, **the current proposal is flawed in many critical ways**. In addition, we feel that the developer has not acted in good faith in how they have described the project to our community and how they have represented our community's views to the Planning Board. Below we will outline our views on: (1) the critical flaws in this proposal, (2) how we feel the developer has not acted in good faith, and (3) what we would like to see as this process moves forward. The letter provided on behalf of our community association, FGCA, also strongly represents our individual views and we endorse this community letter in full.

About us

We are homeowners and residents of 1804 Myrtle Road, located four houses down from the proposed development. We have two boys, age 7 and age 3. Our 7 year old attends Flora Singer Elementary School and we walk with him to the bus stop. Our 3 year old attends MCCA Kensington/Forest Glen preschool and we walk with him to preschool. I (Mike) was raised here in Montgomery County (Blair '03) and now run a neuroscience research lab at Children's National Hospital. I commute daily using a mix of Metro/bike (during rush hour) and car (off-peak). I (Tamara) am a neonatal ICU nurse at Holy Cross Hospital and I walk to work. We moved to Forest Grove in February 2020 and are members of the Forest Grove Community Association. **We chose to put down roots in this neighborhood in part because it is so walkable.** We walk to Holy Cross, to Metro, to preschool, to the bus stop, to friends' homes for playdates, to fantastic local parks, to the Sligo Creek Trail. When our kids are older, we imagine they'll ride their bikes to Sligo Middle School. The top issue for us with any development of 9801 Georgia Avenue is the impact it will have on neighborhood traffic and pedestrian safety.

1. This proposal has serious flaws.

When we heard that development was planned for this site, we were excited and supportive of this development, based on what we had read in the Sector Plan. However, our view changed 180° after the public meeting on September 22, 2022, when the developer presented their Sketch Plan. Our main objections to this proposal are listed below, in order of importance to us:

a. Traffic and pedestrian safety. This plan calls for a for a 415 unit building with 555 parking spaces directly adjacent to the Forest Glen Metro station. The plan calls for the primary entrance/exit to the building to be a new curb cut on Woodland Drive across from Sherwood Road. Not only residents, but also Amazon deliveries and food deliveries, would use this entrance. This is a disaster in the making for many reasons:

First, Woodland Drive is a residential street with high pedestrian sidewalk traffic coming to and from the Metro. My kids and a ton of neighborhood kids ride their bikes to Getty Park on that sidewalk all the time. There are also two elementary school bus stops along Woodland. A parking garage exit onto Woodland would be a major pedestrian safety hazard.

Second, the traffic impact would be felt in our neighborhood far beyond just Woodland. Cars heading east would cut through Sanford, Sherwood, and Myrtle - small neighborhood streets - instead of using Forest Glen. Our kids bike on these streets.

Third, the intersection of Forest Glen Rd. and Georgia Ave. is extremely busy and dangerous as-is. During the morning rush, cars heading west on Forest Glen often back up all the way to the light on Dameron Rd. During rush hour, it is nearly impossible, and is currently unsafe, for cars to make a right turn from Woodland onto Forest Glen and then an immediate left turn from Forest Glen onto Georgia. Yet this would be the main exit route for the majority of car-based commuters heading into the District, downtown Silver Spring or onto the Beltway.

Fourth, it simply makes no sense to have 500+ parking spaces in an apartment complex that is 1000 feet from a Metro station. This is antithetical to the spirit of the Sector Plan.

b. Lack of a public open space. The Sector Plan calls for a 0.5 - 1 acre Civic Green Urban Park. The developer's Sketch Plan does not account for this. It only has a small area near the planned metro tunnel and the majority of the site (including internal courtyards) is reserved for site residents. We would love - LOVE - a usable public open space at this site. Prior to moving to Forest Grove, we lived in Chapel Hill, NC for 5 years. Our absolute favorite place in town was the outdoor public space next to Weaver Street Market in adjacent Carrboro. This is our reference point for a usable, green community space. It is a ~0.5 acre parcel located in a densely populated area that is adjacent to a market/grocery store and coffee shop. Why can't we have this?



Some stock photos from the public open space adjacent to Weaver Street Market in Carrboro, NC. This is a beloved community gathering space.

c. Lack of coordination with the Metro tunnel project. The developer's timeline for this project does not align with, and is not coordinated with, the current timeline for construction of the Metro tunnel. There are three problems here. First, this will cause back-to-back construction projects at the same site that will disrupt the neighborhood and traffic on Georgia Ave. Second, if the apartments are completed first, who would want to move in to a building where a major construction project is slated to occur less than 100 feet away? Third and most important, there should be a coherent long-term vision about how this project will interface with the Metro entrance.

d. Infrastructure concerns. We share FGCA's expressed concerns regarding stormwater runoff, strain on gas lines, and other infrastructure issues. We don't have the expertise to comment on specifics and we are thankful that the Planning Board is reviewing these important infrastructure concerns in detail. Based on our experience so far (see below), we do not trust the developer to act in the community's interest to make sure everything is up to code.

2. The developer has not acted in good faith.

a. The developer provided improper notice. We were first notified of this development plan when public notice was posted for a public meeting held at Sligo Middle School on September 22, 2022. I (Mike) attended this meeting. During

this meeting, a neighbor publicly raised a concern that the signage for notice was too small and too close to the ground. The developer and their counsel heard this concern, yet they went on and certified to the Planning Board that this meeting was held properly. Some might argue that this is a minor oversight, but we think it is a big deal. It signals a developer that is willing to cut corners. If corners are cut this early, we worry that corners will be cut during the entire process, including during construction. This is a bad omen.

b. The developer misled the community regarding a traffic study. During the public meeting on September 22, 2022, many community members expressed concerns about traffic and parking impacts of this project. During this meeting, the developer acknowledged that traffic and parking seemed to be a major concern of the audience. The developer stated during this meeting that a full traffic study would be completed later on in the process so that these concerns could be addressed. The developer made these comments publicly, with their counsel present, on September 22, 2022. We later learned that the developer had already submitted a Traffic Statement dated December 13, 2021 where they claimed that a full traffic study was not required for this project because the net change in rush hour traffic would fall below a 50 person/hour threshold. On September 29, 2022, one week after the public meeting, the developer doubled down on their Traffic Statement. They resubmitted this statement as the project grew from 384 to 415 units, and in this resubmission, the developer used the same rationale to claim that a full traffic study was not required. In summary, **the developer misled the community at the public meeting on September 22, 2022 regarding their plans for future traffic study and then doubled down on avoiding a full traffic study on September 29, 2022,** after hearing community feedback that traffic was a major concern.

In addition, we also feel that the assumptions made by the developer in order to avoid a complete traffic study are seriously flawed. These assumptions are summarized in detail by the FGCA letter to the Planning Board and we will not rehash them here.

c. The developer misled the Planning Board regarding community support. At the December 6th DRC meeting, the developer stated that this project had overwhelming community support. The developer knew this statement to be false, based on the largely negative feedback provided by community members at the September 22 public meeting. The overwhelming community sentiment is opposed to this proposal.

3. Our hopes moving forward. *We believe that development of this site should follow the guidelines of the Sector Plan and engage the surrounding communities productively.* We hope that the Planning Board will consider our recommendations:

a. This project requires a complete, independent traffic impact study. We think that the result of this study will indicate what we already know: there is too much parking planned, a garage entrance on Woodland Drive is a terrible idea, and the scope of this project is too large for the site.

b. A 0.5 - 1.0 acre public open space will benefit current and future residents. This part of the Sector Plan should be non-negotiable and a major emphasis of the amended proposal.

c. This project must fit the spirit of the Sector Plan. More broadly, the Sector Plan's spirit supports healthy, pedestrian-friendly development at this site and along Georgia Avenue. A massive apartment complex catering to car-based commuters is not what the Sector Plan had in mind. We would love to see a proposal that includes some townhomes, a smaller number of apartments, less parking, and perhaps more community-minded retail.

d. The developer must work to rebuild trust with this community. We would recommend that since proper notice was never provided for the first community meeting, that restarting this process with a proper public meeting would be a good first step. We would encourage the developer to listen to community concerns.

Based on all of our concerns, we urge the Planning Board to reject the developer's current submission unless substantial changes are made and communicated clearly to our community with proper notice. We would also be happy to meet with any Reviewers or Planning Board members if it would help the process in any way.

Sincerely,



Michael Sidorov
1804 Myrtle Road
msidorov1@gmail.com



Tamara Sidorov
1804 Myrtle Road
tamarajoy6@gmail.com

From: [Jon van Soestbergen](#)
To: [Lindsey, Amy](#)
Subject: JLB Realty, LLC Proposed Development - Woodland Drive Silver Spring MD
Date: Monday, January 16, 2023 6:50:13 PM

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

Ms. Lindsey,

I am opposed to the 425-unit rental apartment building proposed at 9801 Georgia Avenue - Forest Glen Medical Center, as currently planned.

With the primary entrance to the proposed building being on Woodland Drive, the impact on traffic in our neighborhood will be severe. There is already significant congestion at the intersection of Forest Glen Road at Georgia Avenue during peak hours in the morning.

With the primary garage entrance being on Woodland Drive, residents leaving the premises that want to go south on Georgia Avenue (to get to the Beltway) will need to cross the through-lane on Forest Glen to get to the turning lanes for Georgia Avenue southbound. There is only room for about 4 cars from the light to Woodland Drive. There is no way that, without significant change to that intersection, the cars will be able to make that merge without significantly impeding existing traffic flow. As a result, the residents will drive further east through the neighborhood, first along Sherwood to Forest Grove Drive, and then south to Forest Glen, to be able to merge into the line of traffic waiting to make the left turn onto Georgia Avenue.

There is already significant impact to traffic flow at the intersection from cars trying to enter and exit the Medical Building parking lot and Woodland Drive. As planned, this building will exacerbate an already terrible traffic situation at the intersection of Forest Glen and Georgia Avenue.

I urge you to deny the application as long as the primary building entrance is on Woodland Drive, without significant alteration to the intersection of Woodland Drive, Forest Glen Drive and Georgia Avenue.

I understand the developer claims "overwhelming support from the community". Having attended the Development Plan informational meeting held on Sept 22, 2022 at Sligo Middle School, I believe this claim to be factually incorrect.

Thank you for your consideration. If you have any questions or would like to discuss further, my contact information is below.

Regards.

Jon van Soestbergen

1710 Sanford Road

Silver Spring, MD 20902

703.338.2360

From: [Stephen Haykin](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Comments on Project: 9801 Georgia Avenue / Application# 320230020
Date: Monday, February 13, 2023 11:33:38 AM

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

Dear Ms. Lindsey,

I am writing to comment on the proposed residential and retail development at 9801 Georgia Avenue, application # 320230020. I am a homeowner and resident in the Forest Grove neighborhood. I do not support the subject proposal as currently delineated.

My concerns relate to the safety and congestion issues that would be generated by the substantial increase in vehicular traffic from the proposed development. The intersection of Georgia Avenue and Forest Glen Road is a gateway to a vast portion of suburban Maryland north of the Beltway. It is also the focal point for significant pedestrian and bicycle traffic from the surrounding neighborhoods.

The proposed development would substantially increase the number of motor vehicles along Woodland Drive and at the intersections of Georgia and Forest Glen, Georgia and Tilton, and Woodland and Forest Glen. The proposal calls for over 500 parking spaces for over 400 living units plus retail space. Current usage of the property is very light, consisting of daytime parking for a modestly-sized medical office building. As noted by other observers, despite the site's proximity to public transit, the distance from shopping centers is likely to generate significant use of motor vehicles by the proposed building's residents.

The largest concern is safety for pedestrians and bicycles, particularly along the development's proposed entrances on Georgia Avenue and Woodland Drive and at the intersection of Georgia and Tilton. This is a residential neighborhood, ill prepared for the substantial increase in vehicular traffic that the project would generate.

I am also concerned with the significant congestion that the proposed project would create. Eastbound traffic on Forest Glen seeking to turn left onto Woodland would likely create bottlenecks east of Georgia and Forest Glen, which is a critical access route for Holy Cross Hospital. Traffic turning right from Woodland onto Forest Glen would add to current traffic jams at the Georgia Avenue signal and produce dangerous lane changing behavior for vehicles heading onto southbound Georgia Ave, vehicles that are often headed to the Beltway. Increased volumes of traffic turning left from southbound Georgia Avenue onto Tilton would create periodic bottlenecks affecting traffic in both directions on Georgia Avenue, with significant impacts on the flow of traffic on this major artery and affecting commuters from neighborhoods and businesses to the north.

I strongly recommend that the project be reduced in scale to limit the number of residential units and traffic generated. I also support recommendations that a traffic study, with a focus on impacts on Woodland Drive, be required prior to project approval.

Thank you for your consideration.

Stephen Haykin

From: [Stephanie Archer](#)
To: [MCP-Chair; councilmember.fani-gonzalez@montgomerycounty.md.gov](#); [Lindsey, Amy; Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Sayles@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#)
Subject: Opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road
Date: Monday, January 16, 2023 6:32:39 PM

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

Dear Ms Lindsey, MCP Chair, and Councilmembers,

I am writing to convey my strong opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road in Silver Spring.

My family has lived in the Forest Estates neighborhood since 1998. The neighborhood has a unique character that draws many families who stay for decades. We enjoy two well-used neighborhood parks, access to the Sligo Creek Park, a hospital, a Metro station, and quick access by road to downtown Silver Spring, Wheaton, and the Beltway. We can easily commute to anywhere in the region during the day and see deer and fox on walks in the woods in the evening. The presence of sidewalks, two parks, and a central boulevard means neighbors get to know each other and form strong relationships. So, while we're able to get work with relative ease, we enjoy the benefits of living in a neighborhood with a strong sense of community—one that is both active and highly invested in neighborhood.

The proposed development would be detrimental to much of why people choose to live here and stay here. With 415 apartments plus offices and commercial space having people exiting the parking lot via Woodland and Forest Glen Roads so close to Georgia Avenue, traffic along Forest Glen will grind to halt, essentially blocking people from exiting the neighborhood and impacting access to Holy Cross Hospital, greatly lengthening commutes and drives to school. It would also greatly erode the character of Forest Estates as a family-focused residential community of people who interact with each other throughout the neighborhood and become highly invested in the community.

My family chooses to live here because it is not like other areas in the region, like Arlington, VA, where large developments have encroached on and now dominate older single family housing areas. If we wanted to live in a place like Arlington or Crystal City, we would have moved to Northern Virginia, rather than here. Ours is still the kind of neighborhood where kids from different homes play together on the sidewalks and on the common green spaces. We know each other well and take care of each other. We hope you don't sacrifice what makes our neighborhood special for

the sake of developers looking to maximize their return on investment.

In addition, the development will take away a small wooded area. Such wooded areas are becoming a rarity in this area of Montgomery County, with large trees to trap carbon, clean the air, and offer havens for wildlife.

Last, we have heard that the developers of the proposed project have said it has 'overwhelming support from the neighborhood'. To the best of my knowledge, the developer has not even conducted a survey in the neighborhood, so cannot claim this to be true in any way shape or form. In a neighborhood where people talk to each other (in person or online) we have not heard anyone express anything but strong opposition to the plan. My family certainly doesn't support this.

At the least the developer, JLB Realty, LLC, should be required to conduct a full environmental and transportation impact assessments, including impacts on climate change (and purchasing carbon offsets, if proposed, if not a sufficient way to manage climate change impacts).

Thank you for your serious consideration,

Stephanie Wilson Archer

1639 Belvedere Blvd.

Silver Spring, MD 20902

From: [Stephen Haykin](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Comments on Project: 9801 Georgia Avenue / Application# 320230020
Date: Monday, February 13, 2023 11:33:38 AM

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

Dear Ms. Lindsey,

I am writing to comment on the proposed residential and retail development at 9801 Georgia Avenue, application # 320230020. I am a homeowner and resident in the Forest Grove neighborhood. I do not support the subject proposal as currently delineated.

My concerns relate to the safety and congestion issues that would be generated by the substantial increase in vehicular traffic from the proposed development. The intersection of Georgia Avenue and Forest Glen Road is a gateway to a vast portion of suburban Maryland north of the Beltway. It is also the focal point for significant pedestrian and bicycle traffic from the surrounding neighborhoods.

The proposed development would substantially increase the number of motor vehicles along Woodland Drive and at the intersections of Georgia and Forest Glen, Georgia and Tilton, and Woodland and Forest Glen. The proposal calls for over 500 parking spaces for over 400 living units plus retail space. Current usage of the property is very light, consisting of daytime parking for a modestly-sized medical office building. As noted by other observers, despite the site's proximity to public transit, the distance from shopping centers is likely to generate significant use of motor vehicles by the proposed building's residents.

The largest concern is safety for pedestrians and bicycles, particularly along the development's proposed entrances on Georgia Avenue and Woodland Drive and at the intersection of Georgia and Tilton. This is a residential neighborhood, ill prepared for the substantial increase in vehicular traffic that the project would generate.

I am also concerned with the significant congestion that the proposed project would create. Eastbound traffic on Forest Glen seeking to turn left onto Woodland would likely create bottlenecks east of Georgia and Forest Glen, which is a critical access route for Holy Cross Hospital. Traffic turning right from Woodland onto Forest Glen would add to current traffic jams at the Georgia Avenue signal and produce dangerous lane changing behavior for vehicles heading onto southbound Georgia Ave, vehicles that are often headed to the Beltway. Increased volumes of traffic turning left from southbound Georgia Avenue onto Tilton would create periodic bottlenecks affecting traffic in both directions on Georgia Avenue, with significant impacts on the flow of traffic on this major artery and affecting commuters from neighborhoods and businesses to the north.

I strongly recommend that the project be reduced in scale to limit the number of residential units and traffic generated. I also support recommendations that a traffic study, with a focus on impacts on Woodland Drive, be required prior to project approval.

Thank you for your consideration.

Stephen Haykin

From: [Steve Bressler](#)
To: [Lindsey, Amy](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov; [MCP-Chair](#)
Subject: Comment in support of proposed FG Medical Center development
Date: Monday, January 16, 2023 10:32:53 AM

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

Hello,

I have lived in the Forest Estates neighborhood of Silver Spring for about 19 years. I walk or drive through the intersection of Forest Glen Rd. and Georgia Ave. all the time. I write in support of the long-delayed development planned at that intersection, 9801 Georgia Ave., currently the dated and largely empty Forest Glen Medical Center.

As a county, we should be supporting sustainable development near Metro stations. This planned mixed-use residential and retail development is literally on top of the Forest Glen Metro Station. And I understand it will finally include new Metro access on the East side of Georgia, which will allow people from my neighborhood (and those going to or from Holy Cross Hospital) to avoid crossing the dangerous Georgia & Forest Glen intersection.

There has been information about the sector plan and this specific development widely broadcast to neighborhoods in this area for years. But now, at the eleventh hour, some of my neighbors are encouraging an email campaign against this development. While I would like to see neighborhood-friendly retail, like a coffee shop and corner store, and don't want to worsen traffic problems, stopping this development isn't the way. Make it a smart development adjacent to a Metro station.

Thank you for your consideration and your public service.

Steven Bressler
1818 Brisbane St.
Silver Spring, MD 20902

From: [Sarah Summerlin](#)
To: [MCP-Chair](#); [Lindsey, Amy](#)
Subject: proposed building at Forest Glen Rd and Georgia Ave.
Date: Saturday, January 21, 2023 12:43:05 PM

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

To Whom It May Concern:

My name is Sarah Summerlin, and I am a resident of the Forest Estates neighborhood which borders this proposed development. I also serve on the interim Forest Estates Community Association Board. This is a different board than the Forest Grove Community Association that vehemently opposes this development.

I support the development on certain conditions:

-We do not need more luxury housing. We need more affordable housing. I would like this development to include *more than* the minimum number of affordable units that the county demands.

-I am concerned about the number of parking spaces proposed. This is an overcrowded intersection now; we cannot afford to add that many cars to the regular commuting times. In addition, why would the residents need so many spaces since I understand part of the appeal of this location is that it is across the street from a Metro station? There are also grocery stores within walking distance with a very safe pedestrian bridge to cross the Beltway intersection (I often walk to the grocery store from my home).

-I would like this development to include some retail establishments such as a coffee shop, a nail salon, a small grocery, etc. I believe these would be highly profitable businesses, located next to a neighborhood full of regular Metro users as well as the new residents of the building.

Thank you,
Sarah Summerlin

From: [Susan DeFord](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov
Subject: Public Comment on Proposed Development 9801 Georgia Avenue
Date: Monday, January 23, 2023 7:05:43 AM

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

Dear Members of the Montgomery Planning Board, Staff, Montgomery County Council and County Executive,

As a resident of Forest Estates, I am commenting on current plans for the mixed use project at 9801 Georgia Ave (currently Forest Glen Medical Center). Like many others in Montgomery, I want to see more affordable housing built here. I want to support higher density at this site, taking advantage of Metro access. But the project proposed by JLB Realty does not adequately achieve a tailored fit with the community. The developer must make changes to achieve the county's development goals and avoid inflicting lasting disruption upon a long-established neighborhood.

The pages of staff comments from county planners make plain the many deficiencies in the developer's proposal. No traffic study submitted for a project proposing 415 apartments and a 555-space parking garage? Absurd! Placing a garage entrance on Georgia Avenue at this traffic-choked thoroughfare that's already accident-prone? As someone who daily navigates this intersection, I consider that obviously unsafe. And turning part of Woodland Drive, a residential street, into the project's drop-off area sounds like a taking of public right-of-way.

Furthermore, I object to the project's insufficient green spaces, poorly designed public spaces, lack of childcare facilities, and its massive parking garage across from a Metro station. It's as if the developer has taken no notice of the surroundings, and intends to drop a fortress of units at our neighborhood's doorstep without incorporating features of an attractive urban addition.

In addition, I ask that the planning board, the County Council and County Executive commit to the idea that if high density development is ideal for areas served by Metro, then residents should be able to safely access the subway through the planned Metro entrance on the east side of Georgia Avenue. Even now, pedestrians at this broad intersection regularly confront impatient drivers. Imagine what it will be like with many more people and cars at this crossroads if the project proceeds without the east side Metro entrance. That sounds like poor planning for sure.

I hope the developer, Planning Board, Council members and County Executive see this project as a chance to show density done right, so that it's a welcome addition to our neighborhood. For now, there's much more work to be done to get there.

Sincerely,
Susan DeFord
10315 Folk St., Silver Spring, MD 20902

sjdeford@outlook.com

Sent from [Mail](#) for Windows

From: [Susan Pietrzyk](#)
To: [Lindsey, Amy](#)
Subject: Georgia Avenue Medical Center Development
Date: Monday, January 16, 2023 10:09:43 PM

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

Hello,

I am writing to express my concern about the proposed development at the corner of Georgia Avenue and Forest Glen (perhaps one of the most dangerous intersections in Montgomery County).

I'll keep my email brief. The developers indicate that their complex will add 500 cars. That's way too many. I live on Woodland Drive and get on the Beltway each day to go to work. To turn from Woodland onto Forest Glen is already a big mess. I am not exaggerating, just a mess of cars, and so dangerous. Adding 500 cars is not feasible.

The other points I wanted make are that the developers 1) are not honoring the recommendations of the sector plan and 2) claim to have the support of community, which simply isn't true, quite the opposite in fact.

Thanks for reading my email. I hope you will do the right thing and stop this developer from dumping 500 cars onto Woodland Drive.

Susan Pietrzyk

From: [Suzanne Milton](#)
To: [Lindsey, Amy](#)
Cc: [Joshua Milton](#); [MCP-Chair](#)
Subject: Proposed development of 9801 Georgia Avenue
Date: Monday, January 16, 2023 7:22:57 PM

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

Good evening, Ms. Lindsey.

We are homeowners in the Forest Grove neighborhood. Our address is 1819 Sherwood Road, near the corner of Woodland Drive and Sherwood Road. We are writing to you to express our deep concerns about the proposed development of the 9801 Georgia site by JLB Realty, LLC. We have received briefings from the developer and sought additional information from many sources, including our neighborhood association. Everything we are learning gives us great concern that the traffic impact on our neighborhood has not been considered or addressed. We are NOT anti-development, but we find it amazing that the development of a property at one of the busiest intersections in the county could have come this far without a traffic study being done. Moreover, the developer appears to be saying to everyone who will listen that they have the "overwhelming support of the neighborhood." That is untrue. Many of us closest to this development have NEVER received a formal notification about it from the county.

We ask that you and your team ensure that appropriate studies are performed to ensure that this project truly benefits our neighborhood. We will support solid plans that consider traffic and congestion and also address needed housing concerns. But none of us will be served by creating a further traffic nightmare in a neighborhood with lots of young children and active walkers and bikers. The current plan does not live up to the Sector Plan for our area which requires consideration of traffic congestion and preservation of green space in all projects. Please ensure that these interests are represented in your consideration of the developer's proposal. We understand that a hearing is upcoming on February 9, and we ask that you require a traffic study be done and appropriate work be undertaken to revise the plan to deal with the impact on our neighborhood.

Thank you for your consideration.

Best,

Suzanne and Josh Milton
1819 Sherwood Road
Silver Spring, MD 20902
202-257-4935 (Suzanne mobile)

From: [Tim Gmail](#)
To: [Lindsey, Amy](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov; [MCP-Chair](#)
Subject: Opposition to JLB Realty, LLC proposal for development on Georgia Avenue at the northeast corner of Forest Glen and Georgia
Date: Monday, January 16, 2023 10:47:58 PM

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

Dear Ms Lindsay,

My name is Timothy Powers, and I have lived at 1811 Sanford Road in Forest Estates for the past 28 years. I am writing to express my family's and my firm opposition to the JLB development plan referenced in the subject line.

The size, scope and details of this plan are such that we believe it would drastically and unfavorably impact quality of life in this neighborhood, especially for those of us who live close to the proposed development area. We believe such a development would exacerbate several challenges that our neighborhood already struggles with. These include:

- 1) Traffic and unsafe driving in a neighborhood filled with children — We are already a cut-through neighborhood for people going to Holy Cross Hospital or just looking to hurry past Georgia Ave traffic;
- 2) Stress on utilities that have been increasingly failing — Gas leaks, for example, have become a regular occurrence based on the frequent appearance of gas company workers digging up street sections;
- 3) De-forestation of what actually used to be fairly characterized as “Forest” Estates — A sizable portion of the trees that once lined our streets have been removed by the county, making the small grove of trees on Woodland Drive a precious and ever rarer commodity.

At a minimum, I believe the county should require a thorough and impartial study of the impacts of the proposed development. I gather that the developer has sought to bypass this need by claiming that it has “overwhelming” support of the affected community. I have no proof either way, but I can tell you that those I’ve talked to about this have been anywhere from concerned to directly opposed. I can also say that I have seen some postings on our neighborhood list serve voicing support. I notice, however, that the rationale expressed for such support has been based on general philosophy (e.g., “we need to support the concept of dense housing”). I have not seen any argument put forth to claim that this development would in any way bring benefit to this long-established neighborhood.

If community support or non-support is an important consideration for you, then I would urge you to weigh the responses based on particular locations of residence. A sizable portion of our neighborhood is considerably removed from the proposed development area. It is easier for some to take a stand on principles when they expect to be less directly impacted. I believe the voices of those of us whose children have to cross these nearby streets should be strongly considered.

Finally, I would like to mention that there has been some neighborhood discussion of whether or not there was appropriate notice about re-zoning of the development area. I can tell you as a person who is highly interested in this matter, I only became aware of this in the past few weeks. If there were signs posted at the property, then I and many others in the neighborhood seem to have missed them. Perhaps this is because there were already regularly signs at that location about a proposed second Metro entrance there, and signs on this zoning matter were lost within that.

Thank you for your consideration.
Tim Powers

From: [Tanya Olson](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Georgia Avenue Medical Center Development
Date: Monday, January 16, 2023 12:00:26 AM

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

I am writing with concerns about the proposed development at the medical center site at Georgia and Forest Glen. As a homeowner of an adjacent home (9822 Woodland) I have attended many meetings about the sector plan and the meeting held by the developer a few months ago.

From the beginning, one concern about making the medical center residential was the increase in traffic it would introduce to Woodland and neighboring streets. Woodland already has too much traffic moving at too high a rate of speed as the street serves as a cut through for people wishing to turn left on to Forest Glen from SB Georgia. One way the sector plan was sold to our neighborhood was (a) any residential development would, since it would be atop a new Metro opening, would have a low car to unit density (b) a new dedicated left turn lane would be added to SB Georgia (c) a circle kiss and ride would be incorporated on the medical center site itself (d) Woodland would be marked for traffic calming.

Imagine my surprise when attending the developer announced he was building a 415 unit apartment building which would introduce 499 new residential cars (plus delivery trucks and visitors). Almost all of these cars would use Woodland as there would no longer a FG exit/entrance to the site and the Georgia entrance exit is only NB (and seems to me to be unlikely to be kept/approved by the state DOT). As well, the kiss and ride now no longer sat on the site but was a lay by on Woodland Ave, near the intersection with FG. When I asked the developer about traffic calming on Woodland, he said he knew nothing of this designation and had not been asked to integrate traffic calming measures.

These violations of the sector plan are alarming; Woodland isn't capable of having 500+ cars added to it. We are a 4 block residential street that has pedestrians, Metro commuters, dog walkers, stroller pushers, bike riders, and skateboarders. People use Woodland to access the Metro, Getty Park and to move through the neighborhood. School buses pickup and drop off on Woodland and students at the Catholic school on the other side of the park walk and bike to and from school. These activities are already risky enough on Woodland at this moment. Adding 500 cars to Woodland will only make all of this worse, if not deadly.

Even more impossible is imaging adding these 500+ cars to the intersection of Woodland and Forest Glen. As a car commuter, I sit at that intersection to turn left on to FG daily. Cars back up onto Woodland as it is difficult to turn either right or left onto FG; passage is often blocked by cars backed up waiting to turn right or left onto Georgia. The same is true when I return from work and turn on to Woodland from FG (although it is easier than it is in the morning). Adding cars to this congestion in the morning, as well as added traffic for people using the kiss and ride (which will be a lay by at this very intersection) is simply impossible. While I know there has been talk about working on light cycles at Georgia, this is not a timing problem. It is very simply a numbers problem.

Woodland can not incorporate 500+ new cars into its daily usage. The intersection of Forest Glen and Woodland can not incorporate this increase in traffic and a kiss and ride. Even if it were possible, none of this is in line with traffic calming on Woodland. All of it will be made worse by the order of this construction. Adding 500+ cars before completing the Metro opening and the dedicated left turn lane will very simply grind traffic on these streets to a halt.

The sector plan was a long, slow process that asked for resident input. It is now time to use what was laid out in the sector plan. Any residential building on the medical center site must have a lower car to unit density. The Metro opening and the Georgia turn lane must be completed before or at the same time as residential construction. The kiss and ride must be incorporated into the medical center site and not left on the road. Traffic calming on Woodland must be a priority and be part of any development on the medical center site.

Tanya Olson
9822 Woodland Drive

From: [Tanya Olson](#)
To: [Lindsey, Amy](#)
Subject: Medical Center Development Questions
Date: Tuesday, March 14, 2023 12:51:42 PM

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

Amy-

Thanks so much for addressing community questions and concerns about this development. My questions concern (a) the alignment of the developer's plans with the Sector Plan and (b) the proximity of the green space to the houses on Woodland.

(a) The Sector Plan marked Woodland for traffic calming; I also know one "selling point" of rezoning the medical center was that, since it would be atop the new Metro opening, it would not add as much traffic to either Woodland or Georgia. The idea that was often repeated was that anything built there would use the Metro access as a selling point and would not be car-centric.

As a resident of Woodland, I know what a disaster it is to try to turn onto or from Forest Glen. The backup at that stop sign is stressful at best and disastrous at worst. Adding 500 cars to a 5 block residential street that already struggles to handle the traffic it has AND that has been marked for traffic calming measures makes no sense to me. What traffic calming is being introduced to Woodland? Why is the car/unit ratio set so high for this developer?

(b) The commuter path and green space on the north end of the lot (next to the already existing houses) has always been a little nebulous. How will these houses be set apart from the path and/or the green space? Will I sit in my backyard and watch people walk by or will there be trees or other natural barriers installed? Will the residents of the apartments look out their windows and watch me sit in my backyard? How will privacy for both parties be provided?

I hope to attend the Wednesday meeting online and look forward to hearing your updates. Thanks again.

Tanya Olson
9822 Woodland Drive

From: [Tom Phelps](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Ave Proposed Redevelopment
Date: Monday, January 16, 2023 7:21:09 AM

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

Good Morning Ms. Lindsey:

I am Thomas Phelps. I am a homeowner in the Forest Grove area. I live at 1811 Sherwood Rd., Silver Spring, MD 20902. This is my childhood home. I am writing to state my opposition to the entirety of the proposed redevelopment of the parcel at 9801 Georgia Ave. It is my opinion that the new residences will cause undue strain on the existing local community in terms of increased vehicular traffic, increased light pollution and further exacerbate the lack of parking for those of us who reside in the adjacent neighborhood. I would respectfully request that you and your colleagues reject this proposal. Thank you for your consideration.

Sincerely,
Thomas R. Phelps
1811 Sherwood Rd.
Silver Spring, MD 20902

From: [Timothy Carle](#)
To: [Lindsey, Amy](#)
Subject: Forest Glen Re-Development
Date: Monday, January 16, 2023 10:46:52 PM

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

Ms. Lindsey,

I am writing to express my concern about this new development proposal at the Forest Glen medical center (Georgia Ave & Forest Glen).

Already our neighborhood absorbs lots of through traffic cutting through from Georgia Ave. I'm very concerned this will worsen. Many children live in this neighborhood including three of my own, and many walk or bike to school (Sligo Middle being on the north part of the neighborhood).

I'm opposed to this plan overall. But at minimum a thorough traffic study is required before any approval.

Regards,

Timothy Carle
1702 Sherwood Road
Cell 336-577-5492

Email

Planned Development Nor...

Owner

MCP...



Email

From Tobias Rubin

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject Planned Development North/South along Georgia Avenue

Date Sent **Date Received** 1/15/2023 4:16 PM

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

To Whom It May Concern:

I am a resident of the Forest Grove neighborhood on Tilton Drive and I have been here for over 20 years. I chose this neighborhood for its quietness and easy access to certain amenities. My concerns over the proposed development is the lack of a traffic study and lack of green space and whether there is actually a need for commercial space. In my 20 years I have seen a significant increase in the traffic and the use of Tilton Drive as a thoroughfare between Georgia Ave and Forest Glen Road near Holy Cross Hospital. This development will only increase the traffic on Tilton Drive and other neighborhood stress. The intersection at Forest Glen Road and Georgia Ave is the worst in the county and will only become worse with the proposed development. I am all for residential development, but smart residential development and what is being proposed is not smart and especially with no regards to the impact of the current residents. I am asking you to make JLB Realty perform a traffic study with proposed solutions to ease traffic congestion and provide a better solution for green space.

Regards,
Tobias Rubin

Attachments

File Name	File Size (Bytes)	
<div></div>		

There are no Attachments to show in this view. To get started, create one or more

From: [Todd Cimo](#)
To: [Lindsey, Amy](#)
Subject: Proposed development at Georgia and Forest Glen
Date: Monday, January 16, 2023 3:03:27 PM

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

Ms. Lindsey,

Thank you for serving on the planning committee. I am writing to share with you my strong opposition to the planned apartment complex at the intersection of Georgia and Forest Glen. I live one block from the proposed development and every day I must contend with the terrible traffic congestion that occurs in the mornings and afternoons. With the exit and entrance ramp from I-495 right near the intersection, traffic backs up in all directions dangerously crowded. The addition of 415 more residences without a major overhaul of Georgia Avenue and Forest Glen, which is not possible given the existing structures, is not only unwise but also unsafe.

Please oppose the proposed project.

Todd Cimo

9712 Forest Grove Dr, Silver Spring, MD 20910

From: [Todd Montgomery](#)
To: [Lindsey, Amy](#)
Subject: Forest Glen Medical Center Development
Date: Monday, December 12, 2022 4:50:01 PM

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

Hi Amy,

I was given this email as a means of providing input about this project. I am a resident of the adjacent neighborhood, Forest Estates, and live at 1816 Tilton Dr. I am approximately 800 feet from the development. I'd like to say that I am overall in support of transit oriented development, and this development in particular, as I believe we need the housing and I believe the net benefit to our neighborhood will be positive with the improvement in local retail.

However, I must take issue with 2 aspects of this development that are being overlooked (based on the sketch plan and the comments submitted back to the developer).

First, the traffic study the developer submitted. Remarkably, it found that the net impact on traffic was nearly negligible because it found that traffic would be reduced during one rush hour and increased during another. I am no expert and there was a lot in the study I didn't understand, but it seemed to me to be based quite heavily on assumptions and on looking at the area as a whole rather than on individual streets. My main point here is that if they look at the number of cars entering and leaving that block of property (currently just patients and employees of the medical center), it doesn't account for which streets they are using. So it's counted the same whether they enter and leave using Georgia, as it would be if they entered through Georgia and left via Woodland, as would be the most common case with the new apartments in my opinion. In the current state, no cars hit Woodland. In the state of this development as planned, they do. Obviously it's a different situation, but it appears to be counted the same. I believe that a Woodland entrance/exit will create quite the traffic issue with large numbers of cars trying to take Woodland to Forest Glen to Georgia. As most jobs would require taking either 495 or Georgia Ave southbound, most of these drivers are going to turn right from Woodland on to Forest Glen and then immediately try to cut across lanes to turn left on to Georgia Ave. That intersection is already a huge mess and this would just complicate it further without changes. I think there needs to be a lot more scrutiny from the County on the traffic impact this will have, to include conducting a study themselves. As the roads currently exist, I don't think an entrance/exit on Woodland is feasible and am opposed to it unless other modifications to improve the flow of traffic are made.

Second, the parking situation. Currently there is permitted parking in the neighborhood from 9-5 on weekdays only. I am assuming the apartment complex will try to charge tenants for parking in the parking garage there, which will inevitably result in some tenants choosing to just park on our streets. Their guests will also likely try to do the same. I would like to have it clarified that residents of this new apartment complex will not be eligible for the permitted parking zone for our neighborhood, as they should be using the parking garage at the complex. I'd also request that the County comment on parking enforcement in residential permit parking areas. I had a non-permitted car park right in front of my house for 3 weeks continuously without receiving a ticket, despite several calls from myself and other neighbors to address this car (mainly because it had lots of gun stickers on it and a face mask that looked straight out of a horror movie in the back). So if it's not enforced when we are calling asking for it to be, is it ever enforced? I actually know of neighbors who have lived here for over a year without getting a permit, and have never gotten a ticket. With this new apartment complex, we will need parking permits to be enforced. And we might need to look at expanding the hours that permits are enforced as well.

Thanks,

Todd Montgomery

From: [Todd Montgomery](#)
To: [Lindsey, Amy](#)
Subject: Re: Forest Glen Medical Center Development
Date: Tuesday, February 14, 2023 9:35:20 AM

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

Hi Amy,

I wanted to add additional commentary based on some of the sketch plan feedback documents.

I noticed that there was some commentary on the developer's plan to remove the wooded area currently in the property and replace it to meet the requirement that some of the land be preserved/kept wild. The commentary appeared to be against the developers plan to do this.

I am not certified or anything, but I'm quite invested in the promotion of native plants and environmental protection. While I'd normally agree that preserving the existing wooded area should be prioritized, in this particular case I think the developer's plan, with appropriate commitments, could actually be the better route.

The main reasoning for this is that that wooded area is unfortunately filled with mostly invasive plants. While it does still provide cover, which is important, it doesn't provide the vital ecosystem services that we'd ideally want, because it's mostly invasives and lacks many natives.

So for this reason, I'd advocate that the developers plan should be approved for this particular issue anyway, IF they are willing to commit to not planting any species listed on the Maryland Invasive Species Council list of invasive plants (<https://mdinvasives.org/species-of-concern/terrestrial-plants/>)

I believe the developer could gain key support from native plant groups in the community if they ALSO committed to planting only plants native to the piedmont region of Maryland. I imagine those groups would happily work with the developer to implement a natives only landscaping approach provided the developer is paying for the plants and the installation of them.

This would have a positive impact for the neighborhood as well as the Sligo Creek watershed.

Thanks,

Todd

On Dec 15, 2022, at 12:06 PM, Lindsey, Amy
<amy.lindsey@montgomeryplanning.org> wrote:

Good afternoon Todd,

Thank you so much for your email. I wanted to follow up with you and let you know that I have had our transportation staff looking into this further. The traffic study is not typically reviewed until Preliminary Plan, as the Sketch Plan does not include any legal entitlements. However, on looking at what the Applicant provided, we agree that there are definitely issues and transportation staff will be reaching out to the Applicant and getting that corrected.

The on-street parking limitations are more difficult for us to address at the planning stage because those are generally operational and handled by the Department of Transportation (DOT). But knowing that there are issues is important and we will make sure that we bring them up and work to coordinate with DOT and the Applicant on them.

Please feel free to reach out if you have any more comments or questions as we move through this process. Also, I have met in the field with some people in your neighborhood and am available to attend meetings or just in-person chats. We have a tentative Planning Board date of 2/9/2023 and I will make sure you receive all noticing related to this plan.

Amy

Amy Lindsey
Planner III, Midcounty Planning

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

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

From: Todd Montgomery <todd.montgomery9@gmail.com>
Sent: Monday, December 12, 2022 4:50 PM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: Forest Glen Medical Center Development

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

Hi Amy,

I was given this email as a means of providing input about this project. I am a resident of the adjacent neighborhood, Forest Estates, and live at 1816 Tilton Dr. I am approximately 800 feet from the development. I'd like to say that I am overall in support of transit oriented development, and this development in particular, as I believe we need the housing and I believe the net benefit to our neighborhood will be positive with the improvement in local retail.

However, I must take issue with 2 aspects of this development that are being overlooked (based on the sketch plan and the comments submitted back to the developer).

First, the traffic study the developer submitted. Remarkably, it found that the net impact on traffic was nearly negligible because it found that traffic would be reduced during one rush hour and increased during another. I am no expert and there was a lot in the study I didn't understand, but it seemed to me to be based quite heavily on assumptions and on looking at the area as a whole rather than on individual streets. My main point here is that if they look at the number of cars entering and leaving that block of property (currently just patients and employees of the medical center), it doesn't account for which streets they are using. So it's counted the same whether they enter and leave using Georgia, as it would be if they entered through Georgia and left via Woodland, as would be the most common case with the new apartments in my opinion. In the current state, no cars hit Woodland. In the state of this development as planned, they do. Obviously it's a different situation, but it appears to be counted the same. I believe that a Woodland entrance/exit will create quite the traffic issue with large numbers of cars trying to take Woodland to Forest Glen to Georgia. As most jobs would require taking either 495 or Georgia Ave southbound, most of these drivers are going to turn right from Woodland on to Forest Glen and then immediately try to cut across lanes to turn left on to Georgia Ave. That intersection is already a huge mess and this would just complicate it further without changes. I think there needs to be a lot more scrutiny from the County on the traffic impact this will have, to include conducting a study themselves. As the roads currently exist, I don't think an entrance/exit on Woodland is feasible and am opposed to it unless other modifications to improve the flow of traffic are made.

Second, the parking situation. Currently there is permitted parking in the neighborhood from 9-5 on weekdays only. I am assuming the apartment complex will try to charge tenants for parking in the parking garage there, which will inevitably result in some tenants choosing to just park on our streets. Their guests will also likely try to do the same. I would like to have it clarified that residents of this new apartment complex will not be eligible for the permitted parking zone for our neighborhood, as they should be using the parking garage at the complex. I'd also request that the County comment on parking enforcement in residential permit parking areas. I had a non-permitted car park right in front of my house for 3 weeks continuously without receiving a ticket, despite several calls from myself and other neighbors to address this car (mainly because it had lots of gun stickers on it and a face mask that looked straight out of a horror movie in the back). So if it's not enforced when we are calling asking for it to be, is it ever enforced? I actually know of neighbors who have lived here for over a year without getting a permit, and have never gotten a ticket. With this new apartment complex, we will need parking permits to be enforced. And we might need to look at expanding the hours that permits are enforced as well.

Thanks,

Todd Montgomery

From: [victoria.wagman](#)
To: [Lindsey, Amy](#)
Subject: JLB Realty Development plan
Date: Sunday, January 15, 2023 8:18:44 PM

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

I live in the neighborhood where this huge development has been planned. I am not against development but I think SAFETY must come first. We call Georgia and Forest Glen "the intersection of death." This nickname comes after many accidents at that intersection. This would add to people crossing the road. There needs to be a traffic study as well as the tunnel from the metro MUST come first! We live on August the next light up from Forest Glen and the traffic zooming into our neighborhood has gotten worse.

I would also point out that our local neighborhood school is currently overcrowded and this is a new school. We have to prepare for the school system.

Please make sure that our neighborhood's concerns for safety are taken into consideration.

Tori Wagman
1905 August Drive

From: [victoria.wagman](#)
To: [Lindsey, Amy](#)
Subject: Planning Department Community Q+A Session on 9801 Georgia Medical Bldg Redevelopment
Date: Wednesday, March 15, 2023 1:15:29 PM

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

Questions for the meeting:

Is this building going to be built before the tunnel is completed at Georgia Ave and Forest Glen?

Will there be a traffic study on the impact at that intersection and the impact if people go around on August Drive?

Has there been a study on the impact on the local schools?

THanks Tori (August Drive)

From: [wendy.rainey](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](#); [letters@washpost.com](#); [wendy.rainey](#)
Subject: Proposed Development - Forest Glen Medical Center - Application#320230020
Date: Sunday, January 15, 2023 7:16:32 PM

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

Hello, I, along with volunteers in my community, have spent the last two days delivering a flyer to the Forest Grove and Forest Estates community so that they are aware of the negative impact of this development if approved. I did this for several reasons. One, I live one house in from Woodland Drive. For those not with the planning board who I've cc'd here, Woodland Drive is the road that up to 550 cars could enter and exit each day in order to leave the proposed development and then drive through the Forest Grove and Forest Estates neighborhoods in order to exit. Woodland Drive parallels Georgia Ave. and is already a cut through street in order to bypass Georgia Ave. during rush hour. It has a bus stop on it for school children. There is also a private school at St. John the Evangelist (Pre-K through 8th grade) that many children walk to from their homes to the school each day. Most of them will walk up their streets (many with no sidewalks) up to Woodland Drive to get to and from school. I believe there is an additional exit planned from the proposed site onto Georgia Avenue - going North though, not towards Silver Spring, the beltway or DC. Additionally, the Forest Glen Medical Center sits on the same site as the future underground entrance to the Forest Glen Metro. In other words, if you live in the new two and a half block long proposed apartment building, you would be within several FEET of an entrance being built to ensure pedestrian safety across Georgia Avenue. When questioned about this, the developer JLB Realty, LLC, says there aren't enough grocery stores nearby. I checked. There is a Safeway one Metro stop away in Wheaton. There are two other grocery stores within a half mile away going South - Aldi and Sniders. So, can we all agree that allowing 555 cars isn't about the proximity to a grocery store? It is a selling point to future renters. You can walk to the Metro and still have a car. What is Montgomery County's viewpoint on this though? Shouldn't our goal be to lessen the amount of cars on our roads and reduce emissions? Especially with the proximity to a Metro tunnel entrance?

A traffic study to determine the impact on the Forest Grove and Forest Estates neighborhood streets should be required prior to approval of any development on this site.

Second, I attended the meeting that the developer held in September with our communities. He stated to the Development Review Committee a month or so later that he had "overwhelming support" from the community. This is incorrect and misleading. Many people stated their concerns about the amount of cars coming into the neighborhood. One woman had a back and forth exchange with the developer about this. At one point the developer stated "If I don't get an entrance on to Woodland Drive" then I'll walk away from this project.

Third, the development will remove a large area of old growth trees currently located on the site. The trees have not been maintained, but I'm sure they are home to many bird, animal and insect species. How will these trees be replaced? Street trees on Woodland Drive? Once removed, there will be no natural buffer between the development and adjacent homes.

Additionally, the Forest Grove and Forest Estates neighborhoods were built between the 1940's and 1950's. Has there been any type of study done as to the effects of a large development adjacent and connecting to 70 to 80 year old utility infrastructure? A study on the impact on our already overcrowded schools?

There is much more I could point out here, I know I should state how this development contradicts the sector plan. I wish I had time to look all of that up, but I don't. That's why the Planning Board exists. To determine if a development is good for the citizens of Montgomery County, Maryland. This development is not.

Thank you for your time in reading this letter.

Sincerely, Wendy Rainey
1811 Myrtle Road

From: [Wesley Fry](#)
To: [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov; [Lindsey Amy](#)
Subject: Support for Development at 9801 Georgia Avenue
Date: Sunday, January 15, 2023 7:47:33 PM

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

Dear MCPPB Board,

I am a resident in Forest Estates. I STRONGLY support the redevelopment of the Forest Glen Medical Center located at 9801 Georgia Avenue.

Climate change and racial and economic equity are two of the most important, if not most important, issues our community must address. Building housing, of all kinds, near transit are solutions to these issues. This is why I support the proposed redevelopment of 9801 Georgia Avenue.

My neighbors and I in the Forest Glen neighborhood choose to live off a busy street (Georgia Avenue), right next to 495, around the corner from one of biggest hospitals in the region. An apartment complex isn't not going to change the character of community.

Sincerely,
Wesley and Amanda Fry
1623 Belvedere Blvd

Lindsey, Amy

From: Whitney Warren and Deryl Davis <wmwdad99@yahoo.com>
Sent: Saturday, January 14, 2023 5:17 PM
To: Lindsey, Amy; MCP-Chair; Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Please do not support the proposed development at 9801 Georgia Ave. Forest Glen Medical Center

Categories: Tracked To Dynamics 365

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

9808 Dameron Drive
Silver Spring, Maryland, 20902
Forest Glen Neighborhood
January 14, 2023

Dear Ms. Lindsey, Councilmember Fani-Gonzalez, and Montgomery Council Planning Board:

I am writing as an extremely concerned citizen and member of the Forest Glen neighborhood. The current development for the corner of Georgia Avenue and Forest Glen will create untold traffic and safety risks in our neighborhood. I implore you to listen to the Forest Glen Community Association and do approve the current proposed development.

First, as a resident of Forest Glen, I was never contacted in writing or in email about the proposed development. ONLY AFTER the November open meeting (which we learned about from the posted signs), did we know anything about the development. The November meeting made it abundantly clear to the developer that there were countless problems with the plan, including insufficient information about traffic, gas, and sewer problems. Further, the community did not want such a large-scale building, which does not match the surroundings. The developer, without a traffic study, has no idea of the dangers that will be posed by 550 additional cars. Please, I beg you, to come sit on the south side of Woodland on a normal weekday at 8 a.m. and watch an already dangerously full intersection, where cars back up to Sligo Creek routinely, and where cars dodge incoming traffic—risking life and limb--trying to exit and enter Woodland. Add to this, awareness of the increased traffic that will come from the proposed development over the Forest Glen metro and at the nearby garden apartments on Georgia. This is already one of the most dangerous and congested intersections in Montgomery County, and all this development will increase the congestion immensely.

The reality (that has been downplayed by many) is that our neighborhood streets will be made speed thoroughfares to avoid the congested Georgia Ave. exit. Myrtle and Sherwood do not have sidewalks, and one must currently slow just to dodge cars and pedestrians. The proposed development includes too many cars for our neighborhood streets to manage safely. It feels—without a traffic study being done—that the county and developer do not care about the safety of our children and families, or the sustainability of our neighborhood.

Please, please, come and see for yourself how this proposed building does not fit our neighborhood. Look at the townhomes on the south side of the beltway, or near the Forest Glen metro; these are examples of development in tune with the environment--a synchronous design and a volume that is sustainable. We do not want all the trees to be cut; we do not want a building that looms over our neighborhood and the existing space, taking all the green out of Forest Glen.

Please help by voting no to the proposed development.

Sincerely,

Whitney Warren and Deryl Davis (residents since 2009)

From: [Wylie Levone](#)
To: [Lindsey, Amy](#)
Subject: Forest Glen Medical Center - DO NOT approve JLB Realty's proposal!
Date: Monday, January 16, 2023 3:05:47 PM

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

Hi - I am a resident of the Forest Glen neighborhood, and I am writing to express my strong opposition to the proposed development by JLB Realty. While we are in favor of better utilizing this space, the proposed apartment project will have a tremendous negative impact on our community and the Forest Glen - Georgia Avenue traffic corridors.

JLB Realty claims there is strong community support for this project - that is not true. We live here and talk to our neighbors. Nobody is in favor of this monstrosity that will cut down trees without providing green spaces, exponentially worsen an already-bad traffic situation, and introduce a huge population into our neighborhood of residents with no long-term commitment to the community.

If you have ever looked at the line of traffic on Forest Glen trying to turn onto Georgia Avenue in the morning, even now - before an additional 400+ residents are added at that intersection - you would know that to approve this development without even a proper traffic study is willful blindness. This proposed development is going to create serious and unsolvable long-term problems, and JLB Realty is refusing to do a transportation study because they know that if one is conducted it would never support what they are trying to develop.

You should ask yourself: would you like to live in Forest Glen after this is built, or for your commute to run past it?

I ask you to reject JLB Realty's proposal until a more reasonable, community-oriented, long-term, and sustainable proposal is set forth.

Sincerely,
Wylie Levone
1704 Sherwood Road
(301) 351-2065

From: [Yvonne Carney](#)
To: [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov; [Lindsey, Amy](#)
Subject: Support for 9801 Georgia Ave. Development
Date: Sunday, January 15, 2023 9:53:11 PM

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

To Whom it May Concern:

I understand that some neighbors are opposing the proposed development of 9801 Georgia Ave, with complaints about traffic congestion. I want to express my strong enthusiasm for the development!

As Montgomery Planning research for the [Housing Need Assessment](#) and [Thrive](#) have shown, the need for new housing in Montgomery County is great! To be a more equitable County, we need to build more housing and to do that, an office to residential conversion like this is an ideal solution.

As we work to become more resilient in the face of climate change, we all need to do more to reduce greenhouse gases and move to more sustainable modes of transportation. I can not think of a better location for new housing than across the street from a Metro (Forest Glen) and along a high-frequency bus corridor on Georgia Ave! The new residents will have easy access to both transit options, and the County leverages the region's investment in Metro and in the future, bus rapid transit.

On a personal note, I commute two days a week from the Forest Glen station and look forward to meeting my new neighbors on my walk to the Metro! I work from home on the other days and my husband works full-time telework so we have exactly zero concerns about added traffic congestion.

I know many people have worked countless hours to enable this project that meets so many different County policy objectives. Thank you and I look forward to it moving forward.

Yvonne Carney
Homeowner at 1626 Belvedere Blvd

Lindsey, Amy

From: Jack Taylor <j_and_l_taylor@yahoo.com>
Sent: Saturday, January 14, 2023 3:55 PM
To: Lindsey, Amy; MCP-Chair
Cc: Jack Taylor
Subject: Proposed development at Forest Glen Road and Georgia Avenue (Plan # 320230020)

Categories: Tracked To Dynamics 365

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

We are homeowners who have lived on Sherwood Road for more than 40 years. We are writing to express our serious concerns about the negative impact that the proposed development will have on the surrounding neighborhood. We do not object to the concept of developing this property but were hoping that whatever was built would take into account the nature and concerns of the existing community. That has not happened.

Our specific objections relate to the increased traffic congestion that will inevitably result from a structure that has the parking capacity for over 600 cars. While the County's stated goal of developing housing near public transportation is laudable, to allow such a structure to be built within a few blocks of the Beltway will not accomplish this. Not only does it encourage further use of auto transportation and will funnel more traffic onto the Beltway, but access to the Beltway from this building will be very difficult, requiring drivers to negotiate the already congested traffic on westbound Forest Glen Road in order to turn south onto Georgia Avenue. It is a well-known fact that this intersection is one of the busiest in all of Montgomery County.

The natural "workaround" for this problem is to exit the parking lot onto Woodland, drive east on Sherwood Road, south on Dameron Drive where a traffic light will assist with breaking into the lane of traffic so that one can proceed west onto Forest Glen and, ultimately, the Beltway. Of course, the opposite will occur during the other rush hour.

It may be that, rather than waiting for a break in the traffic on Forest Glen, drivers will prefer to go east on Myrtle Drive which can also be accessed from Woodland, to facilitate Beltway access via the same light at Dameron Drive.

It should be noted that both Sherwood Road and Myrtle Drive are already too narrow to accommodate two-way traffic. Cars are parked in front of their owners' homes and there are no sidewalks. To ensure their safety, children walk through homeowners' yards to avoid walking in the streets which are already clogged with traffic. Sherwood Road is especially difficult to navigate because the oncoming traffic cannot always be seen by a pedestrian walking up the hilly terrain.

Beyond the above objections, we have serious issues with the use of such a choice piece of real estate for the development of rental properties. We have been hearing for many years about the County's commitment to equity and home ownership for the many people who, rather than paying rent could, instead, be starting to accumulate some wealth by buying an apartment or townhouse. Instead, this looks like another missed opportunity that will enrich the developer while the neighborhood will be forever having to live with the negative impacts created.

We hope that you will consider our comments during the review of this proposal. Thank you for your attention.

Sincerely,
Jack and Linda Taylor
1703 Sherwood Road

From: [Janna](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: 9801 Georgia Avenue - SKETCH PLAN NO. 320230020 - JLB Realty LLC: Applicant/ Developer
Date: Monday, January 16, 2023 7:42:16 PM

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

Ms. Lindsey, and Planning Board Chair & Staff:

I am writing to express serious but addressable concerns regarding the above-referenced development plan. I support **limited** development, but not this current configuration.

I am a 12-year resident of Forest Estates/Grove. I reside on Tilton Drive - a narrow, car-lined street (both sides) often used by through traffic and County school buses traveling between Dameron Drive (by Holy Cross Hospital) and Georgia Avenue (MD 97). Most of our streets are not wide enough for two cars to safely pass each other traveling in different directions, but most of us know to pull over if we see a neighbor, or a bus or recycle/delivery truck coming. But we do experience some cut through traffic from outside the neighborhood, so mirrors and limbs get hit by passing trucks, and add snow or ice... then we're that much worse off. Many homes have only street parking, some streets have no sidewalks, and those who do have driveways like me are one car driveways so any guests or service/delivery trucks also use curbside for access.

So why I'm writing: For years I have supported development of a metro tunnel under Georgia Avenue at the Medical Center building (9801 Georgia) for the safety of those who need to access metro without crossing the dangerous intersection at Forest Glen and Georgia Avenue (MD-97), and I continue to support limited retail and affordable apartments there within the existing footprint of the Medical Center site to increase walkability and affordability in the area.

I had heard development of the tunnel and Medical Center area was moving pre-COVID pandemic, then it was postponed, then heard it was coming again, and was so pleased. But I mistakenly assumed that the development would look like a sketch released sometime back showing a lovely modified Medical Center building with a tunnel entrance, with first floor retail optionality, and apartments above. I imagined how nice it would be to walk to the metro, or grab a coffee, and allowing the kids to use the metro tunnel without fear of them crossing Georgia Avenue. I thought some of my friends might be interested in moving closer, and that the County was finally listening. I assumed (mistakenly) that the planning would move forward on the basis of what we've been asking for years. In fact, some of us cheered a few years ago when news of tunnel development hit our neighborhood message boards, social media, and when the plywood sign was placed outside the Medical Center building.

I was disappointed when my more attentive neighbors recently disabused me of this "limited development" notion over the holidays. Frankly, I was surprised when I was pointed to a well-advanced sketch plan for a towering new complex, completely out of character with the existing building and homes.

I work in development, so I am generally supportive of growth if planned and conditioned

properly. But it appears the current plan involves a complex that will involve much more construction and disturbance than I was originally aware of, to include demolishing the existing Medical Center building and a patch of natural trees that serve as a windbreak—all with the attendant noise, dust and inconvenience of that activity. And the characteristic-of-the-area brick building would be replaced permanently by a new stick built and pre-fab mega-building, with a massive parking facility, **with new garage access and vehicle access for many hundreds of daily transits and metro drop offs/pick-ups ON A SINGLE STREET IN OUR TINY NEIGHBORHOOD.**

This new plan has me very concerned that many of us were hoodwinked, as I have heard concerns from both community associations similar to my concerns. I am also concerned that this body will sanction density and zoning changes that are irreversible, completely at odds with what this neighborhood can reasonably absorb through existing streets, and will not meet with the goals of the Sector Plan.

In my view, the current design, should be dramatically downsized and you must see to it that this process and any zoning changes are modified to preserve our community, while still allowing limited development and housing, and while receiving additional rounds of stakeholder input.

At a minimum you must first STUDY, then allow additional comment on traffic volume, transits, level of service, and pedestrian safety issues, then based on feedback, eliminate or mitigate to the fullest extent possible the unavoidable congestion, traffic and pedestrian safety issues that would be caused if you approve this plan as proposed.

You should be aware that non-neighborhood traffic already uses (and often speeds through) our narrow streets and takes limited curbside spaces for off-site parking (e.g, hospital, metro). Just last week a moving truck barreled past my house, knocked branches off trees onto my car, and tugged on the electric service drop to my house. Thankfully it didn't tear free. **What should I expect when you add a massive complex at the end of my street with needs for commercial deliveries, and many hundreds of daily transits for garage and vehicle access to drop off and pick up metro riders facing Woodland Drive?** And what about the additional backup of traffic on Forest Glen this will cause? Forest Glen already backs up to Sligo Creek Parkway during the morning rush. This will only cause more commuters to divert onto Dameron Drive and cut through using Sherwood, Tilton and Belvedere Drives. How is that safe for my kids when walking up Tilton to go to school? They have to cross Tilton at Woodland, which is already busy. The Answer: I don't know because the developer hasn't seriously studied it.

At a minimum, there is simply no adequate basis to establish a new point for vehicles to drop off/pick up metro riders IN OUR NEIGHBORHOOD. Any minimal benefits would be outweighed by adverse impacts. There is an already established drop off/kiss and ride across Georgia Avenue at the metro entrance to serve commuters, which is safely out of the way of other homes and driveways. New development residents will live on top of a metro entrance, so the lay by is clearly not for them. An additional lay by would encourage commuters coming from the Four Corners area toward the metro using Forest Glen to turn into Forest Estates/Grove first, instead of continuing just a few blocks straight to the already established and kiss and ride with adequate capacity. This would induce more traffic on Woodland Drive from commuters, including on streets that connect Dameron Drive to Woodland (Belvedere, Tilton, Sanford, Sherwood). Increased traffic further diminishes the

ability of two cars to safely pass on our narrow streets, and the safety of our kids who walk and bike around the neighborhood, schools, church and Getty and Sligo Creek parks (connected by Belvedere and Tilton Drive) between Dameron and Georgia Avenue. Just ask anyone who tries to go anywhere during mornings when recycle trucks are doing pick-ups.

Finally, it shouldn't be assumed that further study or plan alterations would be uneconomic to the developer, and this letter is not intended to thwart development. But thoughtful questions have not been answered. Would dead-ending Woodland Drive at the development limit of disturbance so there is no access from the neighborhood streets connecting Dameron Drive and Woodland help (Belvedere, Tilton, sanford, Sherwood)? Maybe, but it should be evaluated by state or county experts with the benefit of public input, including people who live on those streets. What else can be done to make sure we are adhering to smart growth without clearing trees (that also serve as windbreaks and reduce noise from Georgia Avenue) for massive parking garages?

The Chair, Staff and Planning leadership should insist on a transparent and thorough process so the communities most impacted can be comfortable that our interests are being protected in this process.

Without these basic modifications, I am very concerned that our streets will be more crowded, less safe, the original goals to make the community more walkable, affordable and safe will not be accomplished, and someone will get hurt or worse.

Tank you for your consideration.

Janna Chesno
1610 Tilton Drive
Silver Spring, MD

From: [Janna](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: SUPPLEMENT: Re: 9801 Georgia Avenue - SKETCH PLAN NO. 320230020 - JLB Realty LLC: Applicant/ Developer
Date: Monday, January 16, 2023 8:20:21 PM

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

Ms. Lindsey, and Planning Board Chair and Staff:

As a supplement to the below, I have been studying further and see additionally that a lay-by may be converted to curbside parking. I address that in the below supplement and corrected a few typos in my original email. Please use this supplemented and corrected communication for your records.

SUPPLEMENT

A change of the lay-by in our neighborhood to parallel parking, should it be finalized, does not address the concerns below. Traffic transits and throughput may not be materially reduced by converting a lay-by to curbside parking where the overall size and scope of the facility remains unchanged, and where neighborhood streets will be used by commuters cutting through. Indeed, this change may make the vehicle and pedestrian safety issue more of a concern, as commuter vehicles may circle the neighborhood connecting for streets looking for the few parallel parking spaces, and may stop in the roadway to drop passengers when those spots are full. Again, there is already commuter parking and kiss and ride in an accessible location with capacity just across the street. If anything, these late changes leave more questions, and militate in favor of a full traffic study, posted for review and comment, and consideration of street dead-ending as potential mitigation for traffic cutting through internal neighborhood streets for access to the development area.

Thank you for your consideration.

Kind regards,
Janna Chesno
1610 Tilton Drive
Silver Spring, MD

Sent from my iPhone

ORIGINAL LETTER—————

On Jan 16, 2023, at 7:42 PM, Janna <jchesno@comcast.net> wrote:

Ms. Lindsey, and Planning Board Chair & Staff:

I am writing to express serious but addressable concerns regarding the above-

referenced development plan. I support limited development, but not this current configuration.

I am a 12-year resident of Forest Estates/Grove. I reside on Tilton Drive - a narrow, car-lined street (both sides) often used by through traffic and County school buses traveling between Dameron Drive (by Holy Cross Hospital) and Georgia Avenue (MD 97). Most of our streets are not wide enough for two cars to safely pass each other traveling in different directions, but most of us know to pull over if we see a neighbor, or a bus or recycle/delivery truck coming. But we do experience some cut through traffic from outside the neighborhood, so mirrors and limbs get hit by passing trucks, and add snow or ice... then we're that much worse off. Many homes have only street parking, some streets have no sidewalks, and those who do have driveways like me are one car driveways so any guests or service/delivery trucks also use curbside for access.

So why I'm writing: For years I have supported development of a metro tunnel under Georgia Avenue at the Medical Center building (9801 Georgia) for the safety of those who need to access metro without crossing the dangerous intersection at Forest Glen and Georgia Avenue (MD-97), and I continue to support limited retail and affordable apartments there within the existing footprint of the Medical Center site to increase walkability and affordability in the area.

I had heard development of the tunnel and Medical Center area was moving pre-COVID pandemic, then it was postponed, then heard it was coming again, and was so pleased. But I mistakenly assumed that the development would look like a sketch released sometime back showing a lovely modified Medical Center building with a tunnel entrance, with first floor retail optionality, and apartments above. I imagined how nice it would be to walk to the metro, or grab a coffee, and allowing the kids to use the metro tunnel without fear of them crossing Georgia Avenue. I thought some of my friends might be interested in moving closer, and that the County was finally listening. I assumed (mistakenly) that the planning would move forward on the basis of what we've been asking for years. In fact, some of us cheered a few years ago when news of tunnel development hit our neighborhood message boards, social media, and when the plywood sign was placed outside the Medical Center building.

I was disappointed when my more attentive neighbors recently disabused me of this "limited development" notion over the holidays. Frankly, I was surprised when I was pointed to a well-advanced sketch plan for a towering new complex, completely out of character with the existing building and homes.

I work in development, so I am generally supportive of growth if planned and conditioned properly. But it appears the current plan involves a complex that will involve much more construction and disturbance than I was originally aware of, to include demolishing the existing Medical Center building and a patch of natural trees that serve as a windbreak—all with the attendant noise, dust and inconvenience of that activity. And the characteristic-of-the-area brick building would be replaced permanently by a new stick built and pre-fab mega-building, with a massive parking facility, with new garage access and vehicle access for

many hundreds of daily transits and metro drop offs/pick-ups ON A SINGLE STREET IN OUR TINY NEIGHBORHOOD.

This new plan has me very concerned that many of us were hoodwinked, as I have heard concerns from both community associations similar to my concerns. I am also concerned that this body will sanction density and zoning changes that are irreversible, completely at odds with what this neighborhood can reasonably absorb through existing streets, and will not meet with the goals of the Sector Plan.

In my view, the current design, should be dramatically downsized and you must see to it that this process and any zoning changes are modified to preserve our community, while still allowing limited development and housing, and while receiving additional rounds of stakeholder input.

At a minimum you must first STUDY, then allow additional comment on traffic volume, transits, level of service, and pedestrian safety issues, then based on feedback, eliminate or mitigate to the fullest extent possible the unavoidable congestion, traffic and pedestrian safety issues that would be caused if you approve this plan as proposed.

You should be aware that non-neighborhood traffic already uses (and often speeds through) our narrow streets and takes limited curbside spaces for off-site parking (e.g. hospital, metro). Just last week a moving truck barreled past my house, knocked branches off trees onto my car, and tugged on the electric service drop to my house. Thankfully it didn't tear free. What should I expect when you add a massive complex at the end of my street with needs for commercial deliveries, and many hundreds of daily transits for garage and vehicle access to drop off and pick up metro riders facing Woodland Drive? And what about the additional backup of traffic on Forest Glen this will cause? Forest Glen already backs up to Sligo Creek Parkway during the morning rush. This will only cause more commuters to divert onto Dameron Drive and cut through using Sherwood, Tilton and Belvedere Drives. How is that safe for my kids when walking up Tilton to go to school? They have to cross Tilton at Woodland, which is already busy. The Answer: I don't know because the developer hasn't seriously studied it.

At a minimum, there is simply no adequate basis to establish a new point for vehicles to drop off/pick up metro riders IN OUR NEIGHBORHOOD. Any minimal benefits would be outweighed by adverse impacts. There is an already established drop off/kiss and ride across Georgia Avenue at the metro entrance to serve commuters, which is safely out of the way of other homes and driveways.

New development residents will live on top of a metro entrance, so the lay by is clearly not for them. An additional lay by would encourage commuters coming from the Four Corners area toward the metro using Forest Glen to turn into Forest Estates/Grove first, instead of continuing just a few blocks straight to the already established and kiss and ride with adequate capacity. This would induce more traffic on Woodland Drive from commuters, including on streets that connect Dameron Drive to Woodland (Belvedere, Tilton, Sanford, Sherwood). Increased traffic further diminishes the ability of two cars to safely pass on our narrow streets, and the safety of our kids who walk and bike around the

neighborhood, schools, church and Getty and Sligo Creek parks (connected by Belvedere and Tilton Drive) between Dameron and Georgia Avenue. Just ask anyone who tries to go anywhere during mornings when recycle trucks are doing pick-ups.

Finally, it shouldn't be assumed that further study or plan alterations would be uneconomic to the developer, and this letter is not intended to thwart development. But thoughtful questions have not been answered. Would dead-ending Woodland Drive at the development limit of disturbance so there is no access from the neighborhood streets connecting Dameron Drive and Woodland help (Belvedere, Tilton, Sanford, Sherwood)? Maybe, but it should be evaluated by state or county experts with the benefit of public input, including people who live on those streets. What else can be done to make sure we are adhering to smart growth without clearing trees (that also serve as windbreaks and reduce noise from Georgia Avenue) for massive parking garages?

The Chair, Staff and Planning leadership should insist on a transparent and thorough process so the communities most impacted can be comfortable that our interests are being protected in this process.

Without these basic modifications, I am very concerned that our streets will be more crowded, less safe, the original goals to make the community more walkable, affordable and safe will not be accomplished, and someone will get hurt or worse.

Thank you for your consideration.

*Janna Chesno
1610 Tilton Drive
Silver Spring, MD*

From: [Jeff Archer](#)
To: Councilmember.Fani-Gonzalez@montgomerycountymd.gov; [Lindsey Amy](#); [MCP-Chair](#);
Councilmember.Glass@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: Opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road
Date: Monday, January 16, 2023 6:35:38 PM

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

I am writing to convey my strong opposition to the proposed development on the Northeast corner of Georgia Avenue and Forest Glen Road in Silver Spring.

My family has lived in the Forest Estates neighborhood since 1998. The neighborhood has a unique character that draws many families who stay for decades. We enjoy two well-used neighborhood parks, access to the Sligo Creek Park, a hospital, a Metro station, and quick access by road to downtown Silver Spring, Wheaton, and the Beltway. We can easily commute to anywhere in the region during the day and see deer and fox on walks in the woods in the evening. The presence of sidewalks, two parks, and a central boulevard means neighbors get to know each other and form strong relationships. So, while we're able to get work with relative ease, we enjoy the benefits of living in a neighborhood with a strong sense of community—one that is both active and highly invested in neighborhood.

The proposed development would be detrimental to much of why people choose to live here and stay here. With 415 apartments plus offices and commercial space having people exiting the parking lot via Woodland and Forest Glen Roads so close to Georgia Avenue, traffic along Forest Glen will grind to halt, essentially blocking people from exiting the neighborhood and impacting access to Holy Cross Hospital, greatly lengthening commutes and drives to school. It would also greatly erode the character of Forest Estates as a family-focused residential community of people who interact with each other throughout the neighborhood and become highly invested in the community.

My family chooses to live here because it is not like other areas in the region, like Arlington, VA, where large developments have encroached on and now dominate older single family housing areas. If we wanted to live in a place like Arlington or Crystal City, we would have moved to Northern Virginia, rather than here. Ours is still the kind of neighborhood where kids from different homes play together on the sidewalks and on the common green spaces. We know each other well and take care of each other. We hope you don't sacrifice what makes our neighborhood special for the sake of developers looking to maximize their return on investment.

In addition, the development will take away a small wooded area. Such wooded areas are becoming a rarity in this area of Montgomery County, with large trees to trap carbon, clean the air, and offer havens for wildlife.

Last, we have heard that the developers of the proposed project have said it has 'overwhelming support from the neighborhood'. To the best of my knowledge, the developer has not even conducted a survey in the neighborhood, so cannot claim this to be true in any way shape or form. In a neighborhood where people talk to each other (in person or online) we have not heard anyone express anything but strong opposition to the plan. My family certainly doesn't support this.

At the least the developer, JLB Realty, LLC, should be required to conduct a full environmental and transportation impact assessments, including impacts on climate change (and purchasing carbon offsets, if proposed, if not a sufficient way to manage climate change impacts).

Thank you for your serious consideration,

Jeffrey R. Archer

1639 Belvedere Blvd.

Silver Spring, MD 20902

--

Jeff Archer (he/him/his) | Knowledge Design Partners | 301-706-4710

From: [Joanne M.](#)
To: [Lindsey, Amy](#)
Subject: Fwd: Proposed Development Plan for the Medical Center at GA Ave. & Forest Glen Rd.
Date: Monday, January 16, 2023 5:01:39 PM

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

----- Forwarded message -----

From: **Joanne M.** <rubypepper14@gmail.com>
Date: Mon, Jan 16, 2023 at 5:00 PM
Subject: Proposed Development Plan for the Medical Center at GA Ave. & Forest Glen Rd.
To: <amy.lendsey@montgomeryplanning.org>, <mcp-chair@mncppc-mc.org>, <councilmember.fani-gonzalez@montgomerycountymd.gov>

I bought my house here in the Forest Glen neighborhood in 2009. I moved here because it is a relatively quiet neighborhood with modest houses and doesn't have a lot of "thru traffic". I am strongly opposed to this 415-unit rental apartment building proposal in the current Forest Glen Medical Center.

1. If I wanted to live in a neighborhood that was more transient (meaning apartments where people come and go and aren't committed to the neighborhood), I would have moved to Wheaton. A large, 4-6 story building in my neighborhood is not compatible with the existing houses and structure in/of my neighborhood.

2. This apartment building would bring in an extremely large amount of extra vehicles. You can say all you want that people will take the metro but that isn't true. I inquired with Erin Girard, the real estate representative about this project and was told, "The structured parking will accommodate both tenant parking and commercial employees and patrons". That is a lot of additional traffic for our very small neighborhood to handle, especially since one of the planned entrances/exits will be on Woodland. So obviously, the developer and the County are aware of how many additional cars and trucks this is going to bring to the Forest Glen neighborhood. Additionally, Erin said that, "There will a drop off area for metro riders along the project's Woodland Drive frontage, but this is intended for public use." That will also cause traffic on Woodland to become clogged. Has anyone driven by Woodland during the workday now? As it is, there are always vehicles

doing u-turns on Woodland or dropping off passengers or just parked with their hazards on waiting to pick someone up. That alone causes issues on Woodland and those issues will only worsen with the proposed apartment building.

3. Has a traffic study even been conducted regarding this project? My understanding is that it hasn't been. Why would Montgomery County even entertain the idea of a project of this size without demanding a traffic impact study? That is extremely inconsistent with the county's current attitude towards cars. It is very clear that the County wants less cars on the road and has been increasing the bike lanes, yet the County isn't demanding a traffic study be done on this proposed development? Why not? Let me guess - money? A traffic study is one of the basic items that should be conducted on a project of this size and the fact that it hasn't been, is highly suspicious and essentially tells me that the developer and Montgomery County truly do not care about how this affects the quality of life and safety of the Forest Glen neighborhood and that this is nothing more than a money grab.

4. As it stands now, the intersection of Georgia Ave. and Forest Glen Road is the most, or one of the most dangerous intersections in Montgomery County. Bringing in 415+ people (from Erin Girard, "most units are expected to be efficiency, 1 bedroom and 2 bedroom units"), plus the people who will be working in the commercial stores in the apartment building, plus the customers, is truly a recipe for a hazardous area that is going to decrease the quality of life for everyone in the neighborhood.

5. There is already a fair amount of "thru traffic" on Tilton and Woodland from vehicles trying to avoid the turn restrictions and lights on Georgia Ave. This proposal is only going to make the thru traffic even worse on those streets as well as the surrounding streets. It will also subsequently drive down neighborhood home prices as who wants to live in a neighborhood where traffic is a mess and you can't walk safely on the sidewalks?

I am opposed to this proposed development project as it currently stands.

Joanne Moses

Belvedere Blvd.

Lindsey, Amy

From: Joel Kolko <joel.kolko@gmail.com>
Sent: Sunday, January 15, 2023 3:31 PM
To: Lindsey, Amy; MCP-Chair; councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: Proposed development at Georgia Ave. and Forest Glen Rd.

Categories: Tracked To Dynamics 365

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

As longtime residents of the Forest Estates neighborhood in the Holy Cross Hospital area, we **STRONGLY** oppose the proposed plan to take down the current medical office building at the intersection of Georgia Ave. and Forest Glen Rd. and to replace it with a 415-unit rental apartment building. The proposed development will have a profound impact on the already crowded traffic situation around the site, on Georgia Ave. and Forest Glen Rd., and in the adjoining neighborhoods.

Currently, cars flow into the neighborhood from (mostly) southbound Georgia Ave. at Tilton Drive on their way to the hospital (many employees park their cars on Dameron Drive near the hospital) or to points east; some people also park their cars in the neighborhood and walk to the Forest Glen Metro station on the west side of Georgia Ave. The addition of 415 rental units will seriously compound this problem and suffocate the neighborhoods around the current medical building. To make matters worse, the developer, JLB Realty, LLC, has NOT undertaken a transportation impact study to determine the potential impact of this proposal, and many of us were completely taken by surprise when the proposal was announced.

We urge the MCPPB to **DENY** approval to this proposal, because its impact on the vital traffic artery of Georgia Ave. - MD Route 97 and the adjoining neighborhoods could be devastating, during and after the construction process.

Sincerely,
Joel and Marcia Kolko
1613 Tilton Drive
Silver Spring, MD 20902

From: [Hathway, John J.](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Ave the sketch plan to replace Forest Medical Center
Date: Monday, January 16, 2023 11:09:50 AM

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

Re: **Development of Forest Glen Medical Center: Georgia Avenue, Woodland Drive and Forest Glen Road**

Dear Ms. Lindsey,

My wife and I write in regards to the proposed development at the current location of the Forest Glen Medical Center, located at the northeast quadrant of the intersection of Georgia Ave and Forest Glen Road, and bordered on the east by Woodland Drive. We are residents who live in the immediate neighborhood most affected by the proposal. Specifically, we live in the unit block of Myrtle Road, which is 5 houses down the street from the proposed development.

We bought into this neighborhood in 1992, and are raising our children here. The proposed development would dramatically, and negatively, affect the quality of our lives here.

The proposed development would consist of 415 new units, with 1.5 parking spaces per unit, and would involve making a curb cut entrance from Woodland Drive (where none exists now) to access the development.

We oppose the proposed development in its current iteration.

And for a number of reasons. First, in that the intersection of Georgia Avenue is already considered one of the most congested and dangerous in the State of Maryland, **adding that many units in that location is pouring fuel on the fire**. To the extent the existing zoning would allow for such incredible density in our neighborhood, such zoning should be reconsidered, as we understand can be done.

And this will be made even worse with the coming metro tunnel under Georgia Ave that will pour out right on the grounds of the proposed development.

Second, we, homeowners who are immediately adjacent to the proposed development, were not given notice of this zoning change and were thus not involved in the process.

Third, the **opening of an entrance on Woodland Drive to access the**

development is a nightmare in the making. For your information, Woodland Drive is already a traffic problem, as folks use this neighborhood road as a cut through from or to Forest Glen Road to avoid the traffic light at the intersection of Georgia Ave and Forest Glen Road. Indeed, the County has tried to address this dangerous habit in the past by placing barriers in strategic locations on Woodland Drive in an attempt to slow down the speeding cars. There is a good amount of pedestrian traffic already on Woodland, with folks going to Getty Park, children walking to school, and folks going to and from the metro. And, with WMATA planning a tunnel running under Georgia Avenue from the metro to the Forest Glen Medical Center, with a planned drive-by pick up on Woodland Drive, **Woodland Drive, our street, Sherwood Road and Forest Grove Road will become one big parking lot, the poster boy for the definition of gridlock.** This of course will negatively affect those of us who have lived here for many years, have invested lots in our homes, and who have children that use Woodland, Sherwood Road and Myrtle Road to walk, or drive, in and out of our neighborhood.

Fourth, dropping 415 new residences into this neighborhood will only exacerbate the already existing school overcrowding that exists in our local public schools.

Finally, we urge you to consider that **this neighborhood is NOT downtown Silver Spring or downtown Wheaton.** Both of those neighborhoods are densely commercial, and were so before the metro stations in those neighborhoods were built. The point being that putting high density housing in those areas made sense. But this neighborhood is different, it is entirely residential, with no commercial. It should remain so, and remain unburdened by a massive development. Perhaps the Board and the developer should consider a different type of development, single family or townhomes that won't exacerbate the already troubled traffic issues we have, and would have appropriate height limits that won't block our sunlight, etc. By way of close-by example, think of the development near the Grosvenor metro station, where townhomes were built into a non-commercial area.

There are many other problems with the development, but we wanted to get these points to you now in the process.

The Sector Plan of 2019 has as its goal to "improve the overall quality of life within the Forest Glen/Montgomery Hills area." (Chapter 1, 1.1 Plan Vision). This development **will not** fulfill that goal. In fact, it will do the opposite. It will in fact deteriorate and make worse the quality of life of the citizens who live in the immediate neighborhood.

We urge you to hear our voice and the voices of those homeowners who made this neighborhood a lifelong dream come true. Reject the proposed development.

John and Mary Margaret Hathway
1803 Myrtle Road,
Silver Spring, Md. 20902

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

From: [Jon van Soestbergen](#)
To: [Lindsey, Amy](#)
Subject: JLB Realty, LLC Proposed Development - Woodland Drive Silver Spring MD
Date: Monday, January 16, 2023 6:50:13 PM

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

Ms. Lindsey,

I am opposed to the 425-unit rental apartment building proposed at 9801 Georgia Avenue - Forest Glen Medical Center, as currently planned.

With the primary entrance to the proposed building being on Woodland Drive, the impact on traffic in our neighborhood will be severe. There is already significant congestion at the intersection of Forest Glen Road at Georgia Avenue during peak hours in the morning.

With the primary garage entrance being on Woodland Drive, residents leaving the premises that want to go south on Georgia Avenue (to get to the Beltway) will need to cross the through-lane on Forest Glen to get to the turning lanes for Georgia Avenue southbound. There is only room for about 4 cars from the light to Woodland Drive. There is no way that, without significant change to that intersection, the cars will be able to make that merge without significantly impeding existing traffic flow. As a result, the residents will drive further east through the neighborhood, first along Sherwood to Forest Grove Drive, and then south to Forest Glen, to be able to merge into the line of traffic waiting to make the left turn onto Georgia Avenue.

There is already significant impact to traffic flow at the intersection from cars trying to enter and exit the Medical Building parking lot and Woodland Drive. As planned, this building will exacerbate an already terrible traffic situation at the intersection of Forest Glen and Georgia Avenue.

I urge you to deny the application as long as the primary building entrance is on Woodland Drive, without significant alteration to the intersection of Woodland Drive, Forest Glen Drive and Georgia Avenue.

I understand the developer claims "overwhelming support from the community". Having attended the Development Plan informational meeting held on Sept 22, 2022 at Sligo Middle School, I believe this claim to be factually incorrect.

Thank you for your consideration. If you have any questions or would like to discuss further, my contact information is below.

Regards.

Jon van Soestbergen

1710 Sanford Road

Silver Spring, MD 20902

703.338.2360

Lindsey, Amy

From: Jordana Hochman <johochman@gmail.com>
Sent: Monday, January 16, 2023 9:52 PM
To: Lindsey, Amy; MCP-Chair; councilmember.fani-gonzalez@montgomerycountymd.gov
Cc: Russ Burnett
Subject: Re: 9801 Georgia Avenue/Forest Glen Medical Center Redevelopment

Categories: Tracked To Dynamics 365

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

Adding that our address is 1701 Sherwood Rd.

Sent from my iPhone

On Jan 15, 2023, at 3:02 PM, Jordana Hochman <johochman@gmail.com> wrote:

We're writing to express our views on the proposed redevelopment of the medical center at Forest Glen Rd. and Georgia Avenue. We are members of the Forest Grove Citizens Association (FGCA) and Forest Estates Citizens Association (FECA). We moved to Sherwood Road in 2019 because we value having close access to the Metro and public transportation while also having access to parks, playgrounds, and a close-knit community. We're excited to see the possibility of redevelopment at the medical center site, and we're hoping it attracts families and neighbors who are drawn to this area for the same reasons we were.

However we do have some serious concerns about traffic and pedestrian safety with regard to the proposed development. We understand that the developer has argued that there is no need for a traffic study, and we believe that the Montgomery County Planning Board should require a full traffic impact study. The intersection of Forest Glen Rd. and George Ave. is already congested and complicated, and it would seem to defy logic that adding several hundred parking spots for this apartment complex wouldn't have a potential impact on traffic worth studying. This neighborhood already sees cars speeding on several of our roads, including Woodland, Forest Grove, Dameron and Tilton, especially at rush hour. Honestly, the whole neighborhood would benefit from a traffic study for these reasons. We understand there would likely be an entrance/exit onto Woodland, and it seems likely there would be a significant increase of traffic not only on Woodland itself but also streets that connect to it. The impact of additional traffic would be exacerbated, of course, by the current lack of sidewalks on some streets and by any potential increase in on-street parking due to the development. Currently Woodland only has a sidewalk on one side for much of its length, Forest Grove has no sidewalks for the stretch closest to Forest Glen Rd, and Sherwood and Myrtle have no sidewalks at all. There are already significant concerns about dense on-street parking on Tilton exacerbating the problem of speeding on that street.

We expect the redevelopment will bring many more cars to our neighborhood's roads, and this worries us as parents of an 8-year-old who frequently rides his bike around these streets and walks to and from the school bus stop. We believe at a minimum, a traffic impact study should

be conducted. In the long term, we'd also like to advocate that the county install sidewalks and adequate lighting on all the streets of this neighborhood currently without them.

Thanks for your consideration,
Jordana Hochman and Russ Burnett

From: [Josh](#)
To: [Lindsey, Amy](#)
Subject: Re: 9801 Georgia Avenue
Date: Tuesday, February 7, 2023 10:26:56 PM

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

Hello Ms Lindsey could you confirm receipt of this email and that I am added to the communication lists for this project. Thank you Josh

On Fri, Feb 3, 2023, 7:43 AM Josh <jncole@gmail.com> wrote:

Hello Ms.Lindsey I am a resident living within 1000 feet of 9801 Georgia Avenue, Sketch Plan 320230020. I would like to be notified of updates and public meetings regarding this project. Please add me to the notification list, my contact information is below. Our home is on the south side of Forest Glen Rd. and independent from the Forest Estates HOA -- we do not receive updates from the HOA regarding this construction.

A couple resident concerns:

1) The traffic statement for this project states that the impact to traffic will be minimal. The medical building has not been at capacity for several years so it generates far fewer trips than the proposed existing total. The effective impact of the new construction will be greater than 50 additional trips.

The proximity of the proposed Forest Glen garage entrance to the light at Georgia, will make congestion much worse as cars exiting the garage attempting to turn left onto Georgia will block the Forest Glen lane leading to the straight/right turn lane. Could an entrance on the Georgia side of the building be explored?

2) As a frequent driver in this area. I am concerned about the increase in traffic and lack of pedestrian and bicycle safety measures in this area. What can SHA and Montgomery County do to help this area's increasing traffic troubles? Are there plans to reinvigorate the SHA plan to improve traffic flow along Georgia. This plan has been stagnant since 2019.

3) Currently the sidewalk along Forest Glen Rd and Georgia Ave abuts the street. Could the sidewalk be relocated away from the street and a barrier be erected to provide more safety?

Thank you,
Josh Cole
9709 Forest Grove Dr.
Silver Spring MD. 20910
jncole@gmail.com

From: [june](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.fani-Gonzalez@montgomerycountymd.gov
Subject: Against the current development plan on 9801 Georgia Ave, by JLB Realty LLC
Date: Sunday, January 15, 2023 7:41:40 PM

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

Der Lead reviewer, the Chair and council member,

This email is to **against** the current development plan on 9801 Georgia Ave, (Forest Glen Medical Center building) presented by JLB realty LLC. the sketch plan number 320230020.

My property is close to this Forest GLen medical center and I have been living in this neighborhood for the past 14 years. This is a nice neighborhood with many children play on the street. Because the entire neighborhood was built on 1940ish. The street is not designed for many cars. Therefore the street is very narrow and can not hold maney trafic. The current development plan (415 unit rental apartment building and 550+ above ground parking space) will bring way too much traffic in this neighborhood and endanger people's life who live in this neighborhood, therefore I strongly again ti

June Zhou
1704 Brisbane st Silver Spring MD 20902
Forest Glen neighborhood

From: [Karen Caplan](#)
To: [Lindsey, Amy](#)
Subject: In support of development at 9801 Georgia Avenue
Date: Tuesday, January 17, 2023 1:30:03 PM

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

Hello—

I just wanted to express my support of this development, as I live in the neighborhood and would really like to see it happen!

Best,

Karen Caplan
Senior Associate Dean, School of Arts and Sciences-Newark
Associate Professor, Department of History, Rutgers-Newark

From: [Kate Wellner](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Avenue Plan
Date: Thursday, February 9, 2023 10:29:51 AM

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

Hello Amy,

My name is Kate Wellner and I work for Holy Cross Health. In my position, I oversee non-clinical support services as well as representing the health system with various community liaison groups, amongst other things. I recently had a chance to speak with some of our community members, along with both our president of acute care services, Dr. Lou Damiano, and our president of the health network, Annice Cody, about the planned development of 9801 Georgia Avenue and wanted to see if you could share if and when a traffic assessment will be completed. The intersection of Georgia and Forest Glen is already really congested and we have concerns about access for EMS, patients, visitors, and colleagues to our facility.

If you could share any findings or plans for sharing findings once complete, I would greatly appreciate it.

Thanks,
Kate

Kate Wellner

Vice President – Integrated Operations

Katherine.Wellner@holycrosshealth.org

Our Values: Reverence, Commitment to those who are poor, Justice, Stewardship, Integrity, Safety

Confidentiality Notice:

This e-mail, including any attachments is the property of Trinity Health and is intended for the sole use of the intended recipient(s). It may contain information that is privileged and confidential. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please delete this message, and reply to the sender regarding the error in a separate email.

From: [Kate Wellner](#)
To: [Lindsey, Amy](#)
Subject: RE: 9801 Georgia Avenue Plan
Date: Monday, February 13, 2023 11:46:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Sorry – hit send too soon.

I think it would be helpful to have the developer present an overview of the project to us and for them to hear directly our concerns about traffic, parking and affordability. Do you think they would be up for that? I can reach out directly, if you have a good contact.

Thanks!

From: Kate Wellner
Sent: Monday, February 13, 2023 11:45 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: RE: 9801 Georgia Avenue Plan

Thanks, Amy. So, from a process perspective, what happens if the study shows that it will marked increase congestion? Would the plans related to the development be adjusted and sent back?

From: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Sent: Thursday, February 9, 2023 1:30 PM
To: Kate Wellner <Katherine.Wellner@holycrosshealth.org>
Subject: [External] RE: 9801 Georgia Avenue Plan

CYBERSECURITY WARNING: This email is sent from outside of Trinity Health.

DO NOT click on links, open attachments or share confidential information unless you know the sender and the email was expected.

Please report any suspicious emails using the "Report Message" button.

Hi Kate,

Thanks so much for your email. I have added you to our outreach list, and will make sure your correspondence is included in the Planning Board packet. The plans that have been submitted are at the Sketch Plan level. A Sketch Plan approval looks at the bigger picture of the development. We definitely understand that the Georgia Avenue and Forest Glen Road intersection has issues and have

been working with SHA during this process. A Traffic Study will be required at the next step of the review process, in order to make a finding of adequate public facilities - the Preliminary Plan process. We welcome any input from Holy Cross Hospital and recognize the importance of your facility to the community. Please feel free to either call or I am happy to meet with your organization.

Amy



Amy Lindsey
Planner III, Midcounty Planning

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



From: Kate Wellner <Katherine.Wellner@holycrosshealth.org>

Sent: Thursday, February 9, 2023 10:30 AM

To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>

Subject: 9801 Georgia Avenue Plan

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

Hello Amy,

My name is Kate Wellner and I work for Holy Cross Health. In my position, I oversee non-clinical support services as well as representing the health system with various community liaison groups, amongst other things. I recently had a chance to speak with some of our community members, along with both our president of acute care services, Dr. Lou Damiano, and our president of the health network, Annice Cody, about the planned development of 9801 Georgia Avenue and wanted to see if you could share if and when a traffic assessment will be completed. The intersection of Georgia and Forest Glen is already really congested and we have concerns about access for EMS, patients, visitors, and colleagues to our facility.

If you could share any findings or plans for sharing findings once complete, I would greatly appreciate it.

Thanks,
Kate

Kate Wellner

Vice President – Integrated Operations

Katherine.Wellner@holycrosshealth.org

Our Values: Reverence, Commitment to those who are poor, Justice, Stewardship, Integrity, Safety

Confidentiality Notice:

This e-mail, including any attachments is the property of Trinity Health and is intended for the sole use of the intended recipient(s). It may contain information that is privileged and confidential. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please delete this message, and reply to the sender regarding the error in a separate email.

Confidentiality Notice:

This e-mail, including any attachments is the property of Trinity Health and is intended for the sole use of the intended recipient(s). It may contain information that is privileged and confidential. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please delete this message, and reply to the sender regarding the error in a separate email.

Lindsey, Amy

From: Hartwich Hirakawa <kh3kh3kh3@hotmail.com>
Sent: Saturday, January 14, 2023 7:36 PM
To: Lindsey, Amy
Subject: 9801 Georgia Avenue development

Categories: Tracked To Dynamics 365

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

Hello. I am a resident of the Forest Glen community (bounded by Forest Glen, Georgia, Dennis, and Sligo Creek). I write with regard to the proposed development at 9801 of the Forest Glen Medical Center.

I welcome the development of new housing and community-friendly retail in our neighborhood. For far too many people who want to live in southern Montgomery County, it is hard to find residential space and the continued low supply leads to high prices, making it unaffordable for many. In particular, I strongly welcome affordable and moderately priced housing and hope that will be the case with at least some units at this development.

I am very concerned, however, with the impact on our neighborhood of the current suggested development plan. Specifically, creating this large building with so many units and putting entrances on Woodland would dramatically increase traffic and congestion in our neighborhood. I urge you to require a full traffic study by the developer to fully understand the likely impacts of this proposed development. Further, I ask that you consider requiring cars, trucks, and other automobiles to enter and exit the building only from Georgia Avenue.

Thank you for your consideration,

Korey Hartwich

Email

Development 9801 Georgi...

Owner

 MCP...







Email

From

 Larry Tremonti

To

 <MCP-Chair MCP-Chair>;  amy.lindsey@monthomeryplanning.org;  MCP-Chair #;
 MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Development 9801 Georgia Ave

Date Sent

Date Received

1/15/2023 4:30 PM


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

As a local resident at 2002 August Dr, I am concerned about the traffic impact of the proposed apt development at 9801 Georgia Ave.. Traffic is always congested at the entrance and exit ramps of I495 and the Forest Glen road as well due to Holy Cross Hospital. At a minimum a study should be made a requirement for any approval of the proposed development. E Severe backups occur regularly on Georgia and Forest Glen intersection going south in the morning and north on the evening. The presence of the Metro adds to the congestion at that intersection.

Your attention and careful review is a must to address my concern and that of the community.

Sent from my iPhone

Attachments

File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more		

From: [Lawrence Baizer](#)
To: [Lindsey, Amy](#); mcpchair@mncpcc.org; Councilmember.fani-gonzalez@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov
Subject: re: Comments from a resident regarding proposed development at 9801 Georgia Avenue
Date: Thursday, March 16, 2023 8:56:40 PM

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

I am a long term resident of the Forest Grove neighborhood in Wheaton and a strong supporter of rational and appropriate development in our area. Developing areas adjacent to Metro stations is particularly compelling, as it encourages additional use of the subway at a time when its revenues don't always meet expectations. Finally, it is essential that development is tailored to and integrated with the surrounding neighborhood, so that new buildings blend as seamlessly as possible with those already in place.

However, I wish to register major concerns about the proposed development at 9801 Georgia Avenue, as it fails to meet any of these criteria and raises a host of additional issues. The developer proposes to introduce an enormous apartment building of some 400+ units into an 80 year-old neighborhood of small single-family houses without regard for any impact that change might have on current residents. Indeed, the developer claims to have "overwhelming support from the community" but this could not be further from the truth. There was absolutely NO consultation with current Forest Grove residents on the scope, design or nature of the building, indeed we were only notified on the enormity of the project at a public meeting on September 22nd when the project was presented essentially as a fait accompli. Furthermore, although the building will indeed be situated near the Forest Glen Metro Station it will do little to encourage its residents to use that system, as at least one parking space will be provided for each apartment.

And this issue is the greatest concern of Forest Glen residents—the introduction of some 400+ additional cars into an area where traffic is already extremely congested—in fact the intersection of Forest Glen Road and Georgia Avenue is consistently characterized as one of the busiest and most dangerous in Montgomery County. Furthermore, the main access to the proposed building's garage is planned to be on Woodland Avenue—a relatively quiet street with broad sidewalks typically used by commuters walking to the Metro station and children on their way to school. The entrance and exit of 400 cars will doubtless jeopardize pedestrian safety for many. Finally, many of the streets adjacent to the proposed development are quite narrow and this massive infusion of new traffic into

the area will surely lead to a significant increase in accidents. Yet despite these glaring concerns, the developer has declined to commission a traffic safety study prior to the construction of the building, which is essential for assessing the feasibility of the project.

Many other issues arise well, e.g. the magnitude of garbage collection for 400+ apartments, their reliance on aged water and sewer systems and an electric grid that often appears to be barely sufficient to meet the current demand. Additional concerns include minimal plans for public and green space, minimal buffer space with adjacent houses and the overall impact the building that covers 2 blocks.

Most if not all of the residents of the Forest Glen neighborhood would support rational and appropriately designed developments of a size that would integrate with the neighborhood. However, if a thorough traffic study is performed it will likely show that the current design is simply untenable and must be rejected so that a more reasonable alternative can be developed.

Sincerely,

Lawrence Baizer 1806 Sherwood Road 20 year resident of the Forest Glen neighborhood. re: Sketch Plan #320230020

From: [lc.rigazio](#)
To: [Lindsey, Amy](#)
Subject: Project: 9801 Georgia Avenue (320230020)
Date: Thursday, December 22, 2022 10:28:20 AM

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

Hello Ms. Lindsey,

I live in Forest Estates which is part of the neighborhood where the Georgia Ave/ Forest Glen Rd project is located. I have been following along with the progress of the development planning and have comments that I want to share with the DRC. I was waiting to see what the developer submitted on 12/16/22 to address DRC comments but I do not see them publicly available in the DAIC. Will we have a chance to see that before the "Final Documents Submission" deadline of 12/26/22?

Many thanks,
Lisa Rigazio
1622 BELVEDERE BLVD

From: [Bassford, Lewis](#)
To: [Lindsey, Amy](#)
Subject: Re: 9801 Georgia Medical Bldg Redevelopment
Date: Wednesday, March 15, 2023 2:02:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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

Amy, That would really be appreciated. I represent the Board of Trustees for Montgomery Hills Baptist Church which is located across the street, on the same side, as the proposed new building.

We are concerned how the new construction will affect the use of our building and if the construction will possibly cause structural damage to our property.

The area is already overwhelmed with traffic and the use of emergency vehicles to Holy Cross.

I appreciate any information you can share.

Lewis

From: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Sent: Wednesday, March 15, 2023 1:51 PM
To: Bassford, Lewis <Lewis.Bassford@natgeo.com>
Subject: RE: 9801 Georgia Medical Bldg Redevelopment

This Message is From an External Sender

Caution: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lewis,

This is not a formal meeting so we will not be recording it. I am happy to recap it with you and answer any questions you like at any time.

Amy



Amy Lindsey
Planner III, Midcounty Planning

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



From: Bassford, Lewis <Lewis.Bassford@natgeo.com>
Sent: Wednesday, March 15, 2023 9:18 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: 9801 Georgia Medical Bldg Redevelopment

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

Good Morning Amy, I know you are fielding questions to present for the meeting but my question is about the meeting itself.

Will it be recorded and offered at a later date? I have conflicts on both the dates 3/15 & 3/16.

Thanks in advance
Lewis

Lewis Bassford
Manager, Editorial - Production



The *WALT DISNEY* Company

1145 17th St. NW M6106
Washington, DC 20036
lewis.bassford@disney.com
(202) 791-2020 (Office)
(202) 815-6269 (Mobile)

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is **STRICTLY PROHIBITED**. If you have received this transmission in error, please immediately notify the sender. Please destroy the original transmission and its attachments without reading or saving in any manner.

From: [Likun B](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: NO to JLB Development on Georgia Ave and Woodland Dr
Date: Tuesday, January 17, 2023 9:16:23 PM

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

Dear Leader

As a resident in the neighborhood of 9801 Georgia Ave. Forest Glen Medical Center, I strongly oppose the proposed development with 415-unit rental apartments and 550+ parking spaces, for the following reasons:

1. This is antithetical to the county's climate change priorities which state fighting climate changes will be incorporated into every aspect of the county's decisions and policies. The climate changes are caused by human activities, and these 415+ units and parking spaces will bring to our already fragile community a tremendous amount of human activities and traffic, thus these developments will only disturb our community's ecosystem and worsen the climate change.
2. The intensity of the apartments will make the next pandemic spread more quickly thus putting our community in more danger.
3. This development will degenerate the equity efforts the county is advocating. This modest neighborhood is already plagued with poor and dangerous traffic patterns and will not be able to afford to fend itself against the onslaught of additional 800+ vehicle flows.

So where to put these 415 units? Answer: Potomac & Rockville where there are ample unused lands and spaces.

Thanks!

Resident

Lindsey, Amy

From: Linda Nemec <lindanemec@gmail.com>
Sent: Sunday, January 15, 2023 5:51 PM
To: Lindsey, Amy; MCP-Chair; councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Concerns regarding 9801 Georgia Ave the sketch plan to replace Forest Medical Center with 2.5 block-long apartment complex

Categories: Tracked To Dynamics 365

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

Dear Ms. Lindsey,

My husband and I live on Myrtle Road near the proposed development and listened to the December 6 hearing. I was quite dismayed to hear the JLB representatives indicate there was "overwhelming support" for the project. There is **not**, especially from the residents that live closest to the property to be developed. The JLB representative heard many of these concerns at the first public hearing held in September. The JLB representative did find some support to some neighbors further away, but you and the Planning Board need to know that that does not represent the majority view at all.

I understand that the property is sold and the development will take place. However, our neighborhood would like to have more input into the final decisions. My husband and I would like to express my concerns regarding the sketch plan of JLB Realty to replace the Forest Glen Medical Center with a 2.5 block-long apartment complex. I live on Myrtle Road, which is already used as a cut-through (between Forest Grove and Dameron Drive) to avoid Forest Glen Road traffic. This street as well as Sherwood Road is used by neighbors to walk to the metro, bike to work, and walk to the daycare center on Dameron Drive and walk dogs. With a 415-person apartment building being added with an entrance/exit on Woodland, any traffic flowing to and from that building intending to go south, east or get onto Forest Glen Road will need to flow through the neighborhood. Already, it is difficult getting onto Forest Glen from Forest Grove Drive in the morning. I can imagine a scenario where there is traffic backed up on Forest Grove for 4-6 blocks and the same thing on Dameron, which means those of us on Myrtle Road, Sherwood, Sanford and Tilton Roads will also feel the impact, possibly with gridlock, when we need to drive.

Request: A traffic impact study for an independent entity that takes into account the current reality and a realistic estimate of cars coming out of the building in the morning and its impact on the broader Forest Grove area.

Our other concerns are:

- **Large number of parking spaces.** Given that the Planning Board selected a project developer who proposed apartments to take advantage of access to the metro, there should be no need for the high ratio of parking spaces to units. Aldi's, Sniders, the CVS, a wine/beer store, and Post Express (that also acts as a post office) are all walking distance using the pedestrian footbridge. In the December 6 meeting, JLB indicated worried this will make the building less attractive to residents, but Montgomery County should WANT the goal to be to attract those who prefer to commute by metro or walk over driving. **Request: limit the parking spaces.**
- **The drop off.** Various options proposed to allow people to drop-off or pick-up people on Woodland Drive. We don't want to encourage this, but also don't want to back up traffic. The December 6 discussion seemed to ignore the fact that Woodland may be backed up for blocks. A drop-off would only exacerbate the situation as would adding parking. I really don't understand why there was so much concern during the December 6 meeting in narrowing the street when the issue will be traffic. In the December 6 meeting, someone mentioned having a drop-off for the metro inside the property, but the JLB representative indicated this had already been discussed

and decided--by whom and when? The Planning Board that "retired"? **Request: for the DRC to take into account the back-ups that will occur on Woodland Drive trying to get onto Forest Glen and the drop-off scenario.**

- **Our antiquated gas infrastructure.** We have had a recurring gas line leak on Myrtle Road near Forest Grove, about 3/4s of the way down on Myrtle Road and also on Forest Grove. WSSC told several neighbors that our infrastructure is antiquated. **Request: study of impact of new building on the water, sewage, and gas infrastructure. If the plan is to replace it, then an assurance it will be done before the new building is occupied. If not, then we need the study.**

I appreciate your advocacy to make the green space count in an area that pedestrians and neighbors will actually access, instead of the current plan to cut in a little space with some trees but surrounded by 3 sides of the building in an area that won't nearly see the foot traffic as Forest Glen and Woodland. It will be a pity to lose all of the trees north of the proposed property--perhaps some could be saved instead of clear-cutting them, but shouldn't count as the proposed green space. Rather, an environmental-forward step to keep older growth trees.

I also appreciate some of the concerns that the DRC had regarding the length of the building and the need to not make it look so long and overwhelming. We are a residential neighborhood and don't want something that looks like a spaceship from a sci-fi movie landed next to us.

Thank you,

Linda Nemec and Christopher Bort
Home Owner s
1706 Myrtle Road
Silver Spring, MD 20902

From: [Michelle McLean](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Ave Development
Date: Monday, January 16, 2023 11:29:28 PM

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

Madame/Sir,

I am a resident of the Forest Glen community. My house is approximately three blocks from Forest Glen Medical Center, a property that is expected to be re-developed with a 415-unit rental project and garage. I am writing to note my displeasure of the proposed redevelopment of this lot for the following reasons:

- This intersection is already heavily traveled. To increase the density of this site without a traffic study is unconscionable.
- It is tight driving along the side streets, given the level of existing residential parking. Narrowing Woodland and having additional public parking would further add to this issue.
- Adding a 4 to 6-story building would aesthetically be unappealing adjacent to one-story single family homes.
- Green space will be adversely impacted on a road that is already over congested.

I ask that these items be taken into consideration prior to approving the proposed development of this site. Thanks in advance for your time and efforts.

Respectfully submitted,

M. McLean

From: [Edward Jenkins](#)
To: [Lindsey, Amy](#)
Cc: [Martha Jenkins](#)
Subject: Comments from residents regarding proposed development at 9801 Georgia Avenue.
Date: Thursday, March 16, 2023 6:54:55 PM

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

Dear Ms. Lindsay,

We are writing in reference to Sketch Plan #320230020. My parents built our home in 1940 and I grew up here being born in 1944. My husband and I have owned it for the last 50 years. Needless to say this neighborhood has seen major changes over these 80 plus years. It was built as a country community which is being turned into an overcrowded unpleasant community for which to live. We understand that things change and we have embraced many of those changes over the years. We live on the corner of Forest Grove Dr. and Myrtle Road, one block from the proposed building.

It is our understanding that a complete traffic study will not be required for this project.

We would hope you would reconsider that study, as it is obvious that the traffic generated by 500 plus cars is going to add significant congestion on our narrow streets. Since many of the homeowners find it necessary to park along our streets, there are times when trucks are not able to navigate down them. There have been times when residents had to move their cars in order for a truck, fire engine, or ambulance to pass. This is not a safe situation for anyone. The addition of all these cars on our streets will greatly impact the quality of life here. In order to exit the parking lot of the apartment building, cars will be transversing all of the streets in the Forest Grove and Forest Estates neighborhoods.

This will cause the safety of our walkers to be in jeopardy.

The added traffic at the intersection of Forest Glen Road and Georgia Ave is just adding more congestion to an already overcrowded situation. Since the goal of the county is to reduce traffic accidents involving walkers, it seems counterproductive to add more congestion to an already severely and frustrating intersection. With emergency vehicles continually trying to reach Holy Cross Hospital adding more traffic to the area proposes more problems.

Thus this project which we are sure has already been determined, needs to be scaled down. The proposed property for the apartment building does not have enough space to adequately keep enough buffer from this longstanding neighborhood. It is easy to disregard an older neighborhood but believe me the quality of our homes can not be matched in most areas of Montgomery County. We deserve a large buffer, more green space, and more consideration for the families who have put their life savings and love into these homes. Our quality of life will drastically deteriorate if this project moves forward in the capacity proposed.

We had planned to live out our remaining days here in our beloved home. Your plans are seriously putting that plan in jeopardy. The safety of our county is in great peril.

We now do not feel safe shopping here. The crime is out of control! Adding more congestion to the area will only exacerbate the crime. We now go to Columbia to shop as we feel more safe there than in Silver Spring, Wheaton or Rockville for that matter. It is a sad state of affairs when we are afraid to go to a local grocery store. Something needs to change. The proposed county budget is increasing 7%. This will not increase safety, it will only add more freebies to attract more people who want handouts. We are getting off the main topic but all this relates to the need for more housing. Let's start to pair back and care for all those who are already here and paying all these bills. No more growth!

Sincerely,
Edward and Martha Jenkins
9806 Forest Grove Dr.
Silver Spring, MD 20902
Sent from my iPad

From: [Elaine Lewis](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: Comments regarding proposed development at 9801 Georgia, Silver Spring
Date: Friday, February 3, 2023 2:47:42 PM

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

I am a long-term resident of the Forest Grove neighborhood of Montgomery County, and am writing to express my concern over the scope of the proposed development of an apartment complex at 9801 Georgia Ave in Silver Spring. This site is across the street from the Forest Glen Metro station, and therefore is in a location where affordable housing should be built, to encourage the use of public transportation and reduce the amount of automobile traffic, and I am in favor of some type of housing development at this site.

However, the scope of the development plan presented to the Montgomery Planning Development Review Committee by developer JLB Realty is overly broad, with over 400 apartments and 500 parking spaces. The number of parking spaces is of particular concern, as an increase in the number of local drivers threatens to increase traffic at the intersection of Forest Glen and Georgia, which is already dangerous. The Montgomery County Planning group has identified the section of Georgia Avenue including the intersection with Forest Glen and extending to Plyers Mill Rd as having exceptional risk for severe and fatal crashes. Importantly, if a major justification for the development is to provide housing near the Metro, there should not be a need for 1.25 parking spaces for each apartment unit.

In addition to the increase in the number of drivers, the developers have not presented a feasible plan for the entry and exit of apartment complex residents. Since the major streets bordering the complex, Forest Glen and Georgia, are already busy and prone to traffic accidents, the developers suggested Woodland, the side street that borders the proposed complex as well as the Forest Grove neighborhood, as a possible entry site. This plan would have a negative impact on our neighborhood, an 80-year-old community of single-family homes. There are many pedestrians in the neighborhood, both individuals walking to the Metro and children walking to school, and their safety may be threatened by the additional traffic. A traffic study should be performed to assess the potential impact of the developer's plan on the

neighborhood.

I feel that the developer has not acted in good faith with the Forest Grove community, failing to notify homeowners before presenting their earlier development plan to the Montgomery County Planning Committee. In statements to the Committee, the representative of the development company stated that there was overwhelming support from the neighborhood for this plan, when in fact most of us were unaware.

The Forest Grove Citizens Association has written you a lengthy statement of our neighborhood's concerns over the proposed development plan, and I agree with the majority viewpoints. I think it's worthwhile for Planning Committee members to hear from individual homeowners as well.

Sincerely yours,
Elaine Lewis
1806 Sherwood Rd
20902

From: [Elliott Alderman](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Cc: [Elliott Alderman](#)
Subject: Forest Glen Medical Center Development
Date: Monday, January 16, 2023 3:53:26 PM
Attachments: [image002.png](#)
[image003.png](#)

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

My wife and I have lived in the Forest Glen community since 2000, and moved to this suburban area because it is quiet, close to the Metro and has low-lying residential houses. It also has a number of streets where cars are parked on both sides and there isn't room for two-way traffic. We strongly oppose the development of the area around the medical center, which will fundamentally change the quality of life for people in this development. A six story apartment building is not consistent with the topography or design of the area, and the concentration of people and cars will overburden our already stretched neighborhood.

Also, the intersection of Forest Glen and Georgia Avenue, which is one of the worst, and most dangerous in Montgomery County, doesn't need a large concentration of additional vehicles. Particularly during rush hour, Georgia cannot currently handle the enormous flow of traffic, and it often spills through our neighborhood, often on Woodland Drive and Brisbane Street. During these periods neighborhood families and dogs are at risk as commuters use the residential streets as a detour to avoid Georgia Avenue. We don't need even more cars overwhelming our limited suburban streets.

/Elliott Alderman/

Elliott Alderman, Esq.

ALDERMAN IP

1455 Pennsylvania, Avenue, NW

Suite 400

Washington, DC 20004

202-596-5682

elliott@thecontentlawyer.com

IP, Technology & Entertainment

www.aldermanip.com





Connect With Us: <https://www.linkedin.com/in/aldermanip.com/>

Follow Our LinkedIn Company Page:

<https://www.linkedin.com/company/71534287/admin/>

Videos: <https://www.thecontentlawyer.com/videos/>

This electronic message and any attachments are confidential and may be subject to the attorney-client, work product or other legal privileges. If you are not the intended recipient, any dissemination, distribution, copying or any other use is strictly prohibited. In such case, please delete the message and any attachments immediately. Thank you.

From: [Eric Brenner](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: proposed development, 9801 Georgia Ave. (415 units, rental)
Date: Sunday, January 15, 2023 6:35:05 PM

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

TO: Amy Lindsay (MCP Chair & Councilmember Fani-Gonzalez)
FR: Eric Brenner (1610 Sanford Rd.)
RE: 9801 Georgia Ave (415 units, rental)

The recent changes to the original plans seem minimal. While traffic concerns voiced by others around the proposed Woodland entrance/exit are valid, overall, the project still feels warranted given the need for new housing, and the project's proximity to Metro.

Which leads to my primary comment/concern, as someone who lives in the neighborhood and is generally supportive of this project.

Given the recent attention on the planning agency, and questions over the role of the planning process, this one seems important to maintaining the credibility of the process, and how Montgomery County local government is viewed by the community.

Timing this new development to coincide with the construction of the new Metro entrance on the eastside of Georgia Ave is something that the developer has expressed very little interest in, or rather claiming that this is an issue outside of their control.

Not so with MNCPPC (and the county council).

To start (and complete?) the construction of the development, with the new entrance construction happening at a later date, would be both problematic and embarrassing in terms of overall disruption to the neighborhood.

This will be true regardless of anyone's prior opposition or (in my case) support for this new rental project. The new development, without the tunnel access to metro doesn't really make sense, besides leaving the neighbors with all of the congestion downside, and not even the one transportation upside that has long been promised, but kicked down the road via the capital projects budget multiple times.

One other large, disruptive project will be taking place in the neighborhood in the next couple years related to sewer construction/repair.

If this project is done at the same time as the rental property construction, the planning process could get all sorts of positive attention for doing something that wouldn't just happen on its own (or happen at all in other jurisdictions with a less robust planning process).

The opposite will occur if all 3 (or even 2 of the 3?) projects take place out of sequence, lengthening the period of time when the neighborhood experiences major construction disruptions.

Keeping your (all 3 of you) attention on this "coordination" issue, as the process moves forward, will be greatly appreciated.

From: [E.R](#)
To: [Lindsey, Amy](#)
Subject: Opposed to proposed redevelopment at Forest Glen Medical Center
Date: Sunday, January 15, 2023 11:24:24 PM

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

Dear Ms. Lindsey:

As a longtime resident of the Forest Estates neighborhood in Silver Spring, I'm writing to express my deep concerns and strong opposition to the planned redevelopment of the Forest Glen Medical Center property at 9801 Georgia Avenue and the woods nearby.

My understanding is that JLB Realty recently claimed it has "overwhelming support from the community" for the current redevelopment plan for a 415-unit rental apartment building. Please understand that this is not true. I believe this plan would negatively impact the community and cause still more traffic and dangerous road activity nearby. Such concerns have been expressed by leading members of the Forest Grove Citizens Association executive committee.

We also understand that JLB Realty is refusing to complete a full transportation impact study. I urge the planning board and the county council to oppose this plan as currently conceived.

Thank you.

Erik Robelen
Montgomery County resident
1807 Cody Drive, Silver Spring

From: [Erin Ortolan](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Avenue - Sketch Plan/Application 320230020 - Public Comment
Date: Monday, January 16, 2023 8:46:04 PM

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

Dear Ms. Lindsey,

I'm writing to express concern about the current plan submitted by JLB Realty for the proposed development of 9801 Georgia Avenue/Forest Glen Medical Center.

First, I would like to say that, despite their claims, JLB Realty does not have overwhelming support from the community regarding their plan. They have blatantly disregarded and ignored significant neighbor feedback/concerns and are not following the guidelines laid out by the Sector Plan. I believe in development for that spot but not in the current JLB Realty plan. We need a sketch/development plan that follows the Sector Plan rather than one full of excuses and no supporting data as to why they cannot.

Second, Forest Glen/Montgomery Hills has already been identified in the Sector Plan as having extreme traffic issues and the need for traffic studies and serious mitigation was called out. JLB Realty has refused to comply with this. To date, no traffic study has been completed. I requested one via the county website a few weeks ago but was told it would be a significant wait. To move forward, we need the traffic study identified in the Sector Plan completed.

With the possibility of 500+ more cars driving through the Forest Glen neighborhood (per the developer's parking plan) and the fact that there are already issues with pedestrian safety and traffic, I feel JLB Realty's blatant disregard for the impact on neighborhood traffic is negligent and short-sighted. I've lived in this neighborhood for almost 10 years and have two small children. People already use our streets as a cut-through. They speed. Cars are side-swiped. My husband and I have almost been hit a couple of times and I worry about my children's safety when we are out for a walk or playing in our driveway and/or front yard. In addition, the Georgia Avenue-Forest Glen intersection is already dangerous and inundated with traffic.

When JLB Realty says their development plan will not impact safety and traffic, they are lying. Without a traffic study on current conditions, they have no data and no true idea of the impact of more cars on the road. In addition to affecting the neighborhood, what is the traffic impact on school buses/stops and ambulances going to Holy Cross? Without a traffic study, no one knows how 500+ more cars, the addition of a kiss-and-ride and parking garage entrance, and narrowing Woodland Drive will impact these vital transportation services.

Third, I, like many of my neighbors, was unaware of the zoning change for 9801 Georgia Avenue. I've heard that the county announced the change via fliers at local parks, neighborhood listservs, and public meetings. Despite living in the neighborhood, I didn't receive or notice any of these notifications. The county should consider other ways of notification in the future.

I know some of my neighbors are willing to overlook the fact that JLB Realty has not followed the Sector Plan because they want a "walkable coffee shop or restaurant." JLB has not promised either of these things. They have alluded to the possibility of maybe a coffee shop but can we really trust a developer who has already refused to adhere to the Sector Plan to keep their word on a coffee shop? I doubt it and I hope we don't sacrifice an opportunity for smart and thoughtful growth that would benefit both future and current residents because we want convenient lattes.

Thank you,
Erin Ortolan Gajarsa
1702 Myrtle Road
Silver Spring, MD 20902
Cell - 570-977-6866

From: [Esther and Terence Curry](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Avenue
Date: Monday, January 16, 2023 2:31:49 PM

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

Hi there,

I am in general in favor of redeveloping the medical center site. I live about one mile from Forest Glen Metro and regularly walk there.

I have been dutifully writing emails for years about how important a new metro entrance would be and hope that maybe if an actual property developer could be on side it might actually happen before I reach retirement age.

I am curious about how the construction of the new Metro entrance and the construction of the new apartments would happen. As you well know, this is one of the most nightmarish junctions in the area, but I would think that building the new Metro entrance would take precedence, especially if the new apartments are to be marketed to people as transit-friendly. Construction of the new entrance when there are multiple new residents and cars to contend with would make traffic problems even more awful, not to mention making the lives of pedestrians even more challenging than they are now.

I have long thought that developing housing/retail at Forest Glen Metro would be a game changer for the neighborhood and look forward to something happening there.

The medical center site is more awkwardly situated. I understand that the developer is naturally looking to maximize his profit, but I think that the proposed development takes up too much of the lot. If it were set back further from Georgia Avenue so that the apartments had trees buffering them from the street I feel that the apartments would be more liveable long-term; proximity to the Beltway and Georgia must mean that the air quality there is terrible. I also don't remember any mention of a green roof when I attended the information evening at Sligo Middle; runoff and stormwater management are vitally important round here.

In summary I feel that if the number of parking spaces could be reduced and the sheer bulk of the building and its footprint be shrunk it would be a much better neighbor and a more appealing place to move into and actually live in, not just camp out in temporarily. I for one would be thrilled to walk over and have a coffee as soon as the café was up and running!

Kind regards,
Esther Curry
1507 Woodman Avenue

From: [Lindsey, Amy](#)
To: pablo.sztein@gmail.com
Subject: FW: 1816 Sherwood Rd. residents asking for an hour of your time to explain how 8901 Georgia Ave development will affect us
Date: Tuesday, December 13, 2022 3:21:00 PM
Attachments: [image.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon Mr. Sztein,
My name is Amy Lindsey and I am the lead reviewer for this plan. I am happy to answer any questions you might have by phone or I can meet you on-site to talk things through. Please feel free to call me at your convenience – my direct dial is 301.495.2189.
Amy Lindsey



Amy Lindsey
Planner III, Midcounty Planning

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



From: Pablo Sztein <pablo.sztein@gmail.com>
Sent: Friday, December 9, 2022 1:29 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Fwd: 1816 Sherwood Rd. residents asking for an hour of your time to explain how 8901 Georgia Ave development will affect us

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

Mr. Matthew Folden,

I originally sent this email to Mr. Elwyn Gonzalez and then received a bounce back email suggesting I contact you instead. Unfortunately, I apparently got the bounce back email 11 days ago and only just now just found it as I was looking to make sure I hadn't missed an email from Mr. Gonzalez.

My name is Pablo Sztein. My wife, Abigail Sztein, and three year old son, Roman Sztein, live at 1816 Sherwood Rd, Silver Spring, MD 20902. I got Mr Elwyn Gonzalez's email address from page 10 of 23 from the pdf of the Traffic Impact Statement linked below. I see your name is also in the CC line of the email.

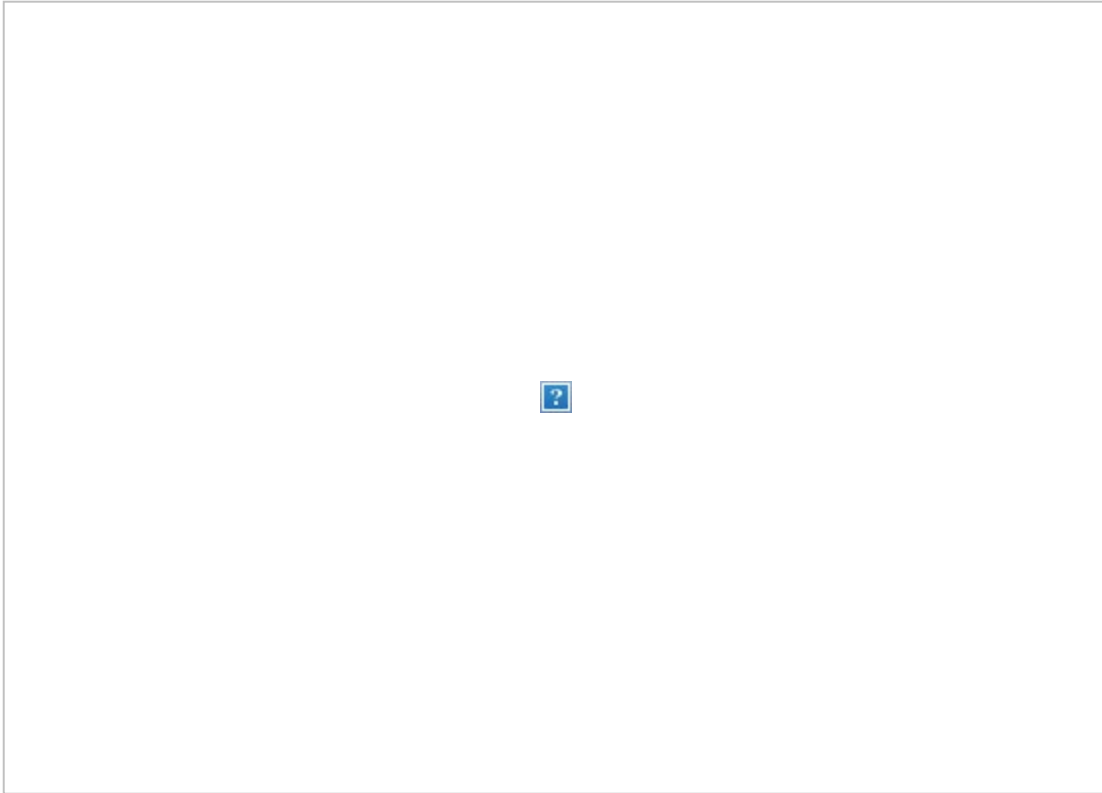
Sketch plan files for 8901 Georgia:

Ave: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?>

[apno=320230020&projname=9801%20Georgia%20Avenue](https://eplans.montgomeryplanning.org/UFS/33706/106484/16-TIS-320230020.pdf/16-TIS-320230020.pdf)

At the bottom of the link above, you can find this pdf:

<https://eplans.montgomeryplanning.org/UFS/33706/106484/16-TIS-320230020.pdf/16-TIS-320230020.pdf>



We received a large manila folder from the lawyers of the contract developers for 8901 Georgia Ave. last week and I took a deep dive into the plans. This is across the street from us. In fact, there seems to be a loading dock that is planned for almost directly across from our driveway on a street that seems way too small for this! In general, it seems like the traffic issues this development will cause are in need of investigation and definitely not well understood. I would love a moment of your time to talk about how this is going to affect us and what the county is expecting from this development.

Let me know when you have time for a quick call or for me to come by in person (I'm not too far away!)

Thanks again,
Pablo

--

Pablo Sztein
(240) 535-7092
pablo.sztein@gmail.com

--

Pablo Sztein

(240) 535-7092

pablo.sztein@gmail.com

From: [Geoffrey Irving](#)
To: [Lindsey, Amy](#); mcpchair@mncpcc.org; Councilmember.fani-gonzalez@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov
Cc: [Anna Chou](#); [Nandini Arunkumar](#)
Subject: Comments from a resident regarding proposed development at 9801 Georgia Avenue
Date: Friday, March 17, 2023 3:39:46 PM

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

Amy,

(CC'ing County Councilmembers)

I wanted to write first to thank you for coming out to meet with our neighborhood. Your presentation of the facts, your office's role, and the potential next steps for the project and the neighborhood were greatly appreciated. I wanted to applaud the way you handled questions from the crowd. You are a true professional.

I'm writing to reiterate my concerns with the Georgia Ave sketch plan #320230030. I previously submitted a letter in response to the original submission. However, after hearing your presentation and reviewing the developer's revisions to the sketch plan, I'd like to supplement my submission with some additional points regarding pedestrian safety and scale and compatibility. These points are distinct, but also related, as pedestrian safety is directly affected by the negative impacts of a project that is not compatible with the zoning of its surrounding area.

The Forest Grove neighborhood is a neighborhood where neighbors meet and connect on the streets. It is a pedestrian neighborhood of narrow side streets that are not blessed with sidewalks and that are not designed for through traffic. We walk to Sligo Creek to access running trails, athletic fields, and children's playgrounds, and nervously navigate the Georgia Ave. crossing to get to the Metro to get to work. There are always people enjoying the streets, and we already have issues of cars dangerously speeding around our neighborhood at night. One of the major issues I see with this project, as currently proposed, is the additional traffic that the entrance on Sherwood and Woodland will generate in our neighborhood, and the direct impact on pedestrian safety that will create. With over 500 cars spilling into our neighborhood, this traffic will naturally flow into our streets and threaten pedestrian safety. The traffic flow at the Forest Glen and Georgia Ave. intersection exacerbates this issue. During rush hour – cars will naturally seek to avoid turning right onto Forest Glen from Woodland. This left turn – especially if you want to eventually get southbound on Georgia Ave. is incredibly fraught and dangerous. Traffic on Forest Glen Rd. backs up to the hospital every morning. The rightmost lane stays relatively clear, but in order to get southbound on Georgia Ave, you have to skirt across Forest Glen's rightmost lane, and hope that another car in traffic isn't concurrently making a move to get to the leftmost, left-turn-only lane. I'd be happy to demonstrate this maneuver at the upcoming hearing, but suffice it to say, the status quo is dangerous – and injecting 400 more cars taking a right turn off of Woodland each morning is crazy. To avoid this turn, cars will seek alternate routes through our neighborhood, during the dawn hours when parents are walking their kids to daycare, or the school bus, or neighbors are stretching their legs before work. To mitigate the danger that this poses to pedestrian safety, I propose removing the exit at Sherwood and Woodland so that the project maintains the lot's current entrances and exits on Forest Glen Rd. and Georgia Ave.

Second, with regard to scale and compatibility, I can't imagine a design that is more disproportional and incompatible with its surroundings. I moved to Maryland, in part, because I admired the zoning and planning that gradually phased from SFR lots, to multi-unit lots, to urban centers, as you can see displayed around urban centers like Silver Spring, Bethesda. This planning makes sense and acknowledges building scale and compatibility for communities. The currently proposed project eschews all of these themes and drops a massive managed rental building in the middle of a single family home community. I understand that the scale of this proposed project seeks to take advantage of proximity to metro transit. However, the core hypocrisy of this claim is that the plan still apportions more than 1 car for each unit in its current iteration. If this project were proposed at 60% of its current residential capacity, with more allocation for commercial, community-serving space, and community-building green space, I would be in wholehearted support. However, this project, with between four and six stories of rental residential, and de minimis community-service commercial space, is clearly not compatible, and its sketch plan should not be accepted.

Instead, to create a bedrock for the local community, please refer to my previous note, and pursue a concept of dense housing that is paired with green space and community-serving commercial space that can anchor the neighborhood on both sides of Georgia Ave around a community center. Please make a development that anchors this community while also providing metro-adjacent housing a reality, and push back against this unabashed move to capitalize on managed rental properties with no regard for the surrounding community.

Best,

Geoff Irving
(609) 933-6125

Email

Don't take the Forest out o...

Owner

 MCP...

Email

From

 [Geoffrey Irving](#)

To

 <[MCP-Chair MCP-Chair](#)>;  [Amy Lindsey](#);  [amy.lindsey@montgomeryplanning.org](#);  [MCP-Chair #](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

 [Anna Irving](#);  [nandini.arunkumar@gmail.com](#)

Bcc

Subject

Don't take the Forest out of Forest Glen

Date Sent

Date Received

12/21/2022 5:34 PM

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

Dear Montgomery Planning Commission,

I'm writing regarding the proposed development project on the Northwest corner of Georgia Ave and Forest Glen Rd. I live in Forest Grove neighborhood, at 1815 Sherwood Rd, and hope to convey my opinion regarding the site, the proposed project, and the overall effect on the neighborhood. I fall in the camp that avidly supports development of the site, but disagrees with the development as currently proposed. I'll begin with laying out the fantastic opportunity that development of this site holds, cite the problems that the present development plan has, and narrow down the factors most important to me and I believe most impactful to the neighborhood.

Firstly, I want to dispel the assumption that those writing to oppose the development as currently proposed are a bunch of typical NIMBYs. I believe that there is broad consensus that development at the site is good for the neighborhood and for Montgomery County. I, as well as many of my neighbors, believe that additional housing on the site would be a benefit for the neighborhood and for the County writ large. However, the proposed won't address the need for additional housing and will have an overall detrimental effect on the neighborhood and the Silver Spring community.

I want to start with positivity. Development of this site presents a fantastic opportunity to create a mixed, commercial-residential community hub that could both become an anchor for the Forest Glen community and introduce dense, metro-centric housing. Millennials like myself envision a family neighborhood within walking distance of a community space that has mixed commercial and residential zoned properties that can serve as an anchor and third place for the neighborhood. The medical center development has the potential to provide all these things and more, especially because of its proximity to the Forest Glen metro center. Imagine a development that was conscientious of the family-based nature of this neighborhood and provided all of the benefits listed above. I can imagine a small commercial plaza with limited parking for a mix of small restaurants, small stores that either sell goods or provide services to the neighborhood. Either overtop of this commercial plaza, or in a separate portion of the lot, apartments can provide dense, affordable, metro-adjacent to young families. Because of the proximity to schools, metro, and commercial shopping, these apartments do not need the parking load that the current project contemplates. The combination of commerce, green public space, and new dense affordable housing, would create the community center that Forest Glen needs while also providing metro-accessible new housing. Unfortunately, the current development plan achieves none of the upsides of this ideal development outcome.

The current project proposes to build a managed rental building that maximizes footprint on the lot, razes one of the sole remaining groves of forest along Georgia Ave, and does not adequately account for the effects of traffic volume on the Georgia Ave & Forest Glen intersection. The current developers are proposing a mix of one- and two-bedroom rental apartments with parking allocation of over 1.5 cars per unit. Regarding the parking volume, they propose to maximize building volume on site because of proximity to the Forest Glen Metro Station. However, there is an inherent contradiction in that assertion. If the Metro Station is a draw, I don't understand the need for the volume of parking that they currently propose. In the recorded Planning Committee meeting, the developers cited the need for cars to access local grocery stores. However, both Aldi and Snyders are less than a quarter mile away by foot. These contradictions are frustrating, and the parking volume will both destroy the current green space on the lot, but will also lead to traffic issues that I'll address below.

Regarding the mix of apartment rentals, the nature of one- and two-bedrooms will attract a younger demographic that doesn't comport with the Forest Grove neighborhood. Forest Grove and Forest Estates for that matter are communities built around new and growing families. We congregate at General Getty Park or on Sligo creek, and we build community based on child rearing. It does not make sense to build dense apartment housing that isn't tailored to young families in this neighborhood. It would make more sense if the developers included allocations for three-bedroom properties that would attract more young families to integrate into the community.

As an aside, I generally do not believe that managed rentals will be a beneficial solution in whatever form this project does come into existence. Institutional landlords are notorious for taking advantage of tenants in a relationship that includes a one-sided power dynamic. Rather than a managed rental building that will not promote financial health or the creation of new families, I would generally prefer to see a condo-apartment model, or a townhome project.

Finally, and I think most importantly, the traffic that the project as currently proposed will create should make this a total non-starter. The volume of cars that the parking structure implies will overwhelm the Georgia and Forest Glen intersection, create unsafe conditions on our neighborhood roads, and does not comport with a Metro-adjacent building. The Georgia and Forest Glen Rd intersection is already one of the most dangerous intersections in the county. The proximity of the intersection to 495 on-ramp, the hill leading up Forest Glen Rd to the East, and the entrance into the lanes from the current medical building create a hectic and unsafe intersection that becomes gridlocked during peak hours. Every time I try to drive through the intersection during rush hour, traffic extends East to Holy Cross hospital, and cars speed through the intersection without concern for the lights, because everyone is rushing to get through and then also slide all the way over into the 495-entrance ramp. To add a 400+ car load to the intersection during peak hours is untenable. When the intersection inevitably gets even more gridlocked than it already is, tenants will inevitably seek shortcuts and pass-through routes through the neighborhood. Forest Grove is a neighborhood without sidewalks, and one where families and children walk on the side of the road. With the added volume of cars seeking new routes through the neighborhood, our families' safety will be put at risk. Finally, to reiterate the point I made above, it does not make sense to allocate the volume of parking that the developers have allocated when the building is next to a metro stop, and is within walking distance to grocery stores and amenities.

From: [gerard skinner](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Forest Glen Medical Center Development Opposition
Date: Tuesday, January 17, 2023 12:23:43 AM

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

To whom it may concern,

I am a current resident of the Forest Glen Estates neighborhood and I am strongly opposed to the construction of the 415 unit apartment building on Georgia and Woodland. The current traffic situation on the Georgia Avenue corridor in this area is already at capacity. Our roadways cannot support yet another high density building. Wheaton is a perfect example of why not to proceed. Traffic barely moves as it is and now one lane is dedicated for parking in Wheaton. I fear the same fate in Forest Glen. Also our neighborhood is not equipped for the influx of at least 700 new residents. This sprawl for profit must stop!!!! At a minimum an impact study must be done.

Signed,
Concerned citizen

From: [Helen Wells](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Proposed development of 9801 Georgia Ave. Forest Glen Medical Center
Date: Monday, January 16, 2023 4:54:38 PM

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

To Whom it may concern,

I am currently a resident of the Forest Glen/Forest Grove area who has numerous concerns about the proposed 415 unit rental apartment building on Georgia Ave

My number one concern is traffic congestion: the neighborhood already has to deal with traffic bottlenecks on Forest Glen Road from the expansion of Holy Cross Hospital. Dropping an additional 300 to 400 cars into this area would create a traffic nightmare every morning and evening as cars pull in and out of the garage a few feet away from an already busy intersection.

Building any apartment complex in Montgomery County requires the developer to allocate a certain number of units to 'affordable housing'. The type of tenants that occupy these units tend to bring crime and drug problems. The proximity to the metro already creates issues with crime and drug dealing, and the proximity to Holy Cross Hospital generates an enormous amount of litter. Adding a large apartment complex will amplify these problems.

There is also a very high level of pedestrian traffic along Forest Glen Road/Georgia Ave. We have bikes, scooters, electric wheelchairs, etc. The intersection is constantly busy with Metro buses, school buses, ambulances and delivery trucks. It is also one of the most dangerous intersections in the county because of the speed of traffic on Georgia Ave and the hill on Forest Glen Road. The light is slow and people frequently queue hop by driving up the wrong way on Forest Glen Road. Having a parking garage that empties onto Forest Glen or Georgia will create congestion and a large number of low speed accidents that further impede the flow of traffic. The people who live in this area are extremely impatient and their impatience causes accidents every day in the intersection and the roads adjacent to it.

Street level parking is already a nuisance in the Forest Glen/Forest Grove area. The county's parking enforcement is apathetic at best, and permit only parking generally does not apply after business hours, allowing people to abandon their cars overnight. The addition of an apartment complex will compel the county to spend more resources on parking enforcement, and it will cause more cars to be parked or

abandoned on the side roads that attach to Forest Glen/Forest Grove.

Developments like the proposed apartment complex generally diminish the value of surrounding properties. It makes the area less desirable for small families and families with young children. It makes the area busier and less secure. The large number of units in a small place makes it more affordable to live in the same area, reducing the value of homes that are already in the area. Lastly it creates a permanent eyesore for residents whose homes face the apartment complex.

In addition, the alterations to Woodland Dr would not be welcomed by any current resident. Digging a tunnel underneath Georgia Ave to build a new Metro entrance will take years and generate noise and seismic rumbling. It will also generate further congestion with partial road closures and construction vehicles being parked along the road. The tunnel would be taxpayer funded even though most taxpayers in the area do not want it and have no use for it. These tunnels are notoriously unsafe, being empty, poorly lit and unpatrolled by law enforcement.

Next to the medical building there is a fairly large wooded area that shelters local animals, of which there is a decently large population: birds, squirrels, rabbits, foxes and deer. Destroying this area would displace these animals and create more road hazards.

Finally: as a longtime resident of the area (and of Montgomery County in general) I cannot help feeling cynical about this proposed development. The county is certainly in favor of this development, since it will bring 400 residents/families into the area whose income can subsequently be taxed. The county has adopted the attitude of saturating what little space it has left with high occupancy developments like the one being proposed on Georgia Ave. It is one thing to build a complex like this in an already urbanized area like Downtown Silver Spring or Wheaton. It is another thing to build it in an area that is clearly suburban like Forest Glen/Forest Grove. There is enough room on the site to build a dozen single family homes. I understand this would not be as lucrative for the county or the developer, but it would keep the neighborhood intact and avoid damaging the property values of residents who actually own their properties. Between the expansion of the metro and the traffic of Holy Cross Hospital, this area is already congested enough. Please do not exacerbate the problem by adding an apartment complex that nobody in the area wants to put up with. Any enthusiasm for the project must be coming from outside the immediate area. Our community has already weathered beltway widening proposals and interference from metro activity. We have had enough of the new developments and would like to live in our homes peacefully.

Thank you,
Helen Wells

From: [Holly Olson](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Proposed development of 9801 Georgia Avenue Forest Glen Medical Center
Date: Monday, January 16, 2023 8:56:50 PM

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

Good evening,

I am writing to you to express my concerns regarding the proposed redevelopment of the Forest Glen Medical Center. My primary concern is that a traffic study assessing the impact of this development on GA/FG intersection and the surrounding neighborhood has not been conducted. If you have ever traveled through this intersection or the FG neighborhood during rush hour, you know the extent of the traffic congestion. Dumping another 500+ cars into the area without thoughtful consideration is a complete disservice to the neighborhood.

Furthermore, it's not clear to me what the point of increasing density in the vicinity of a metro station is if you are building parking capacity that encourages residents to maintain cars. Since FG lacks the amenities and walkability of Wheaton and SS, it suggests that a density of this nature may not be appropriate if it only puts more cars on the streets. At a minimum, I beg the board to require a thoughtful and independent analysis of the traffic implications before this development can move forward.

Thank you for your consideration.
Holly Olson
FG resident for 20+ years

From: [carole tomayko](#)
To: [Lindsey, Amy](#)
Subject: Proposed Development GA Avenue and Forest Glen
Date: Sunday, January 15, 2023 10:49:38 PM

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

Ms Lindsey,

As a 45 year resident of Forest Estates, I have seen increasingly dangerous traffic problems centering on Woodland Avenue, Forest Glen Road and Georgia Avenue. The proposed development of a 415 unit, 500 parking place apartment building on the corner(s) of these intersections can mean nothing but dangerous new problems for this already heavily used and difficult intersection.

I am fully against putting such a high density building on that corner without doing a thorough traffic impact study which must take into account the coming and going of the building's residents, the pick-up hours of school busses, and the movement of neighbors' cars in and out of Forest Estates.

I suggest building Town houses on the same property which might not provide housing for 415 new families, but would offer considerable lower cost housing to dozens of families promising easy access to the Forest Glen Metro, but not overwhelming the intersection with impossible new traffic.

Carole Tomayko
1631 Belvedere Blvd
Silver Spring, MD. 20902

Sent from my iPhone

From: [carole tomayko](#)
To: [Lindsey, Amy](#)
Subject: Building at Forest Glen and Georgia
Date: Tuesday, February 7, 2023 9:42:01 AM

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

Hello again, Ms. Lindsey,

Traveling up and down Georgia Avenue, I have noticed a particularly well designed apartment building at the junction of Georgia Avenue and Viers Mill Road. Although it is a tall, square, many unit building, it has been designed to look like many different buildings. It is pleasant to look at and nicely landscaped.

The design of this building proves that large numbers of apartments can be accommodated in a structure which doesn't look like a soviet prison block!

Please hold the line on putting 415 families into an ugly, square building, and insist upon an attractive apartment complex that enhances the entrance to my neighborhood and the entire Georgia Avenue corridor.

Thank you,
Carole Tomayko
1631 Belvedere Blvd.
Silver Spring, MD 20902

From: [carole tomayko](#)
To: [Lindsey, Amy](#)
Subject: Building at Forest Glen and Georgia
Date: Tuesday, February 7, 2023 9:42:01 AM

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

Hello again, Ms. Lindsey,

Traveling up and down Georgia Avenue, I have noticed a particularly well designed apartment building at the junction of Georgia Avenue and Viers Mill Road. Although it is a tall, square, many unit building, it has been designed to look like many different buildings. It is pleasant to look at and nicely landscaped.

The design of this building proves that large numbers of apartments can be accommodated in a structure which doesn't look like a soviet prison block!

Please hold the line on putting 415 families into an ugly, square building, and insist upon an attractive apartment complex that enhances the entrance to my neighborhood and the entire Georgia Avenue corridor.

Thank you,
Carole Tomayko
1631 Belvedere Blvd.
Silver Spring, MD 20902

From: [Carole Tomayko](#)
To: [Lindsey, Amy](#)
Subject: Georgia Ave. Medical Bldg
Date: Wednesday, March 15, 2023 8:40:43 AM

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

Hi Ms. Lindsey,
Thank you for having a virtual meeting this evening.

My one biggest question: Why is it prudent to place 415 units on a 2 1/2 acre property on the already too busy corner of Forest Glen and Georgia Avenue? An apartment building makes sense, but such dense housing on this corner does not.

So far, the changes the planning group is suggesting help cosmetically, but the density of housing and parking do not jibe with quality of life issues neither for the new rental families nor for the old home owning residents of the neighborhood.

Respectfully,
Carole Tomayko
1631 Belvedere Blvd.
Silver Spring, MD. 20902

From: [Caroline Hanover](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: Concern Regarding JLB development of 9801 Georgia Ave at Forest Glen Rd, Silver Spring MD
Date: Monday, January 16, 2023 2:27:16 PM

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

I am writing to you regarding JLB development of the medical center at 9801 Georgia Ave. in Silver Spring. The sketch plan number for this development is 320230020. My husband and I live at 1805 Forest Glen Rd. We've been in this house for 22 years.

We've always experienced heavy traffic, and it has increased dramatically in the last several years. There is a great deal of traffic related to the hospital, beltway overflow, and people cutting through the neighborhood using Woodland and Forest Grove Road. My family has witnessed numerous accidents on Forest Glen Road.

Our concern is the traffic and the density of this development. Our understanding is that JLB has not done a thorough traffic impact study. In the proposal, there will be an entrance and exit on Woodland Drive and only a north bound exit on Georgia. There will be considerable congestion at Woodland and Forest Glen during rush hour, during hospital shift change and increased parking on Woodland. We already have a problem with cut over traffic on Woodland during rush hour and people speeding down Myrtle Road to Dameron or Sherwood Rd to get to Holy Cross Hospital. Because we don't have sidewalks, it is incredibly dangerous due to speeding cars and people sharing the roads.

The proposal includes 415 residential units, 550 parking spaces, and retail. The amount of traffic in and out during the day, and especially during rush-hour will be almost impossible to navigate.

Furthermore, my understanding is that the developer, JLB Realty, indicated there is overwhelming support for this project in our community. This is simply not true. There are many of us who are supportive of smart development which includes fewer residential units and commercial retail that fits the community. It's unclear to many of us, the need to build 415 residential units and parking with the metro right across the street. Incidentally, the metro is building a tunnel that will exit on the property of 9801 Georgia Ave.

It is absolutely critical that the county listen to our entire community - both the Forest Glen community association and Forest Estates community association. We have raised concerns about traffic congestion and safety. At issue is pedestrian safety, as well as overcrowding in an already congested area. It is imperative that a proper traffic impact study is conducted for any development at this property.

Thank you for your consideration.
Caroline Hanover and Jim Sandiford
1805 Forest Glen Rd

Sent from my iPad

From: [C. Hogue](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair; councilmember.fani-Gonzalez@montgomerycountymd.gov](#)
Subject: Project: 9801 Georgia Avenue (320230020)
Date: Wednesday, March 1, 2023 11:54:27 AM

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

Dear Ms. Lindsay and planning board staff –

I write to express my concerns about this project.

I am the homeowner at the south corner of Woodland Drive at Sanford Road. I have lived there since 1992. My backyard neighbor's property at 1821 Sherwood Road is at that street's west terminus, where the exit and entrance to the proposed apartment building's parking garage is planned. Our shared property line is a literal pebble's throw from the corner of Sherwood and Woodland.

I do not support this development as planned. The plans need revision and amendment in regard to traffic and to a smaller and yet important issue: invasive plants.

For decades, I have enjoyed sitting on my patio every spring, summer, and fall with friends. My patio is on the side of my house parallel to Woodland Drive.

From this vantage point, I've seen and heard all sorts of traffic – cars that have turned off Georgia Avenue and racing from Tilton Drive to Forest Glen Road, neighbors driving a respectable speed, and ambulances headed to Holy Cross Hospital with jingling chains hanging below their chassis. I've also witnessed the street parking fill up as neighbors hosted gatherings at their homes.

Woodland Drive carries a lot of traffic now. But the traffic that the planned development would generate and direct onto Woodland Drive would convert the street from a residential one into a thoroughfare. In addition, the project could impair or destroy the ability of neighbors to host events at their homes, such as parties and holiday gatherings, because of tighter parking restrictions.

If the planned apartment complex has 400 residential parking spaces and only half of vehicle owners take their car out any single day – to go to work, pick up children from school or daycare, buy groceries, visit a restaurant, or go to a retail center – that amounts to 200 cars x 2

trips (once out, once in) = 400 car trips per day. This does not take into account delivery or commercial vehicles making stops at the complex.

This conservative estimate of how many vehicles would enter and exit at the north end of Sherwood Road is mind-boggling. This is a tremendous number of vehicles to add to Woodland Drive. The noise they would generate would essentially cut me off from enjoying my property outdoors – except for maybe after dark.

Plus, this project would impact all the roads in the Forest Glen and Forest Estates neighborhoods as well as add to traffic congestion at the intersections of Forest Glen Road with Woodland Drive and Georgia Avenue.

The project needs a full transportation impact study. My neighbors and I as well as the planning board staff need such data to more clearly understand how the project would affect vehicular flow in neighborhood.

This should include the entire length of Myrtle Road, Sherwood Road, Sanford Road, Tilton Drive, and Belvedere Boulevard, and Dameon Drive and Forest Grove Drive from Forest Glen Road to Belvedere Boulevard. Restricting a study to the Forest Glen Policy Area will miss the impacts that extra traffic would have on other areas of affected neighborhoods.

Also, I implore the planning board, its staff, and the developer to work with the Maryland State Highway Administration to create an exit and entrance that excludes Woodland Drive.

In addition, I worry about the garage entrance/exit creating an air pollution hotspot just a few yards from where I garden and eat outside. Could you address this?

My final concern is about the wooded lot on the north end of the property to be developed. I've walked past that lot every weekday, on the way to the Forest Glen Metro, for decades (except for during the COVID-19 pandemic). It's a secondary succession woodland dominated by black locust (*Robinia pseudoacacia*).

In the last 10 years, it has become highly infested with invasive vines that are climbing up and eventually destroying trees. These vines include winter creeper (*Euonymus fortunei*), which the Maryland Department of Agriculture classifies a Tier 1 invasive plant. These vines have grown uncontrolled and have reached the stage where they flower and set fruit. European starlings, an invasive bird, eat the fruit of this plant and have spread its seed through the neighborhood.

I request that the development plans include complete removal of this species and any other

Tier 1 invasive plants found at the site.

Thank you for the opportunity to comment on this project.

Sincerely,

Cheryl Hogue

1820 Sanford Road

Silver Spring, MD 20902

December 15, 2022

Ms. Tanya Stern, Acting Planning Director
Ms. Amy Lindsey, M-NCPPC Lead Reviewer
Maryland-National Capitol Park and Planning Commission
Montgomery County Planning Board

RE: 9801 Georgia Avenue, Sketch Plan No. 320230020

Dear Ms. Stern and Ms. Lindsey,

We write to both of you to express concern over the proposed development effort in the Sketch Plan noted above. We have lived on Myrtle Road in the Forest Grove Citizens Association neighborhood since May 2000. Myrtle Road runs parallel to Forest Glen Road and we are in the lower block closer to Dameron Dr.

I, Candace, grew up in Montgomery County, right off of Dennis Avenue, and was thrilled when Brad and I were able to afford a home in this neighborhood. We raised two boys in this home and over the years have developed many close friendships on our street and the surrounding streets.

Traffic in the neighborhood has increased over the years due to new construction in and around our neighborhood/the Forest Glen Metro and surrounding areas creating difficulties getting in and out of the neighborhood especially during morning and evening rush hours. In addition, the Forest Glen-Georgia Avenue intersection is one the busiest intersections in the county for many reasons – main thoroughfare to Silver Spring and DC heading south and main thoroughfare to Wheaton, Glenmont and Olney going North, main road to Holy Cross Hospital which in fact, the hospital is much larger than it was 22 years ago when we moved to Myrtle, Beltway access and the Forest Glen Metro.

Our main concerns on the proposed development efforts is the size of the development which includes the structure itself including the number of parking spaces which will create even more traffic, the impact on our schools, impact on our neighborhood infrastructure which is aging (gas lines, water lines), **the fact that the developer wants to have an exit onto Woodland Dr. which is a neighborhood street that is a cut through already handling traffic from Georgia Ave**, the loss of a treed area that sits between Woodland and Georgia Avenue and the idea that the project will have a lay over for people to let passengers off for the Metro which is supposed to be putting a tunnel in for the Forest Glen Metro to exit on the Woodland side of Georgia Ave. All of this might look like progress but looks like a nightmare just waiting to happen.

We are not opposed to development on this parcel of land but not an effort of this size and not with an exit onto Woodland Drive. This developer has not done a traffic study and any developer proposing a project on this parcel of land should be

required to do one. We are concerned that this parcel of land was re-zoned during the Pandemic and we did not receive notification of the re-zoning prior to it happening. We are concerned that this developer may not be following the Sector Plan for our area and did not display the appropriate size signage to start. If this developer is not following protocols early in this process what else might they try to circumvent if this project was to go forward.

The biggest issue of developing this parcel of land is the impact of additional congestion in an area that cannot handle the congestion currently.

Please take the concerns of the residents in our community seriously.

Thank you for taking the time to read and digest our thoughts and please reject the development effort as currently stated in the Sketch Plan. If you would like to discuss any of our thoughts, please do not hesitate to reach out to us.

Sincerely,

/s/Candace A Campbell

/s/Brad E Christie

Homeowners – 1610 Myrtle Road
bccc59@hotmail.com

From: [Daniel Chapman](#)
To: [Lindsey, Amy](#); councilmember.fani-gonzalez@montgomerycountymd.gov; [MCP-Chair](#)
Subject: 9801 Georgia Ave. Proposed Development
Date: Monday, January 16, 2023 5:44:40 PM

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

Hello,

I'm writing to voice my opposition to the proposed 415 unit apartment building that might be built at the Forest Glen Medical Center.

I've lived in the neighborhood for 3 years, and my main complaint has been the traffic congestion, particularly at the intersection of Georgia and Forest Glen. I cannot imagine how much worse this will make things with 415 units, a 515 space garage and retail. I'm particularly concerned because the developer has refused to conduct a transportation impact study. Forest Estates has become a popular cut through for rush hour commuters. They often speed through with little regard for the neighbors safety and numerous children heading to and from school. The neighborhood does not even have sidewalks on many blocks.

This is directly across the street from the metro. 1+ parking spaces per unit should not be needed. Office spaces are not projected to recover to anywhere close to full occupancy post pandemic. Many of these offices will transition into housing to fill the void. I don't think there should be any rush to build new apartment buildings in this climate; especially in a neighborhood like this without the proper infrastructure to support it. If housing were to be built it should be single family homes, town homes, or condominiums so the residents can experience the American Dream and pride of owning.

I went to the developers website which lists their other projects. They have a complex in Beltsville, The Mark at Brickyard, of similar size (433 Units). The reviews are pretty alarming. They're described as "evil slum lords," "RUN AWAY. This was by far the WORST experience I've ever had renting apartments," "Do not consider moving here!," "The worse place to live," "If I could give it 0 Stars I would," "Noise is at an all time high, with no control of tenants having large crowded parties" etc.

It's aggravating that the developers claim support from the community. They are lying. Not a single neighbor that I've spoken to supports this project.

Please reconsider this project, or at least tone it down dramatically to a reasonable number of units. This project offers current neighbors/residents nothing but increased traffic and congestion.

Thank you for listening.

Daniel Chapman
10201 Forest Grove Drive

From: [Dara Liebel](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Cc: councilmember.fani-gonzalez@montgomerycountymd.gov
Subject: JLB, Realty, LLC Georgia Ave/Woodland proposed purchase and development
Date: Monday, January 16, 2023 10:22:56 AM

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

I am writing to you to tell you that I am 100% against the proposed development plan for this area. Traffic is already heavy in this area, and this proposed development would increase it greatly. I live on the corner of Forest Glen and Forest Grove Drive and see the traffic firsthand in this area.

Please do not approve the JLB Realty, LLC proposal for this property. I believe the statement by JLB Realty, LLC that they have "overwhelming support from the community" to be a falsehood.

Thank you for your consideration.

Dara Liebel
Office Manager

LUSE GORMAN, PC
5335 Wisconsin Avenue, Suite 780
Washington, DC 20015
Tel: 202-274-2014 | Fax: 202-362-2902 | Cell: 240-997-8986
dliebel@luselaw.com

This electronic message contains information that may be legally confidential and/or privileged. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and then delete this message. Any tax advice expressed in this communication should not be construed as a formal tax opinion unless expressly stated.

From: [David Howard](#)
To: [MCP-Chair](#); [Lindsey, Amy](#)
Subject: 9801 Georgia Avenue Redevelopment
Date: Monday, January 16, 2023 9:16:58 AM

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

Dear Ms. Lindsey, I am writing you in strong support of JBL's proposed redevelopment of the Forest Glen medical center at 9801 Georgia Ave. in Silver Spring. I have lived at 9912 Woodland Dr. since 2006. I have always felt that this neighborhood's proximity to the metro station warranted higher density along Georgia Avenue. I choose not to own a car. I regularly walk to the metro station but would love to have retail and restaurant options that are easy to walk to. Even with the new pedestrian overpass built several years ago the closest retail is more than a casual walk away. Retail and restaurants require the density to support it so I would welcome the additional residents at this location. I am also very excited about the new Metro station entrance on the East side of Georgia. I would also love to see the Metro Station surface parking redeveloped into something that better serves the surrounding neighborhood. Someone in our neighborhood have expressed concerns about increased traffic congestion. Perhaps with closer proximity to restaurants and retail and an easier and more pleasant path to the metro station more residents would choose to walk and use public transportation rather than drive.

In Forest Glen we are proud of our green legacy. I love the green space in our neighborhood and use it frequently but the current green space adjacent to the parking lot at 9801 Georgia is not usable and is often eyesore with the trash it collects on Georgia Avenue.

I encourage you to support this development and hope that it proceeds quickly.

Sincerely,

David Howard

From: [David Miller](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: 9801 Georgia Avenue / application# 320230020
Date: Wednesday, January 11, 2023 12:07:15 AM

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

Greetings,

I live at 9812 Dameron Dr, Silver Spring, MD 20902, just a few blocks from the proposed development. I have reviewed all of the design documents I am strongly in favor of this development that will add mixed-used development in close proximity to the Metrorail station and several high-frequency bus routes along Georgia Avenue. I walk by this parcel on my way to/from the Metrorail during my commute to DC. My daughter also walks by this parcel coming from Metrobus on Georgia Ave after school. My specific comments are as follows:

- Montgomery Planning should advance this project, but with a stronger focus on the following principles: reducing SOV trips, encouraging non-SOV trips, improving safety, and better integration with the adjacent neighborhood. Adjustments to parking and massing may be necessary to achieve these goals.
- Require the developer to provide less on-site parking overall and thus a lower parking ratio for the site. Zoning variance should be provided if necessary to encourage residents with preference for low-car ownership. This will also help reduce pushback from residents concerned about traffic impacts. All on-site parking spaces should be monetized, that is, residents should have to pay a significant monthly fee to use a space, in addition to their rent/lease. The current proposal includes 555 parking spots for 415 residential units. A parking ratio of .75/DU would produce a total of 311 parking spots.
- Require the developer to provide an on-site TDM coordinator and dedicated transportation benefits *in perpetuity* for all residents, for example monthly transit and/or bicycle subsidy to encourage non-SOV use.
- Require the developer to provide on-site secure bike parking facilities, and exterior bike parking facilities, in addition to adding a Capital Bikeshare station.
- Require the developer to provide designated areas for micromobility parking (e.g., scooters, electric bikes).
- Require the developer to provide high visibility pedestrian crossings at Woodlawn and Sherwood with traffic calming measures (e.g., raised crosswalks) to improve safety and the corridor from neighborhood to the Metrorail station.
- Require the developer to reduce the overall massing of the development to provide a larger setback along Woodlawn Drive to activate this area for pedestrians with benches, lighting, pavers, landscaping, shade trees, etc., to provide a better and more inviting transition to the neighborhood adjacent.

Thank you for your consideration,

David Miller, PTP
COO/Sr. Project Manager
Foursquare Integrated Transportation Planning

From: [Debbie Winn](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fami-gonzaliex@montgomerycountymd.gov; [Deborah Winn](#)
Subject: Proposed development at 9801 Georgia Avenue, Silver Spring, MD
Date: Monday, January 16, 2023 2:00:27 PM

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

I am writing to express my concern about traffic issues resulting from the development. Currently, cars going east on Forest Glen Road towards Georgia Avenue experience frequent, persistent challenges. At rush hour in the morning, traffic is often backed up as far back as Holy Cross Hospital and even at other times of the day backups to turn right or left at Georgia Avenue occur. Cars coming from the planned new development south on Woodland Ave will have an extremely difficult, time-consuming, and potentially dangerous challenge to take either a left or right onto Forest Glen given how congested that stretch already is. The numbers of cars leaving the planned development and going north on Woodland that then turn left onto Tilton and then right or left onto Georgia would also increase substantially and create challenges because of how dangerous it is to take a left from Tilton onto Georgia or making a right turn onto Georgia going north only to make a U-turn to go south.

Going east on Forest Glen from Georgia will also increase in difficulty and danger because cars will be waiting or backed up to the Georgia/Forest Glen intersection to turn left (to go north on Woodland to enter the development) - that turn comes and near the bottom of a short hill and at a narrowing of the road from the the Georgia/Forest Glen intersection.

I am also concerned about an overflow of traffic into the Forest Estates and Forest Grove neighborhoods.

I request that you conduct a thorough and careful traffic impact study to identify and then adequately mitigate the probable really bad and dangerous traffic situation that will occur if the development proceeds as currently planned.

Thank you for your consideration.

Debbie Winn
1601 Cody Drive
Silver Spring, MD 20902

From: [Deborah Beck](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.go
Subject: In Support of Developing 9801 Georgia Avenue
Date: Thursday, January 26, 2023 4:41:30 PM

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

Good afternoon,

I am writing to each of you in support of rebuilding the Forest Glen Medical Center at 9801 Georgia Avenue. I live about 1/2 mile away on the west side of Georgia Avenue and this development would impact my house, street, and community.

I also happen to be a pollster/researcher who sometimes studies housing in America and this property is exactly where we as a country should be building more housing. The medical building is fairly small for the property and the parking lot is often empty. Directly north is an empty, wooded area that is not being used for anything. The land is directly across from the Forest Glen metro, which is one of the least used metro stations in the system. The plot is at the intersection of the Beltway and a major state highway, which makes the land very valuable.

Some members of the community might complain about our local schools getting overcrowded, but Singer ES, Sligo MS, and Einstein HS are not at capacity at the moment. Sligo could have more room by moving an infants and toddlers program and Singer ES is very close to Oakland Terrace. Instead of NOT building, MCPS should be able to move the district lines if overcrowding becomes an issue.

In my opinion, redevelopment of Forest Glen has been on the horizon for a while. I purchased my house 20 years ago as the DTSS development was opening and since then I have watching a steady progression of new housing be built up Georgia Avenue. However, it is essential that our community receive the services necessary to support this next phase of new construction. Traffic on Georgia Avenue is a nightmare and reconstructing McKenney Hills is stalled. A development of this size should require a traffic study and community feedback to build support in the community and work to intergrate the construction into our neighborhoods.

Thanks you,
Deborah Beck

--

Deborah Beck
202-302-1338

From: [Dennis O'Brien](#)
To: [Lindsey, Amy](#)
Subject: Comments from a resident regarding proposed development at 9801 Georgia Avenue
Date: Friday, March 17, 2023 1:35:02 AM
Attachments: [PB letter to AL 03162023.pdf](#)

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

Dennis P. O'Brien
Catherine S. O'Brien

9810 Forest Grove Drive
Silver Spring, MD 20902

March 16, 2023

Ms. Amy Lindsey
Planner III, Midcounty Planning
Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902

Re: 9801 Georgia Avenue Proposed Redevelopment (Sketch Plan #320230020.)

Dear Ms. Lindsey:

We are writing you to voice our collective concern regarding the specifics of the proposed redevelopment of the medical building at 9801 Georgia Avenue as proposed in Sketch Plan #320230020 which has been submitted to the Planning Board for consideration.

We have lived at 9810 Forest Grove Drive for over 37 years. During the nearly four decades we have raised two children through the Einstein cluster and proudly maintained our property which was built upon prior to WWII. We are some of the longest-standing residents of Forest Grove and are proud that our community, while very close to the beltway and Georgia Avenue, still maintains a neighborly feel to it.

We fully support and the concerns Ms. Szein and Mr. Galarsa, Co-Presidents of the Forest Grove Citizens Association (FGCA), expressed in their letter to you dated December 15, 2022. We would like to add some color and perspective as a longtime resident who has played ball in the streets, helped shovel neighbors' cars out after snows and seen children born and get married from the neighborhood.

The proposed development would dramatically negatively alter the neighborhood. While, we and others in the neighborhood long expected that "something would eventually happen there," a massive structure and parking garage was not envisioned. Simply put, the development as presently proposed does not respect the neighborhood's character whatsoever.

Amy, our biggest concern, as we hopefully are able to age in place at our residence, is that the community maintains its close-knit feel after whatever happens to the development parcel. What does that mean? First, that residents do not have to worry about their safety, most importantly the safety of their children and of the elderly. Second, that the neighborhood character is not irrevocably altered by increased traffic flows and additional parked vehicles. We are not against progress, only progress that totally disrespects the long existing neighborhood's character, that is not well thought out and does not address the real life concerns of the impacted property tax paying residents for the addition of 100% rental properties.

The current plan calls for the main entrance to be on Woodland Drive, directly across from the terminus of Sherwood Road. We are aware that the western portion of Woodland Drive is in a RED ZONE, where, we

understand congestion of any nature is totally acceptable. This is alarming to say the least.

We know, having lived here for over 37 years, the traffic flows, unlike the engineer who visits once or twice and most likely not at peak periods (and maybe even during the pandemic when traffic was all but nonexistent) as we have commuted from the neighborhood by car for over 30 years. Forest Glen Road backs up at Georgia Avenue. Hard stop. Always has. Always will. Sometimes the traffic can be backed up to past Holy Cross Hospital. Thus, cars back up at the corner of Woodland Drive and Forest Glen as they wait to work their way in to the flow. Adding up to 500 cars will create a traffic nightmare not to mention safety nightmare. Rental residents exiting onto the main Woodland Drive from the proposed main entrance to the development are envisioned that they will turn south toward Forest Glen Road or north towards Sanford. This is incorrect. Due to the aforementioned backups many will drive quickly eastbound down Sherwood Road and either turn south on to Forest Grove Drive (past my residence) to access Forest Glen Road where backups are somewhat less frequent or north. Similar actions will be taken by those that do utilize Woodland Drive and will use Myrtle Road to access Forest Grove Drive if there is a backup. This fact was obviously noted by the developer when the modified exhibit SK301-Circulation-Vehicles was submitted in February 2023. The original submission of the referenced exhibit had no circulation arrows going into Sherwood Road or Myrtle Road. The revised exhibit acknowledges, without a traffic study even being performed, that the developer fully realizes that the renters of the proposed 400 plus units will cut through narrow neighborhood streets to avoid the red zone congestion on Woodland Drive.

Forest Grove was planned and largely built prior to WWII. All one must do is walk the neighborhood and compare it to the neighborhood to our north, Forest Estates, which was built post WWII. Myrtle Road and Sherwood Road are five (5) feet or 25% less wide (20' versus 25') than Sanford Road one block north of Sherwood Road. That may not sound like much, but an average car is 5' 8" wide. Forest Grove Drive is nine (9) feet narrower south of the intersection with Sherwood Road. We know our streets are narrow and we drive appropriately, especially as there are cars parked on both sides of the street. We keep an eye out for children and pets. Unfortunately, some of those that cut through now do not and the problem will only be exponentially worse when renters who have no ownership connection to the neighborhood use our narrow streets as cut throughs. When more vehicles are pushed through a tighter funnel, catastrophic results will occur.

The streets in the Forest Grove neighborhood are a playground. People walk dogs, ride bikes, play street hockey, toss a ball. We recall doing these activities with our children and neighbors' children years ago and do these now with our grandchildren when they visit from Rockville. We, and others, are very concerned that the increased traffic flow through the community (and it will definitely occur based on the present plan) will result in not just property damage to vehicles but serious injury to children and adult residents. The development, as proposed, does not respect the neighborhood's character.

The takeaway here is that there should be no access to the proposed development from Woodland Drive as it is all but certain, in the near term, will result in catastrophic consequences. Should that radically alter the development plan to a smaller scale rental/condo plan or townhome community, so be it. Lives and safety are much more important than goals of urban density. We trust you and members of the Planning Board would agree with us on that point.

The proposed development will have the spillover effect of more cars parked on our already narrow and crowded streets as well. While it is nice to think that all residents and visitors will use the Metro, that is not the case. The developer even has stated that the significant parking load is needed because of the proposed development's location. They implicitly stated that you need a vehicle to live in that proposed apartment building. Sure, it is near the Metro, but that only works largely for those that commute into DC. Many commute around the beltway to areas not serviced by the Metro system. Furthermore, very few will take the Metro to shop in Wheaton. We have done it when the car was in the shop and it is very time consuming and the Wheaton metro area is not all that safe anymore as evidenced by the growing assaults and robberies in Wheaton, one just today at the Giant food store parking lot. Also, walking to Snyders and Aldi to our south is not viable for most. The walk is dangerous one, especially on the portion of the path going underneath the beltway. Many of those in our neighborhood will not use it for safety concerns and this was well prior to the recent crime surge in Silver Spring/Wheaton area. The safety

concerns are real and their impact on commuting/transportation options is real and must be an important consideration when evaluating increased traffic flow in the directly adjacent community. This type of massive development may be acceptable near downtown Silver Spring or in Wheaton, already established urban locations with Metro and shopping close by as it more closely aligns with the existing neighborhood's character, but it is totally out of place in Forest Grove.

We hope we have been able to give you some real-life based concerns and facts that have not been considered to date. As long-term residents, we hope to live out my retirement years in the house that we raised our children in and know so well. Neighborhoods are at their strongest when at least some residents are long term and maintain vested interest in the maintaining, not just their physical properties, but that of the daily rhythm of the neighborhood. Many others feel that way also as we all respect the neighborhood and its character. That should be the goal of the County as well, one that it seems to be straying from as it looks to fundamentally and irrevocably alter a long standing and stable neighborhood in the County.

Thank you for taking the time to read and, hopefully, reflect on what we have strived to convey.

Sincerely,

Dennis P. O'Brien

Catherine L. O'Brien

Cc: MCP-Chair@MNCPPC-MC.org

Dennis P. O'Brien
9810 Forest Grove Drive
Silver Spring, MD 20902

January 12, 2023

Ms. Amy Lindsey
M-NCPPC Lead Reviewer
Montgomery County Park & Planning Board
Rockville, MD

Re: 9801 Georgia Avenue Proposed Redevelopment

Dear Ms. Lindsey:

I am writing you to voice my concern regarding the process and specifics of the proposed redevelopment of the medical building at 9801 Georgia Avenue.

My wife, Catherine, and I have lived at 9810 Forest Grove Drive for over 37 years. During the nearly four decades we have raised two children through the Einstein cluster and proudly maintained our property which was built upon prior to WWII. We are some of the longest-standing residents of Forest Grove and are proud that our community, while very close to the beltway and Georgia Avenue, still maintains a neighborly feel to it.

I fully support and the concerns Ms. Szein and Mr. Galarsa, Co-Presidents of the Forest Grove Citizens Association (FGCA) expressed in their letter to you dated December 15, 2022. I would like to add some color and perspective as a longtime resident who has played ball in the streets, helped shovel neighbors' cars out after snows and seen children born and get married from the neighborhood.

The proposed development would dramatically negatively alter the neighborhood. While, I long expected that "something would eventually happen there," a massive structure and parking garage was not envisioned.

The zoning change was made in the Sector Plan by its adoption. While that may be within official "due process" it is disingenuous to those directly impacted by the development which is now proposed based on that change. I walk through that area every day with my dog, having done so for the last decades. I don't ever recall a posted sign, like those present now regarding the proposed development, being erected to notify residents of such an impactful change. Surely, I would have noticed. Additionally, I know that I never received any communication via mail. Why did this occur? How can a County that prides itself on being progressive not follow common sense and courtesy and post signs and mail letters/cards alerting residents? I am at a loss.

As FGCA communicated, 75% (actually closer to 80%) of Forest Grove residents either outright support no development or only with significant changes to the plan as submitted. How the developer's representative could have stated at the December 4, 2022 Review Committee meeting that they had copious meetings with residents in the area and that there is "overwhelming support for the project" is beyond me. I will call his comment what it is, an outright lie. Your team needs to call the developer's representative out on this in a public setting to restore any trust in the process.

Amy, my biggest concern, as Catherine and I hopefully age in place at our residence, is that the community maintains its close-knit feel after whatever happens to the development parcel. What does that mean? First, that residents do not have to worry about their safety, most importantly the safety of their children. Second, that the community feel isn't altered by increased traffic flows and parked vehicles. I am not against progress, only progress that is not well thought out and does not address the concerns of the impacted property tax paying residents for the addition of 100% rental properties.

The current plan calls for the main entrance to be on Woodland Drive, directly across from the terminus of Sherwood Road. I know, having lived here for over 37 years, the traffic flows, unlike the engineer who visits once or twice and most likely not at peak periods (and maybe even during the pandemic when traffic was all but nonexistent) as I commuted that path for over 30 years. Forest Glen Road backs up at Georgia Avenue. Hard stop. Always has. Sometimes the traffic can be backed up to past Holy Cross. Thus, cars back up at the corner of Woodland Drive and Forest Glen as they wait to work their way in to the flow. Adding up to 500 cars will create a traffic nightmare not to mention safety nightmare. Rental residents exiting onto Woodland Drive are envisioned that they will turn south toward Forest Glen Road or north towards Sanford. This is incorrect. Due to the aforementioned backups many will drive quickly eastbound down Sherwood Road and either turn south on to Forest Grove Drive (past my residence) to access Forest Glen Road where backups somewhat less frequent or north. Similar actions will be taken by those that do utilize Woodland Drive and will use Myrtle Road to access Forest Grove Drive if there is a backup.

Forest Grove was largely planned and built prior to WWII. All one has to do is walk the neighborhood and compare it to the neighborhood to our north, Forest Estates. Myrtle Road and Sherwood Road are five (5) feet or 25% less wide (20' versus 25') than Sanford Road one block north of Sherwood Road. That may not sound like much, but an average car is 5' 8" wide. We know our streets are narrow and we drive appropriately, especially as there are cars parked on both sides of the street. We keep an eye out for children and pets. Unfortunately, many don't and those include folks cutting through and, sadly, that includes some of our neighbors to the north.

Last week, I was walking my dog on Sherwood Road and saw some kids playing street hockey. I saw a couple of kids learning to ride bikes on Myrtle Road. I recall doing these activities with my children and neighbors' children years ago and do these now with my grandchildren when they visit from Rockville. I, and others, are VERY concerned that the increased traffic flow through the community (and it will definitely occur based on the present plan) will result in property damage to vehicles and much more importantly, injury to children and adult residents. The takeaway here is that there should be no access to the proposed development from Woodland Drive as it will likely, in the near term, result in catastrophic consequences. Should that radically alter the development plan to a smaller scale rental/condo plan or townhome community, so be it. Lives and safety are much more important than goals of urban density. I believe you would agree with me on that point.

The proposed development will have the spillover effect of more cars parked on our already narrow and crowded streets as well. While it is nice to think that all residents and visitors will use the Metro, that is highly unlikely. The developer even has stated that the significant parking load is needed because of the proposed development's location. Sure, it's near the Metro, but that only works largely for those that commute into DC. Many commute around the beltway to areas not serviced by the Metro system. Furthermore, very few will take the Metro to shop in Wheaton. I have done it when the car was in the shop and it is very time consuming and the Wheaton metro area is not all that safe feeling anymore. Also, walking to Snyders and Aldi to our south is not viable for most. The walk is actually dangerous as I can attest to as someone chased me a few years back while on the portion of the path going underneath the beltway. Many of those I have asked will not use it for safety concerns and this was well prior to the

recent crime surge in Silver Spring. The safety concerns are real and their impact on commuting/transportation options is real and must be an important consideration when evaluating increased traffic flow in the directly adjacent community.

I hope have been able to give you some real-life based concerns and facts that have not been considered by the developer and Sector Plan folks. As a long-term resident, I hope to live out my retirement years in the house that I raised my children in and know so well. Neighborhoods are strongest when at least some residents are long term and maintain vested interest in the maintaining not just their physical properties but that of the daily rhythm of the neighborhood. Many others feel that way also. That should be the goal of the County as well, one that it seems to be straying from as it looks fundamentally alter long standing and stable communities of the County. Yes, it's a delicate balance, one that I hope the County is capable of achieving. Anything less is failure.

Thank you for taking the time to read and, hopefully, reflect on what I have strived to convey.

Sincerely,

Dennis O'Brien

Cc: MCP-Chair@MNCPPC-MC.org

From: [Whitney Warren and Deryl Davis](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Please do not support the proposed development at 9801 Georgia Ave. Forest Glen Medical Center
Date: Saturday, January 14, 2023 5:17:31 PM

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

9808 Dameron Drive
Silver Spring, Maryland, 20902
Forest Glen Neighborhood
January 14, 2023

Dear Ms. Lindsey, Councilmember Fani-Gonzalez, and Montgomery Council Planning Board:

I am writing as an extremely concerned citizen and member of the Forest Glen neighborhood. The current development for the corner of Georgia Avenue and Forest Glen will create untold traffic and safety risks in our neighborhood. I implore you to listen to the Forest Glen Community Association and do approve the current proposed development.

First, as a resident of Forest Glen, I was never contacted in writing or in email about the proposed development. ONLY AFTER the November open meeting (which we learned about from the posted signs), did we know anything about the development. The November meeting made it abundantly clear to the developer that there were countless problems with the plan, including insufficient information about traffic, gas, and sewer problems. Further, the community did not want such a large-scale building, which does not match the surroundings. The developer, without a traffic study, has no idea of the dangers that will be posed by 550 additional cars. Please, I beg you, to come sit on the south side of Woodland on a normal weekday at 8 a.m. and watch an already dangerously full intersection, where cars back up to Sligo Creek routinely, and where cars dodge incoming traffic—risking life and limb--trying to exit and enter Woodland. Add to this, awareness of the increased traffic that will come from the proposed development over the Forest Glen metro and at the nearby garden apartments on Georgia. This is already one of the most dangerous and congested intersections in Montgomery County, and all this development will increase the congestion immensely.

The reality (that has been downplayed by many) is that our neighborhood streets will be made speed thoroughfares to avoid the congested Georgia Ave. exit. Myrtle and Sherwood do not have sidewalks, and one must currently slow just to dodge cars and pedestrians. The proposed development includes too many cars for our neighborhood streets to manage safely. It feels—without a traffic study being done—that the county and developer do not care about the safety of our children and families, or the sustainability of our neighborhood.

Please, please, come and see for yourself how this proposed building does not fit our neighborhood. Look at the townhomes on the south side of the beltway, or near the Forest Glen metro; these are examples of development in tune with the environment--a synchronous design and a volume that is sustainable. We do not want all the trees to be cut; we do not want a building that looms over our neighborhood and the existing space, taking all the green out of Forest Glen.

Please help by voting no to the proposed development.

Sincerely,

Whitney Warren and Deryl Davis (residents since 2009)

From: [DerylDavis](#)
To: [Lindsey, Amy](#); mcpchair@mncpcc.org; Councilmember.fani-gonzalez@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov
Cc: [Whitney Warren and Deryl Davis](#)
Subject: RE: Comments from local residents regarding proposed development at 9801 Georgia Avenue---Sketch Plan #320230020
Date: Friday, March 17, 2023 11:06:35 AM

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

Dear Members of the Montgomery County Council and Montgomery County Planning Board:

We are long-time residents of the Forest Grove Community adjacent to 9801 Georgia Avenue, which has been approved for a redevelopment project. Like many of our neighbors, we are concerned about the impact of the proposed redevelopment plan for this property, which includes hundreds of parking spaces, an entrance onto an already busy residential street (Woodland Drive), minimal public and green spaces, and minimal buffer space between the proposed two-block complex and neighbor houses. We are especially concerned about building heights that will not align to or integrate with neighborhood patterns; potential traffic and pedestrian safety issues with hundreds of cars exiting onto Woodland Drive (which already has limited capacity); and buffer space between the proposed complex and our neighbors' houses.

Woodland Drive and adjacent streets are already used as rush hour thoroughfares by drivers cutting through out neighborhood on their way to/from work. These are small neighborhood streets heavily trafficked by children and pedestrians. It is hard to imagine the addition of possibly hundreds of cars onto these streets in a daily fashion.

We strongly encourage you to work with potential developers to limit car allowances in this complex, encouraging new residents to use the Forest Glen Metro and Metro bus access on site, as many in our neighborhood do now. We also strongly encourage you to work with developers to limit the height of the proposed buildings so that their size and architecture will more closely align with that of the existing neighborhood. Finally, we strongly encourage you to work with developers to limit entrances and exits to this complex to Georgia Avenue and Forest Glen Road, so that Woodland Drive does not become a traffic and safety hazard that could spill over into smaller neighborhood streets, almost none of which are equipped to handle greater volume.

Thank you for taking our comments and concerns into consideration.

Deryl Davis and Whitney Warren
9808 Dameron Drive
Silver Spring, MD 20902
202.251.1321

--

Deryl Davis, Ph.D.

<https://derylandrewdavis.journoportfolio.com/>

202.251.1321

From: [Diana Rodriguez](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: CONCERNS WITH THE DEVELOPMENT OF 9801 GEORGIA AVE FOREST GLEN MEDICAL CENTER
Date: Sunday, January 15, 2023 11:43:59 PM

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

To whom it may concern,

I am emailing in response to the call to action regarding the proposed development of 9801 Georgia Ave. Forest Glen Medical Center. Let the record show, as a member of the neighborhood for over 20 years I express disapproval and concern.

The truth of the matter, a development in an already congested part of the neighborhood is a recipe for disaster. Especially when considering that JLB Reality has refused to do a full transportation impact study. Would the neighborhood I have grown up in continue to be safe for pedestrian traffic? There are members of my community that are disabled, and some residential streets do not have sidewalks, how will the development impact them?

There are children who frequently bike in the neighborhood, the development would surely impact them.

I would like to be reassured that the MCPPB Development Review Committee will prioritize members of the community, and are considering the impacts that more traffic will have on people, our health, and the overall environment.

Best,
Diana Rodriguez

From: donnadiamante@aol.com
To: [Lindsey, Amy](#); [MCP-Chair](#); Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: PROPOSED DEVELOPMENT OF 9801 GEORGIA AVE. (FOREST GLEN MEDICAL CENTER)
Date: Sunday, January 15, 2023 6:35:34 PM

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

I am writing to express my vigorous opposition to the development of 9801 Georgia Ave. (Forest Glen Medical Center) as planned by JLB Realty, LLC.

Although JLB Realty has stated that they have "overwhelming support from the community" for the development as planned, this is simply not true as demonstrated by opinions expressed in FGCA communications, meetings and borne out by the results of a survey of the community.

As a long time resident of Forest Grove, I value greatly the quiet, friendly character of this neighborhood. I believe that most of us who live here are not opposed to *some* development at 9801 Georgia Ave. if it is in reasonable scale with existing homes and manageable traffic. What we are opposed to is the grotesquely out of scale proposal of a 6 story, 415 unit building with predictable excessive traffic, both residential and commercial. The limited access/egress to the development as well as the access to the proposed new Metro entrance will compound the serious traffic problems for this community.

And there are other issues to be addressed, such as the load on infrastructure of such a project, overcrowding of schools, and the loss of wooded habitat.

If this project is allowed to proceed, the developer will pocket the profits and move on, and we who reside here will have to live with the outcome of poor, profit-motivated planning.

Donna Diamante
1614 Sherwood Road
Silver Spring, MD 20902

From: [Donna Rinaldo](#)
To: councilmember.Fani-Gonzalez@montgomerycountymd.gov; [MCP-Chair](#); [Lindsey, Amy](#)
Subject: Forest Glen Medical Center
Date: Sunday, January 15, 2023 8:59:45 PM

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

To who it concerns,

I'm sending this email to protest the demolition of the existing FOREST GLEN MEDICAL CENTER. I am a resident in this community for over 26 years. Our community does NOT need anymore apartments, retail spaces on that existing site. Please update the existing building and let the current medical renters remain.

The additional NEW housing and retail building is not needed nor wanted. The car traffic through our neighborhood is already heavy, with a lot of near misses with car vs children. Many cars use or streets as cut throughs from Georgia Ave at high rates of speed. It's bad enough with the racing USPS and delivery trucks who have to be here.

I OPPOSE the demolition of the existing medical building and building of any new residential buildings/construction in that lot.

Please try to start the underground tunnel at Georgia Ave to the metro and finish the Purple line, which is what is needed!

Donna Rinaldo
1610 Brisbane Street
Silver Spring, MD 20902

Lindsey, Amy

From: Barbara O'Brien <bmob69@verizon.net>
Sent: Sunday, January 15, 2023 5:12 PM
To: Lindsey, Amy; MCP-Chair; Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Fw: Development Plan: 320230020; proposed 4 Acre development at the intersection of Georgia Avenue and Forest Glen Road, Silver Spring, MD

Categories: Tracked To Dynamics 365

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

As a current resident/home owner who has resided in this quiet residential Forest Glen neighborhood for over 50 years, I have some concerns about the proposed development for this area and the negative impact it will have on this neighborhood. Traffic congestion and safety is already an issue, especially on Woodland Drive, and the developer, JLB Realty, LLC, seems very resistant to doing a full transportation impact study, expressing little concern for the safety of the residents and especially the children. The addition of 550 more cars seem to be of little concern.

JLB Realty also stated they have "overwhelming support from the community" regarding this development as planned. That is not true. People have many concerns about the impact their current plan would have on traffic, pedestrian safety, and the local schools. People would possibly be supportive if another plan was presented--why not consider fewer condos in lieu of 415 rental units? Concerns about no place to get coffee seems ludicrous, get a coffee maker for your kitchen! Makes me wonder what else might have been presented in the developer's favor.

I hope Ms. Lindsey and the Planning Board will give further review to the existing plan and consider the comments and suggestions that the FGCA members and neighbors are submitting to make this a safe, positive undertaking by the county.

Thank you--

Barbara

Barbara M. OBrien
9804 Dameron Drive
Silver Spring, MD 20902-5714

From: [Beth Scott](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: For Public Record: Comments regarding 9801 Georgia Avenue (320230020)
Date: Wednesday, December 14, 2022 5:45:26 PM

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

Dear Montgomery County Planning Board,

We are the owners of 1602 Sherwood Road, Silver Spring, MD 20902 and are submitting comments in response to the proposed development at 9801 Georgia Avenue, Silver Spring MD (Project ID320230020). We oppose the central element of the planned development that would have the main entrance onto Woodland Drive. Although this development would be immediately adjacent to the Forest Glen metro, the current plan calls for parking for 555 cars. We walk and drive down Woodland frequently, and it is a narrow street that has sidewalks on only one side. It is not appropriate or safe to direct all the development's car traffic onto this street. Traffic is already backed up frequently on Forest Glen from Georgia, and Woodland is roughly twenty feet from that intersection - this will create more traffic congestion, confusion, and frustration.

We are not alone in this concern. We have spoken with many neighbors, including the Forest Grove Citizens Association, and almost everyone is concerned about this proposed entrance onto Woodland and its impact. There is almost universal opposition to this element of the proposed development.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure our community is safe and that any development serves the needs of everyone.

Sincerely,

Elizabeth Scott & Nathanael Green
1602 Sherwood Road
Silver Spring, MD 20902

From: [Becca Knox](#)
To: [Lindsey, Amy](#)
Subject: Forest Glen Development
Date: Monday, January 16, 2023 8:57:59 AM

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

Dear Amy,

Thank for your service to the public!

I write to express support in concept but objection on the details of the redevelopment of the Forest Glen Medical Building site.

This site has incredible potential to showcase green, sustainable, dense living near a metro stop. The current plan in re: cars will ruin the current neighborhood with traffic and pollution. Preserving the quality of our own neighborhood should be part of the development equation.

I would favor this development without the kiss and ride and if cars ingress and egress on Georgia only.

Kiss and Ride: If someone is already in a car, they can go to the existing kiss and ride across Georgia. Having a kiss and ride will lead to back-ups, idling cars, pedestrian and cyclist injuries.

Car ingress and egress: see above points.

I would like to see priority given to green tenants-those without a combustion engine car. Or, it seems like a great space to empower people who use person-powered wheels, including those who can't use their legs.

I realize that this project is a big deal and that getting any development off the ground is a Herculean complicated task. I hope we can do this one well so that the eastern side of the county demonstrates the potential of the future along with respect for its current residents.

Thank you.

Becca Knox
1638 Belvedere Boulevard

From: rickbety@starpower.net
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Avenue
Date: Monday, January 16, 2023 2:52:12 PM

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

Dear Ms. Lindsey,

As a resident of Forest Estates near this site, I took a look at the site plans for 9801 Georgia Avenue. My comments:

The plan looks reasonable to me. I like that the garage is not very visible from the streets. Setting the sidewalks back from the curb should be a priority and seems to be part of the plan.

There should DEFINITELY be a driveway in from Georgia Avenue, to keep extra cars away from the nearby neighborhood. Also, being so close to the Metro, what restrictions can the county or building owners make? Can each apartment include a parking space? One per bedroom? Discounts for not owning a car? Restricted allocation of neighborhood parking permits? Residents should be made to park in the garage and not in the neighborhood streets as much as possible.

The developer said that there are other offices/retail within walking distance. While that may be technically true, that's not a reasonable statement. There are probably very few folks who walk to Aldis, Snyders or the drycleaners or other stores along Georgia Avenue. Crossing the beltway ramps and walking on a sidewalk next to the curb is frightening. The closer "retail" consists of low use businesses and gas stations.

Since there will be a loss of trees at the north end of the property, they should be required to stick with their plan for nice landscaping and trees.

By the way, traffic entering Forest Glen from Woodland already has a hard time getting into the traffic lanes to turn left to go south on Georgia. The traffic gets busy at rush hour and when the shift changes at Holy Cross Hospital. This development will undoubtedly increase traffic going onto Forest Glen Road.

Regarding the next block east, I saw some proposed changes to the intersection of Forest Glen and Forest Grove which didn't take into account the house located on that corner. There isn't room to add a traffic triangle in Forest Grove, to force people to turn right. Anyone who lives in the neighborhood already knows that it's difficult to turn left there and wouldn't go that way.

Thanks for considering these comments.

Betty Hawthorne

1424 Woodman Avenue
Silver Spring MD 20902

From: [MCP-Chair](#)
To: [Brett Gellman](#)
Cc: [Lindsey, Amy](#)
Subject: RE: Resident Comment on Plan #320230020
Date: Wednesday, December 21, 2022 5:07:48 PM

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution and inclusion of the record.

Thank you,

Catherine Coello, Administrative Assistant

The Maryland-National Capital Park and Planning Commission
Montgomery County Chair's Office
2425 Reedie Drive, Wheaton, MD 20902
Main: 301-495-4605 | Direct: 301-495-4608
www.MontgomeryPlanningBoard.org

From: Brett Gellman <bjgellman@gmail.com>
Sent: Friday, December 16, 2022 2:38 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Resident Comment on Plan #320230020

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

Greetings,

My name is Brett Gellman and I reside at 1812 Myrtle Road in Silver Spring which is directly across from the proposed development at the Forest Glen Medical Building, plan number 320230020.

While I am pro-development, I am very concerned about the proposed lay-by in the Sector Plan that will be located on Woodland Drive. While our house is on Myrtle the driveway entrance is on Woodland. Per the Sector Plan, this lay-by would be opposite our driveway.

Given that there is already a Kiss and Ride at the Forest Glen Metro Station I personally do not believe this lay-by is necessary. Furthermore, any sort of short-term parking should be located in the proposed development of 9801 Georgia Avenue. That development should also include a roundabout for cars dropping off individuals to their residence and/or retail located inside the building instead of being dropped off onto Woodland, further congesting a major road in the Forest Grove neighborhood.

Having lived at this property for more than eight years, the amount of litter that has been deposited on my yard because of the proximity to the Metro has been staggering. Adding a lay-by with actual

parking spots for parking would be even more problematic in regards to trash.

I am hoping the County and/or developer will be installing trash receptacles on their side of Woodland Drive in an effort to reduce the amount of trash left by cars dropping off Metro passengers, contractors waiting for rides, and so forth.

Furthermore, I am sure you have already heard the concerns of the traffic from other neighbors but as a resident that walks his children to the bus stop on the sidewalk along Woodland, I am hopeful the County intervenes on the number of parking spaces the developer has requested for the project and significantly reduces said number of spaces.

This apartment building is being constructed on top of a Metro and should incentivize residents to use said system.

Additionally, a traffic study is sorely needed for a project of this scope and I am surprised one was not conducted given the traffic impact of hundreds of new residents to a neighborhood that is currently composed of single-family homes.

Finally, I am optimistic that the County can intervene on what is currently a small square footage allocated for retail and bump it up significantly. The current proposed allocation of 5000 square feet seems rather small for the neighborhood's first-ever development.

Thank you, and please let me know if you have any questions.

Brett Gellman
1812 Myrtle Road
Silver Spring, MD 20902

From: [Brett Gellman](#)
To: [Lindsey, Amy](#)
Subject: Resident Comment on Plan #320230020.
Date: Friday, December 16, 2022 2:37:13 PM

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

Hi Amy,

My name is Brett Gellman and I reside at 1812 Myrtle Road in Silver Spring which is directly across from the proposed development at the Forest Glen Medical Building, plan number 320230020.

While I am pro-development, I am very concerned about the proposed lay-by in the Sector Plan that will be located on Woodland Drive. While our house is on Myrtle the driveway entrance is on Woodland. Per the Sector Plan, this lay-by would be opposite our driveway.

Given that there is already a Kiss and Ride at the Forest Glen Metro Station I personally do not believe this lay-by is necessary. Furthermore, any sort of short-term parking should be located in the proposed development of 9801 Georgia Avenue. That development should also include a roundabout for cars dropping off individuals to their residence and/or retail located inside the building instead of being dropped off onto Woodland, further congesting a major road in the Forest Grove neighborhood.

Having lived at this property for more than eight years, the amount of litter that has been deposited on my yard because of the proximity to the Metro has been staggering. Adding a lay-by with actual parking spots for parking would be even more problematic in regards to trash.

I am hoping the County and/or developer will be installing trash receptacles on their side of Woodland Drive in an effort to reduce the amount of trash left by cars dropping off Metro passengers, contractors waiting for rides, and so forth.

Furthermore, I am sure you have already heard the concerns of the traffic from other neighbors but as a resident that walks his children to the bus stop on the sidewalk along Woodland, I am hopeful the County intervenes on the number of parking spaces the developer has requested for the project and significantly reduces said number of spaces.

This apartment building is being constructed on top of a Metro and should incentivize residents to use said system.

Additionally, a traffic study is sorely needed for a project of this scope and I am surprised one was not conducted given the traffic impact of hundreds of new residents to a neighborhood that is currently composed of single-family homes.

Finally, I am optimistic that the County can intervene on what is currently a small square footage allocated for retail and bump it up significantly. The current proposed allocation of 5000 square feet seems rather small for the neighborhood's first-ever development.

Thank you, and please let me know if you have any questions.

Brett Gellman
1812 Myrtle Road
Silver Spring, MD 20902

From: [Brian Blacklow](#)
To: [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov; [Lindsey, Amy](#); Councilmember.Glass@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: In Support of Proposed Development on the Northeast corner of Georgia Avenue and Forest Glen Road
Date: Monday, January 16, 2023 10:38:09 PM

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

My listserv is aflutter with thought on the proposed development for the Northeast Corner of Georgia and Forest Glen. I'm a progressive who values slow growth and I find the opposition to be in bad faith by a few loud actors. The vast majority of the neighborhood has been hoping and advocating for this development for YEARS. It was not significantly impact traffic, change the character of a wonderful neighborhood, or leads us to be another 'Northern Virginia' as someone put it recently.

I wholeheartedly support this development as we work to meaningfully grow this area of Montgomery County, incorporate mixed housing, and support businesses.

--

-Brian

"In our society, there seems a general rule that, the more obviously one's work benefits other people, the less one is likely to be paid for it."

—David Graeber

From: [Brian Hakans](#)
To: [Lindsey, Amy](#)
Subject: In SUPPORT of 9801 Georgia Avenue Development!
Date: Sunday, January 15, 2023 10:17:57 PM

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

Dear Amy Lindsey,

I'm actually writing you because a bunch of my neighbors in the Forest Estates area have been campaigning to oppose to the planned development at 9801 Georgia Avenue and I wish to express my feelings to the contrary; I think it's a great idea. We are in desperate need of more housing; it would be incredible to have retail within walking distance and being so close to Forest Glen Metro station it only makes sense for there to be more development here. The neighbors opposing this are a vocal minority of NIMBYs in my opinion; please understand that many of us support this project.

Brian Hakans
1701 Brisbane St
Silver Spring, MD 20902
410-507-2668
bhak1@umbc.edu

From: [Britt Gordon-McKeon](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: Comments re: development at 9801 Georgia Avenue / application # 320230020
Date: Thursday, March 2, 2023 4:48:20 PM

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

Hi there! My name is Britt Gordon-McKeon, and I live at 9902 Forest Grove Dr, Silver Spring, MD 20902, about 1/4 of a mile from the proposed development at 9801 Georgia Avenue. I support the development, but also strongly support anything that can be done to lower the number of parking spots, prioritize affordable housing, increase the number of larger units for families, and ensure that the development supports rather than detracts from pedestrian, bicycle, and public transportation use. I also urge an emphasis on maximizing retail at the site including a grocery store (or at least a mini-market/convenience store), which could make it easier for both the new residents and current residents to minimize car trips and own fewer cars altogether. (We are a family of four with only 1 car, which is doable for us because we are so close to the Metro, so I know from experience that having 1 car or less per unit is very reasonable in our neighborhood even for couples with children-- and if we had a grocery store we could walk to, we and many others might not need to use cars much or at all, especially households without children like many of the small units in the development will be.) There is only a limited amount of space in the county that can be used for truly transit-oriented development, and I think this development should be aligned with that ideal as much as possible.

Thanks so much for your work on this!

Best,
Britt Gordon-McKeon
9902 Forest Grove Drive, Silver Spring, MD 20902

From: [Britt Gordon-McKeon](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: Comments re: development at 9801 Georgia Avenue / application # 320230020
Date: Thursday, March 2, 2023 4:48:20 PM

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

Hi there! My name is Britt Gordon-McKeon, and I live at 9902 Forest Grove Dr, Silver Spring, MD 20902, about 1/4 of a mile from the proposed development at 9801 Georgia Avenue. I support the development, but also strongly support anything that can be done to lower the number of parking spots, prioritize affordable housing, increase the number of larger units for families, and ensure that the development supports rather than detracts from pedestrian, bicycle, and public transportation use. I also urge an emphasis on maximizing retail at the site including a grocery store (or at least a mini-market/convenience store), which could make it easier for both the new residents and current residents to minimize car trips and own fewer cars altogether. (We are a family of four with only 1 car, which is doable for us because we are so close to the Metro, so I know from experience that having 1 car or less per unit is very reasonable in our neighborhood even for couples with children-- and if we had a grocery store we could walk to, we and many others might not need to use cars much or at all, especially households without children like many of the small units in the development will be.) There is only a limited amount of space in the county that can be used for truly transit-oriented development, and I think this development should be aligned with that ideal as much as possible.

Thanks so much for your work on this!

Best,
Britt Gordon-McKeon
9902 Forest Grove Drive, Silver Spring, MD 20902

Planning Board, M-NCPPC
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

Robert Fares
1815 Myrtle Rd
Silver Spring MD 20902
robertfares@gmail.com

January 22, 2023

Dear members of the M-NCPPC Planning Board,

My name is Robert Fares and I am one of the adjacent property owners to 9801 Georgia Avenue, the development site for Sketch Plan application 320230020. I am following up on my December 11, 2022 letter to express my continued support for the Sketch Plan application.

I have reviewed the Development Review Committee's comments on the initial Sketch Plan, the developer's revisions to the Sketch Plan, and M-NCPPC Staff's ("Staff's") comments on the revised Sketch Plan. I would like to commend Staff for their thorough and constructive comments. I support each of Staff's proposed revisions to the plan. For the reasons detailed below, the Planning Board should approve the Sketch Plan application subject to the developer revising its plan to conform to the revisions requested by Staff. Additionally, the Planning Board should require that the developer make further improvements to pedestrian infrastructure along the Woodland Drive frontage, as detailed below.

I. The Proposed Development Will Bring Much Needed Housing and Retail to the Site Above the Forest Glen Metro Station and Should Be Approved

As the Planning Board is no doubt aware, the Forest Glen Metro Station is the least utilized station in the *entire* Metro system. Therefore, the land above the Forest Glen Metro Station is not only one of the greatest opportunity sites for new housing and retail in Montgomery County, but possibly in the entire DC-MD-VA metro area. While there are certainly challenges associated with developing housing and retail at this site, the benefits of any development will almost certainly outweigh the costs. Moreover, construction of the proposed development would likely serve to hasten the redevelopment of the Metro parking lot on the west side of Georgia Avenue, thereby accelerating the Forest Glen area's transformation into a more walkable, sustainable community that conforms to the Sector Plan and achieves the vision of Thrive Montgomery 2050. Accordingly, I urge the Planning Board to accept the Sketch Plan application and advance the proposed development to the next application phase.

II. The Planning Board Should Ensure That the New Metro Entrance Adjacent to the Proposed Development Is Completed on the Same Schedule as the Proposed Development

While the proposed development will provide significant benefits to the Forest Glen area and to Montgomery County, many of those benefits depend on timely construction of the planned second entrance to the Forest Glen Metro Station adjacent to the proposed development. I know from

experience that crossing Georgia Avenue is a harrowing and time-consuming experience for a pedestrian. If the new entrance is not completed before the proposed development opens, new residents will be more likely to use personal vehicles and/or ride share than use the Metro. Furthermore, the success of the planned retail will be harmed by any delay in construction of the new Metro entrance because there will be less foot traffic in the area. Finally, constructing the development and the Metro entrance in series rather than in parallel will impose unnecessary additional construction disruptions and costs. While I understand that the Planning Board does not have control over the timing of construction of the new Metro entrance, I urge the Planning Board to use all of the tools at its disposal to ensure that construction of the proposed development is coordinated with construction of the new Metro entrance to the greatest extent possible.

III. While the Proposed Development May Prompt Traffic and Pedestrian Safety Challenges in the Forest Glen Neighborhood, the Planning Board Should Require Mitigation Strategies Rather Than Reject the Application

While I firmly support redevelopment of the site, I am somewhat concerned about the potential local traffic and pedestrian safety impacts of the development as proposed in the Sketch Plan application. Fortunately, Staff has proposed a number of mitigation measures that will significantly reduce the traffic and pedestrian safety impacts of the project. The Planning Board should require that the developer comply with Staff's proposed revisions. Specifically, the Planning Board should require that the developer: (1) submit a full traffic study as part of its forthcoming Preliminary Plan application; (2) reduce reserved parking to the greatest extent possible, with no more parking spaces than the minimum allowed by code; (3) increase the width of the sidewalks along Georgia Avenue and Forest Glen Road in accordance with the Sector Plan's recommendation of a 25 foot setback; and (4) conform improvements to the Woodland Drive frontage with Staff's recommendations to provide dense street trees and on-street parking along the entire frontage.

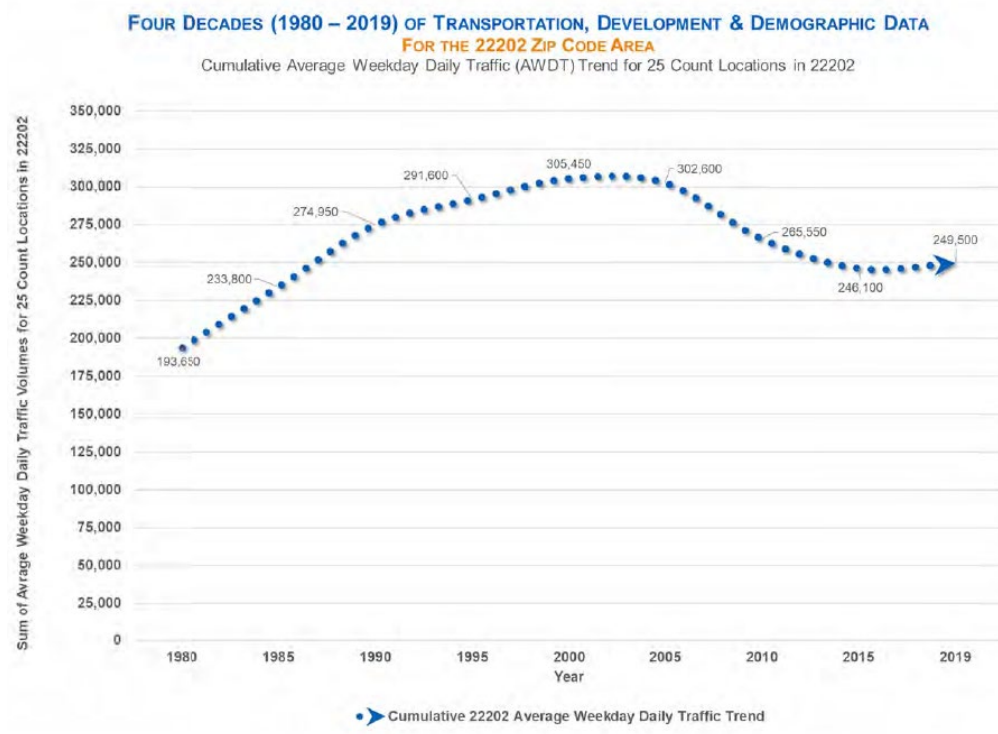
In addition to the requirements suggested by Staff, the Planning Board should require that the developer make improvements to Woodland Drive to mitigate the pedestrian safety risks of the proposed garage entrance at the corner of Sherwood Road and Woodland Drive. Specifically, the Planning Board should require that the developer fund: (1) the installation of raised pedestrian crosswalks and/or four-way stop signs where Woodland Drive intersects Myrtle Road and Sherwood Road; and (2) the installation of sidewalks on the east side of Woodland Drive in the existing right of way, so that there is a continuous sidewalk between Forest Glen Road and the existing sidewalk on the east side of Woodland Drive that begins north of Sanford Road. This new sidewalk will not only provide pedestrians with a continuous path that is safe from vehicle traffic, but also calm traffic on Woodland Drive by reducing the currently excessive width of the vehicle travel lanes.

With these mitigation measures in place, I believe the proposed development will have little or no negative impact on traffic and pedestrian safety in the immediate area.

IV. The Proposed Development Should Be Approved Because It Will Improve Traffic and Pedestrian Safety in the County as a Whole

As the Planning Board is no doubt aware, the transit-oriented nature of the proposed development will lead to a reduction in vehicle miles traveled per capita in the county as a whole, thereby reducing traffic congestion, traffic fatalities, and vehicle emissions. The wider metro area has many examples that

demonstrate the traffic and pedestrian safety benefits of transit-oriented development, and it is highly likely the proposed development would prompt the same benefits for the Forest Glen area and Montgomery County if constructed. For example, due to Arlington County’s persistent transit-oriented development in the Crystal City area, cumulative average weekday daily traffic volumes *declined* 20% between 2000 and 2015 and remained relatively flat between 2015 and 2019, as illustrated below. Over the same period, Arlington County’s population *increased* by 26%, based on data from the St. Louis Federal Reserve. Montgomery County can and should replicate the success demonstrated in Arlington County by moving forward with the proposed development and continuing to pursue transit-oriented development county-wide.



Source: https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2020/09/DES-22202-Final_Report_2020_Update.pdf

V. While the Proposed Development Would Replace 1.25 Acres of “Remnant Forest,” This Is No Reason to Reject the Application

As Staff notes in their comments, Page 74 of the Sector plan recommends that any development on the site provide an area of equal environmental and community benefit to the existing 1.25 acres of “remnant forest.” The Planning Board should find that the application complies with this recommendation, principally because the current remnant forest provides little or no environmental benefit and provides no community benefit or access. Due to years of neglect, the remnant forest today consists of dead or dying trees, garbage, and several prominent “No Dumping” signs. Invasive plant species have overrun all of the trees on the site and are spreading their seeds to other trees in the neighborhood. Therefore, the vegetation on the site is an environmental nuisance as much as it is an environmental benefit. The site contains no trails, benches, or other community access facilities that make it attractive to anyone. Please see the photograph below demonstrating the state of the site on

January 21, 2023. By any measure, the proposed development will vastly improve upon the current sorry state of this portion of the lot.



The “remnant forest.” Photograph taken by author on January 21, 2023.

VI. The Planning Board Should Approve the Sketch Plan Application Despite the Change It Will Bring to the Forest Glen Neighborhood

In closing, I would like to acknowledge that the proposed development will change the character of the Forest Glen neighborhood. As one of the adjacent property owners, I will be one of the residents most affected by this change. Nevertheless, I support the development because the alternative is untenable. If we were to continue to reject development around the Forest Glen Metro Station, it would not lock our neighborhood in stasis and keep everything as-is. Rather, it would set us on a path where the county and our neighborhood are less prepared to deal with the drumbeat of population growth, our streets are even more of a hazard to pedestrians, our air is even more polluted, and the next generation has an even more difficult time affording the housing and lifestyle we currently enjoy. If we do not build up our infrastructure to handle population growth, things will surely change for the worse. Approving this development will bring change, but it will make it more likely that things change for the better. Accordingly, I respectfully urge the Planning Board to approve the Sketch Plan application.

Sincerely,

Robert Fares

From: [Aaron Rising](#)
To: [Lindsey, Amy](#); Councilmember.Stewart@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; mcpchair@mncpcc.org
Subject: Comments regarding proposed development at 9801 Georgia Avenue (Sketch Plan #320230020) by a resident of the neighborhood
Date: Thursday, March 16, 2023 9:18:37 PM

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

Hi,

I am writing to voice our concerns and opposition to the current proposed development. We do not oppose development in general and actually do want that corner to be developed into a more suitable, better utilized and beneficial space to the community at large.

However, the plan being proposed will not benefit the community. The massive increase of 415 rental units and similar accompanying parking places puts too much burden on the local traffic and community without an equal benefit to larger county goals.

The fact that the proposal is all rental does nothing to help bring down affordable housing in the long run. It does not address the missing middle housing issue. The developer even has stated the target group for the project is young adults, which would be fine, but if the majority of the units are 2 bedroom, it is not conducive to long term housing and defeats the purpose of the development of sustainable affordable housing to the community at large. If you can't buy affordable (again note the proposal is all rentals) you are going to move elsewhere to buy which defeats the purpose of the county's push for a development of this type. A suggestion to fix this would be to have a subset of 3 bedroom condo units that could be purchased at a reasonable price. This would mean a reduction in the total number of units, but would keep with the thrust of the County to provide that missing middle housing. Additionally, a pivot to targeting families for the rentals would be better.

The 550 units are an eye-popping number. Yes, we need more density near metro stations, but that number will certainly strain the water, sewer and gas utilities that have already been failing over the years. The property will just tap into this 60+ year old system. Will the developer help pay for upgrading these along the lengths of Myrtle and Sherwood which will be most directly affected by the massive increased use? If they are it would help but not eliminate the pressure on the system.

Additionally, as I am sure you have heard from others is the issue of traffic associated with the 550 parking units. If, as the developer says, traffic shouldn't be an issue, then there should be no problem appeasing the community with a full traffic study. I think it will show some major issues that currently are being voiced by the Community. The developer states there is a need for such parking given there are no amenities near by. There are two grocery stores (Aldi and Snider's) within about .5 miles, a 12 minute walk or so. There are also restaurants, a CVS and other amenities closer or just a 1/10 of a mile or so further down the road. The future tenants would have ample access to these amenities without a car, unlike what the developer suggests. Walking a quarter of a mile to get food may not be what some people want, but it doesn't

mean we need to have more than one parking spot per unit.

More acutely, the entrance to the complex will be funneled right into the local neighborhood. It would be safe to say that ~2/3 of the units probably still commute by car and not be using the metro or teleworking on any given workday. That would be a huge increase to the streets around the neighborhood and the intersection the property sits on. Forest Glen already comes to a crawl with only a handful of cars trying to turn on from the neighborhood (or turning into the neighborhood from Forest Glen). Adding a potential 200+ cars trying to get out over the morning or back for the evening commute times will just make it even worse. Any tenant of the future development will loath trying tonget to work. It will undoubtedly cause a negative impact on Holy Cross hospital just down the road on Forest Glen. If ambulances can't get to the ER because the traffic has increased by a substantial amount on that road, lives will be lost. Forest Glen is not that wide as it is and cars can't simply pull to the side to let the ambulance get to the ER.

Finally, our other concern is environmental. While not quite as high on the list as others, the number of units clearly will have negative impact on the local environment. With a lovely park nearby it is one of the many bright spots in the neighborhood. Along with the traffic study an environmental impact study should be done. The county plan has requested a certain amount of green space as a requirement for such developments but the developer has appeared to skirt this without a good alternative. The small green space on the north end of the property should be preserved (with a little clean up). Yes this would decrease the possible footprint of the building, but even the new residents would appreciate it. Cleaning it up with a small walkway and some benches would be a fantastic amenity for the property and tenants.

We do not want to say no to any development at anytime at this location. Far from it. We just want one that addresses, appropriately and adequately, the counties desire to increase density near mass transit to fill the missing middle housing issues. A balance between that goal and the existing community is what is needed at this site. A suggestion, that is not fleshed out but is modest would be a 150 units with at max 1.25 parking spots per unit with a mix of 2-3 bedroom condos for rent and sale. This would encourage families and young adults to move to location. The decrease in units and parking would allow for a modest green space, potentially an increase in commercial space. Coming to the community first, and asking to work with us (not during the depths of pandemic) would produce a fantastic property that everyone will enjoy. I'm sure you'll hear from people that want to develop this property but don't want the current proposal. Reach out to us (you have our emails now) and let us work hand in hand with the developer.

Thank you for taking the time to read this,

The Rising Family
1607 Myrtle Rd

From: [Adam Trexler](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.fani-gonzalez@montgomerycountymd.gov
Cc: [Rachel Trexler](#)
Subject: JLB Realty proposed development
Date: Monday, January 16, 2023 9:27:42 PM

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

Hello,

We are writing to request you delay approval of the proposed development at the corner of Forest Glen and Georgia Ave by JLB Realty until a full traffic study is completed and its results released to the community.

We support adding housing and retail space to our neighborhood; however as residents of the Forest Estates neighborhood we are very concerned about introducing such a large amount of traffic to a small neighborhood which was not designed to accommodate such traffic.

This will affect not only residents of our neighborhood, but also all commuters who get into 495 at that intersection and all traffic going to and from Holy Cross Hospital.

We hope that you will delay approval of the proposed development until a full traffic impact study is conducted.

Thank you,

Adam and Rachel Trexler
Tilton Dr, Silver Spring, MD

From: [Adam Lenarz](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: Support for Georgia and Forest Glen Development
Date: Monday, January 16, 2023 9:31:52 PM

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

Hi Amy,

My family and I live directly across the proposed location for a new apartment complex on Georgia and Forest Glen at 1809 Forest Glen Rd. Arguably we are in one of the worst positions for bearing the brunt of new traffic and noise, but we support it for the housing diversity and retail access it stands to provide.

We agree with many of the points shared by neighbors already about minimizing traffic impact and adding lots of trees, but I want to add some specificity around two things:

1. Woodland and Forest Glen intersection is a nightmare. We hear at least one accident here every month. I don't know what, maybe a right turn only improvement, but this needs to be fixed.
2. The north Forest Glen sidewalk is sorely needed. I believe the project has stalled for funding, but it needs a new focus with this development. Especially with the new retail proposed and metro entrance.

Thanks for listening!

Best, Adam

From: [ALAN PAYNE](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Ave. Medical Center
Date: Monday, January 16, 2023 4:55:42 PM

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

I object to this plan. I live half a Mile from Holy Cross Hosp. and see traffic congestion every day. The deforestation is not climate friendly.

The restrictions on neighborhood parking and narrowing streets designed decades ago slows traffic even more.

You are making the remaining homes cheaper by turning the neighborhood into a downtown atmosphere.

How much more tax revenue comes from high vacancy buildings?

How many extra miles of parking space along our residential roads will have to be posted as restricted? How many of us residents will have to get placards that indicate a vehicle belongs to a guest or an actual resident?

Extra traffic will flow thru many of our streets by drivers looking for places to park.

Who have been recipients of JLB. Realty etc. gifts and particular "contributions"?

What is the vacancy rating of similar properties within a 7 mile radius?

From: [ALAN PAYNE](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Ave. Medical Center
Date: Monday, January 16, 2023 4:55:42 PM

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

I object to this plan. I live half a Mile from Holy Cross Hosp. and see traffic congestion every day. The deforestation is not climate friendly.

The restrictions on neighborhood parking and narrowing streets designed decades ago slows traffic even more.

You are making the remaining homes cheaper by turning the neighborhood into a downtown atmosphere.

How much more tax revenue comes from high vacancy buildings?

How many extra miles of parking space along our residential roads will have to be posted as restricted? How many of us residents will have to get placards that indicate a vehicle belongs to a guest or an actual resident?

Extra traffic will flow thru many of our streets by drivers looking for places to park.

Who have been recipients of JLB. Realty etc. gifts and particular "contributions"?

What is the vacancy rating of similar properties within a 7 mile radius?

From: [Allison Garagusi](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Proposed Development at Forest Glen Rd. & Georgia Ave. by JLB Realty, LLC
Date: Monday, January 16, 2023 12:52:56 PM

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

Dear Ms. Lindsey and MCPPB Project Review Team,

We are contacting you to express our significant concerns about the proposed development at the corner of Forest Glen Road and Georgia Avenue in Silver Spring. We have heard that your office is under the impression that most residents impacted by the project are ok with the development plan. That is not true. Many residents are extremely concerned about the increase in traffic in our neighborhood and the lack of a traffic study to determine the true impact on our area.

We have lived on Sherwood Road for 27 years which is right next to the proposed project. We already have a lot of traffic cutting through Woodland, Sherwood Rd. and Myrtle Rd. to get to Holy Cross Hospital and other points in order to avoid the intersection of Forest Glen and Georgia Ave where a left turn is not allowed during rush hour. The proposed development is only going to make this worse.

To add to the problem, the entrance/exit to the proposed parking garage is right at the end of Sherwood Rd. The residents of the new project will not doubt use Sherwood road as a way in and out of the development/neighborhood. That will add hundreds of cars to our neighborhood streets daily. As mentioned above, Woodland Rd is already congested now, as many drivers use that road to make a left on Forest Glen since a left turn from Georgia Ave. is not permitted during rush hour. We currently have to wait 1-2 light cycles to get out of our neighborhood now. This situation will only get worse as a result of the project.

Sherwood Rd and other residential streets cannot accommodate 2 way traffic as the roads are not wide enough and there is street parking. There are many children that use our streets for recreational use and to walk to and from school. We propose, at a minimum, that a traffic study be conducted to determine the true impact of additional traffic resulting from the project at: (1) the intersection of Forest Glen and Georgia Ave (2) the intersection of Woodland Rd. and Forest Glen Rd. and (3) the impact of additional traffic on Sherwood and Myrtle Roads. We know the impact will be significant and want the county to realize this as well. **If the project is to continue as proposed, we would like to propose making Sherwood and Myrtle Roads dead end streets where they intersect Woodland Rd. This is imperative for the safety of the residents and our cars that are parked on the street.**

Additionally, we would like to know why a 6 story parking garage is necessary since the high density plan is at a metro stop and the developer is saying that most people that live in the project will use public transportation and won't need cars. There is shopping (2 grocery stores, a CVA, dry Cleaner, Deli, and many other conveniences within a short 1-2 block, safe and secure, walking distance to the

project. We are getting conflicting information regarding this issue.

We greatly appreciate your consideration of a formal traffic study of the impact of this project.

Sincerely,

Robert and Allison Garagusi
1804 Sherwood Rd
Silver Spring, MD 20902
garagusi@verizon.net
301-466-3679
301-346-6471

From: [Allison Garagusi](#)
To: [Lindsey, Amy](#)
Cc: mcpchair@mncpcc.org; councilmember.Fani-Gonzalez@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov
Subject: Sketch Plan #320230020 / Comments from a resident regarding proposed development at 9801 Georgia Avenue"
Date: Thursday, March 16, 2023 11:00:02 PM

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

Dear Ms. Lindsey and Council Members,

We are writing to go on the record that we have major concerns over the proposed sketch plan mentioned above. We are residents in the 1800 block of Sherwood Rd, which is less than 1 block from the proposed development. Our main concern is the increased traffic that will negatively impact our neighborhood streets, the safety our children, and the well-being of the entire neighborhood. With the addition of a 500 plus car parking lot that will align with Sherwood Road, our beloved street will become a through way to get in and out of the project.

We thought that the purpose of high density housing surrounding Metro stations was intended for tenants to use mass transit, so why would the project need so many parking spaces for cars? What happens if say 50% of the tenants have cars and the other 50% do not. Will the excess spaces be rented monthly to Metro riders, hospital staff, etc?

This new growth and profitability to the developer will come at the expense of the existing homeowners in the surrounding neighborhood.

Please take into consideration our concerns.

Sincerely,

Robert and Allison Garagusi
1803 Sherwood Rd
Silver Spring, MD 20902
301-346-6471
garagusi@verizon.net

From: [Alison Gillespie](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: Proposed development at 9801-9807 Georgia Avenue
Date: Saturday, January 21, 2023 10:16:50 AM

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

Hello, I'm writing to express my thoughts about the proposed development at 9801-9807 Georgia Avenue.

I live about two blocks away and pass by the site numerous times each day in my car, on foot, and on my bike. I use the Metro and buses quite frequently and I work in downtown Silver Spring. I am a former neighborhood association president for the nearby Forest Estates Community Association, and also a former PTSA president. I also served as Chair of the Montgomery County Council of PTA's Safe Routes to School Committee. I'm Vice Chair of the Countywide Recreation and Parks Advisory Board, which works to support the community's need for recreational opportunities and high quality parks. Those experiences have informed my perspective, however, the thoughts I express in this letter are mine and mine alone, and I want to make it clear that this letter does not represent any group.

I'm very much in favor of development and think that the impact over all will be a net positive. I see that the development is a great example of the principles expressed in Thrive 2050, the county's excellent master plan that was approved by the council last year. We need housing. And we should be building housing near mass transit. Positioning this development near both Metro and bus stations is a good idea. I moved here to be close to the Metro myself twenty years ago, so I know what a positive thing that is.

Also, when I moved here it was clear that the building at that site and its parking lot did *not* serve the community well. It will be GREAT to see something new go there and I welcome the change.

I am concerned about impacts on some of the surrounding roads here in my neighborhood, however. If this development follows the old (and I think outdated model) of having lots of car-centered design concepts I think we could end up with a lot of residents who want to drive. We ought to do what we can at the design phase to encourage people who do not ALWAYS drive to live there. Again, I am a good example of this principle. When I moved here it was because I wanted to live somewhere that would allow other transportation options, particularly for getting to work. I have been glad to see the planning staff refer back to the Forest Glen Sector Plan when evaluating this proposal, as I participated in the many meetings and hearings your department held on this plan over the years. I really feel good about the Sector Plan and think we ought to hold people to its ideals. That Sector Plan was truly representative of a lot of community input.

With all of that in mind I'd like to ask that MNCPPC:

-Require the developer to provide less on-site parking overall and thus a lower parking ratio for the site. Zoning variance should be provided if necessary to encourage residents with preference for low-car ownership. This will also help reduce pushback from residents

concerned about traffic impacts. All on-site parking spaces should be monetized, that is, residents should have to pay a significant monthly fee to use a space, in addition to their rent/lease. The current proposal includes 555 parking spots for 415 residential units. A parking ratio of .75/DU would produce a total of 311 parking spots.

- Require the developer to provide an on-site transportation coordinator and dedicated transportation benefits *in perpetuity* for all residents, for example monthly transit and/or bicycle subsidy to encourage non-car use.

- Require the developer to provide on-site secure bike parking facilities, and exterior bike parking facilities, in addition to adding a Capital Bikeshare station.

- Require the developer to provide designated areas for micromobility parking (e.g., scooters, electric bikes).

- Require the developer to provide high visibility pedestrian crossings at Woodland and Sherwood with traffic calming measures (e.g., speed tables) to improve safety.

- Allow/encourage the developer to give priority to a certain number of units for those that work at Holy Cross Hospital. Although not strictly affordable housing, this would allow those who can walk to have a great place to live.

- Encourage/require the developer to work with MCDOT on implementing the Woodland section of the bike master plan, and fast track a complete street redesign for Woodland to calm traffic and provide a safe way to travel to Metro from the surrounding streets no matter what happens at this site.

- Encourage/require the developer to offer access to electric vehicles onsite as part of residency in the building, thereby reducing the number of people who would own a car for daily use and shift the focus to those who would want to use a car occasionally.

Thanks for your time and attention.

Alison Gillespie
1826 Brisbane Court

From: [Amelia Kinter](#)
To: [Lindsey, Amy](#); [MCP-Chair](#); councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: Concerns over the proposed development of 9801 Georgia Avenue Forest Glen Medical Center
Date: Sunday, January 15, 2023 8:49:41 PM

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

Dear Ms Lindsey, MCP Chair, and Council Member Fani Gonzales,

I am writing to express my serious concerns regarding the proposed development of 9801 Georgia Avenue - Forest Glen Medical Center. As a local neighbor located at 1611 Sherwood Road, my family and I will be directly impacted by this development.

I am in full support of improving, revising the space at 9801 Georgia Ave, however, the plan as it is currently proposed will have a scary impact on Woodland, Myrtle, Sherwood, Sanford, Tilton, and Forest Estates. My street and the adjacent - Myrtle do not have sidewalks, nor are they wide enough to accommodate a sidewalk. The proposed sector plan is proposing to introduce an additional 500 vehicles needing and moving through this already crowded community. Our streets currently struggle with speeders flying down our roads to cut through from Georgia Avenue and all too often resulting in hit and runs damaging both pedestrians and vehicles.

In reviewing the plan, I've noticed that the traffic study proposed by JLB (and the lack thereof) is not an accurate depiction of the neighborhood and our current traffic needs and issues. The streets directly impacted by this development have a number of pedestrians and particularly children moving either walking or waiting for local buses during rush hour.

Furthermore, in reviewing the sector plan for Montgomery County and a few other plans for this area, it is well noted that the intersection of Forest Glen and Georgia Ave is considered one of the most dangerous intersections in the state. So adding additional vehicles to this area would have a detrimental impact on the intersection. In addition, that is a major passage for local ambulances attempting to reach Holy Cross Hospital plus there are a significant number of pedestrians crossing that intersection to get to/from the metro.

I'm kindly requesting that before approving and advancing the proposed plan, please require a comprehensive traffic study of Woodland Avenue, Forest Glen Road, and Georgia Avenue to ensure the finalized plan will be a benefit to the area and not cripple everyone's ability to drive or walk in this area.

Thank you in advance for your consideration,
Amelia Kinter

From: [Ann Foxen](#)
To: [Lindsey, Amy](#)
Subject: Proposed development of 9801 Georgia Ave.
Date: Monday, January 16, 2023 10:51:08 AM

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

Good morning--

I'm looking at a photo and description of this proposed development to replace the Forest Glen Medical Center. It seems too massive for the neighborhood corner it would occupy. Could it possibly be reduced by a quarter or even one fifth? It seems entirely out of character for the neighborhood.

And can it be true that no traffic study has been done as yet? If it has been, it needs to be made available to the neighborhood, since this is one of the major concerns I hear discussed.

Thank you,
Ann Foxen
1907 August Drive

From: [Anna Irving](#)
To: egirard@milesstockbridge.com
Cc: [Folden, Matthew](#)
Subject: Traffic Concerns Re 9801 Georgia Ave (Forest Glen Medical Building)
Date: Wednesday, October 5, 2022 9:45:00 PM
Attachments: [IMG_0978.HEIC](#)
[IMG_0914.HEIC](#)
[IMG_0977.HEIC](#)

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

Hello,

Thank you for the community presentation from a couple weeks ago. It was helpful to review the plans and we are especially excited about the prospects of a coffee shop. However, my biggest concerns are around the 1) increased congestion and 2) dangerous overflow of through-traffic into the Forest Glen neighborhood.

1) Increased congestion

Please see attached pictures of Forest Glen Rd during both the morning and evening commutes. Forest Glen Rd. gets backed up as far as the eye can see. Adding additional residents would make it impossible to turn out of Woodland and create back-ups. The “solution” explained during the community meeting is to have two dedicated lanes turning north onto Georgia. However, this does not alleviate any concerns because all these cars are waiting to turn south to get onto the Beltway 495.

2) Dangerous neighborhood through-traffic

As Woodland Drive gets backed up, drivers are going to drive through the Forest Glen neighborhood (Myrtle Rd. and Sherwood Rd.). These are NARROW neighborhood streets without sidewalks, where children and young families are frequently walking. We must foresee and prevent the tragedy that is inevitable when frustrated drivers from this new development are trying to get out.

My recommended changes to building plans:

- Reduce the number of residential units **and** scale of building (too many floors, footprint is too large)
- Reduce number of parking spots
- Increase green space accessible for public use
- Increase retail space and decrease number of residential units to reduce rush hour traffic from residents leaving for and returning from work. Higher retail rent and taxes on business will hopefully make this change budget neutral.
- Prioritize development of tunnel (or pedestrian bridge) to cross Georgia Ave safely to Forest Glen metro stop
- Remove “kiss and ride” section on Woodland Drive
- Remove garage entrance/exit onto Woodland drive
 - if this is not possible, reposition so the exit does not line up directly with Sherwood Rd.
 - Consider closing off Myrtle and Sherwood Rd. from Woodland so they become

cul de sacs

As a next step, it would be great to connect in-person about these suggestions, as was offered during the community meeting on 9/22. Please let me know your availability.

CC'ing county planning for both visibility and input. Thanks all!

Best,
Anna Irving

From: [Anna Irving](#)
To: [MCP-Chair](#); [Lindsey, Amy](#)
Subject: Traffic Concerns Regarding 9801 Georgia Ave Plan
Date: Wednesday, December 14, 2022 6:09:17 PM

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

To Whom It May Concern:

I'm writing with my individual opinion and concerns about the proposed JLB development at 9801 Georgia (Forest Glen Medical Center).

1) Increased congestion

Please see attached pictures of Forest Glen Rd during both the morning and evening commutes. Forest Glen Rd. gets backed up as far as the eye can see. Adding additional residents would make it impossible to turn out of Woodland and create back-ups. The "solution" explained during the community meeting is to have two dedicated lanes turning north onto Georgia. However, this does not alleviate any concerns because all these cars are waiting to turn south to get onto the Beltway 495.

2) Dangerous neighborhood through-traffic

As Woodland Drive gets backed up, drivers are going to drive through the Forest Glen neighborhood (Myrtle Rd. and Sherwood Rd.). These are NARROW neighborhood streets without sidewalks, where children and young families are frequently walking. We must foresee and prevent the tragedy that is inevitable when frustrated drivers from this new development are trying to get out.

My recommended changes to building plans:

- Remove garage entrance/exit onto Woodland Drive
- Reduce the number of residential units **and** scale of building (too many floors, footprint is too large)
- Reduce number of parking spots
- Increase green space accessible for public use
- Increase retail space and decrease number of residential units to reduce rush hour traffic from residents leaving for and returning from work. Higher retail rent and taxes on business will hopefully make this change budget neutral.
- Prioritize development of tunnel (or pedestrian bridge) to cross Georgia Ave safely to Forest Glen metro stop
- Remove "kiss and ride" section on Woodland Drive

We recently moved to the neighborhood and hope the county makes the right decision to keep the Forest Glen neighborhood safe!

Thank you for your service to our county,
Anna Irving

From: [anna.priddy](#)
To: [Lindsey, Amy](#)
Subject: 3/15 meeting questions re 9801 Georgia Avenue
Date: Monday, March 13, 2023 6:31:30 PM

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

Hi Amy,

For the virtual meeting on Wednesday, I would appreciate any responses you can provide on the comments I submitted below relating to the expansion of walking, biking, and transit infrastructure. I highlighted my follow up questions/comment in yellow.

Thank you,

Anna Priddy

----- Forwarded message -----

From: **anna priddy** <anna.o.priddy@gmail.com>
Date: Mon, Jan 16, 2023 at 8:43 PM
Subject: Comments in Support of 9801 Georgia Avenue (320230020)
To: <Amy.Lindsey@montgomeryplanning.org>, <MCP-Chair@mncppc-mc.org>

I write in my personal capacity as a resident of Forest Estates to comment on this proposed project.

I strongly support the construction of multi-family apartment homes at 9801 Georgia Avenue. Our county should prioritize building new housing near transit to address historic housing shortages and the climate emergency. This is a wonderful community and I want to welcome more neighbors to join us. Increasing the density of our neighborhood will make our community a safer and more pleasant place to move around. The addition of retail options will allow all residents - new and existing - options to make car free trips and relieve some of the car-based congestion on our roads. I appreciate this project following the Forest Glen/Montgomery Hills Sector Plan recommendations that will transform our community into a safer and more vibrant place to live through the expansion of retail as well as walking, biking, and transit infrastructure.

As mentioned by other commenters, this site does present several challenges that I hope will be addressed through the review process. I recommend consideration of the following issues:

- The SHA MD 97 Montgomery Hills Project planned changes to the MD97 and MD192 intersection should be implemented as soon as possible due to the potential increased use of this dangerous intersection. If complete changes to this intersection are not possible before the full project begins, SHA should attempt to make interim improvements. **What coordination/discussion has Planning engaged in with SHA on this project?**
- Coordination with WMATA to prioritize the development of the east side passageway entrance of the Forest Glen metro station **What coordination/discussion has Planning engaged**

in with WMATA on this project?

- Coordination with MCDOT on the planned Forest Glen Road Sidewalk Project (project limits are Woodland Drive to Sligo Creek Trail) to ensure access between the new metro passageway, Sligo Creek Trail, and surrounding communities. What coordination/discussion has Planning engaged in with MCDOT on this project?

- Prioritization of announcement of plans for the development at the existing parking lot at the Forest Glen metro, specifically plans for any retail at that location. For example, if a full grocery store is included in the metro parking lot site development, it could dramatically reduce car usage not only at the 9801 Georgia site but also in the larger Forest Estates community. A full grocery store at the metro parking lot project site could also reduce the need for the planned number of resident parking spaces at the 9801 site. Can Planning provide any updates on the status of this project?

- Accelerate plans for Bus Rapid Transit on MD97 due to the influx of new residents on both sides of Georgia Avenue. Car free and car lite travel should be prioritized for new and existing residents on both sides of Georgia Avenue to alleviate car traffic congestion. What coordination/discussion has Planning engaged in with MCDOT/WMATA/County Executive on this project?

- Woodland Drive will be a primary access method for the new metro passageway. Please consider adding a sidewalk on the east side of Woodland Drive between Sanford and Forest Glen Road, as currently there is no sidewalk on that side of the street. What coordination/discussion has Planning engaged in with MCDOT on this project?

- Additionally, Woodland is planned as a major bikeway in the Bicycle Master Plan that will link Silver Spring with Wheaton. Please ensure that all plans prioritize safe bicycle usage of this road because of its critical importance to our county's biking infrastructure. What coordination/discussion has Planning engaged in with MCDOT on this project?

- Please ensure that any car/delivery entrances to the development will have minimal conflict with pedestrians and cyclists who will be using the metro and Woodland bikeway. In particular, the purpose of the new metro passageway is to provide a safe access point to the metro by eliminating the unsafe grade crossing of Georgia Avenue. The new east side passageway entrance should include traffic calming measures and other safety features to ensure this entrance is safe and welcoming to access. What steps is Planning taking to ensure safety of pedestrian/bike access to the east side passageway metro entrance? i

- Additionally, has Planning evaluated the intersection of Georgia Avenue and Tilton Drive for a traffic light? This intersection is one block north of the Georgia Avenue/Forest Glen Road intersection and may benefit from a traffic light due to increased volume of cars.

Thank you,

Anna Priddy
1714 Belvedere Blvd
Silver Spring, MD 20902

From: [anna.priddy](#)
To: [Lindsey, Amy](#); [MCP-Chair](#)
Subject: Comments in Support of 9801 Georgia Avenue (320230020)
Date: Monday, January 16, 2023 8:43:34 PM

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

I write in my personal capacity as a resident of Forest Estates to comment on this proposed project.

I strongly support the construction of multi-family apartment homes at 9801 Georgia Avenue. Our county should prioritize building new housing near transit to address historic housing shortages and the climate emergency. This is a wonderful community and I want to welcome more neighbors to join us. Increasing the density of our neighborhood will make our community a safer and more pleasant place to move around. The addition of retail options will allow all residents - new and existing - options to make car free trips and relieve some of the car-based congestion on our roads. I appreciate this project following the Forest Glen/Montgomery Hills Sector Plan recommendations that will transform our community into a safer and more vibrant place to live through the expansion of retail as well as walking, biking, and transit infrastructure.

As mentioned by other commenters, this site does present several challenges that I hope will be addressed through the review process. I recommend consideration of the following issues:

- The SHA MD 97 Montgomery Hills Project planned changes to the MD97 and MD192 intersection should be implemented as soon as possible due to the potential increased use of this dangerous intersection. If complete changes to this intersection are not possible before the full project begins, SHA should attempt to make interim improvements.
- Coordination with WMATA to prioritize the development of the east side passageway entrance of the Forest Glen metro station
- Coordination with MCDOT on the planned Forest Glen Road Sidewalk Project (project limits are Woodland Drive to Sligo Creek Trail) to ensure access between the new metro passageway, Sligo Creek Trail, and surrounding communities.
- Prioritization of announcement of plans for the development at the existing parking lot at the Forest Glen metro, specifically plans for any retail at that location. For example, if a full grocery store is included in the metro parking lot site development, it could dramatically reduce car usage not only at the 9801 Georgia site but also in the larger Forest Estates community. A full grocery store at the metro parking lot project site could also reduce the need for the planned number of resident parking spaces at the 9801 site.
- Accelerate plans for Bus Rapid Transit on MD97 due to the influx of new residents on both sides of Georgia Avenue. Car free and car lite travel should be prioritized for new and existing residents on both sides of Georgia Avenue to alleviate car traffic congestion.
- Woodland Drive will be a primary access method for the new metro passageway. Please consider adding a sidewalk on the east side of Woodland Drive between Sanford and Forest Glen Road, as currently there is no sidewalk on that side of the street.
- Additionally, Woodland is planned as a major bikeway in the Bicycle Master Plan that will link Silver Spring with Wheaton. Please ensure that all plans prioritize safe bicycle usage of this road because of its critical importance to our county's biking infrastructure.

- Please ensure that any car/delivery entrances to the development will have minimal conflict with pedestrians and cyclists who will be using the metro and Woodland bikeway. In particular, the purpose of the new metro passageway is to provide a safe access point to the metro by eliminating the unsafe grade crossing of Georgia Avenue. The new east side passageway entrance should include traffic calming measures and other safety features to ensure this entrance is safe and welcoming to access.

Thank you,

Anna Priddy
1714 Belvedere Blvd
Silver Spring, MD 20902

From: [anna.priddy](#)
To: [Lindsey, Amy](#)
Cc: [lc.rigazio](#)
Subject: Re: Project: 9801 Georgia Avenue (320230020)
Date: Wednesday, February 8, 2023 9:42:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Hi Amy,

Thanks for the follow up. I attended the initial in-person community meeting that the developer held back in September and I would estimate there were around 100 - 125 people in attendance. There was no virtual option. So if you can offer a virtual option I would assume you would likely not have more than 100 people attending in person.

The FECA Board would announce the meeting via our neighborhood listserv which reaches households within the Forest Estates boundary as well as some in neighboring communities. Would the Planning Dept do any additional outreach about the meeting?

A suggestion on the meeting structure/content: I suggest that the Planning Dept. delay taking live questions from attendees until the end of the meeting. The community comments already submitted in writing could serve as a good starting point for the presentation as they cover a broad range of perspectives. The September community meeting was difficult to follow because it was loosely structured and frequently disrupted by community member questions. As you are no doubt aware, there are strong feelings on all sides on this issue. I think the community would benefit from a focused and structured presentation with live questions held until the end.

Thanks for your help and consideration!

Anna

On Wed, Feb 8, 2023 at 2:17 PM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

Hi Anna,

I have not forgotten you – we are working on this. I guess one question I have is how many people you are interested in having attend in person. We can definitely handle a hybrid situation. We are just making sure that we can meet our open meetings requirement and do this.

Amy

From: anna priddy <anna.o.priddy@gmail.com>
Sent: Monday, February 6, 2023 7:15 PM

To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Cc: lcrigazio <lcrigazio@gmail.com>
Subject: Re: Project: 9801 Georgia Avenue (320230020)

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

Hello Amy,

Thank you for this information. Regarding a meeting, what dates/times could work for you at your auditorium? Can you confirm if you can offer a hybrid virtual option for those who can't attend in person?

For awareness, the Forest Estates Community Association (FECA) (<https://www.forestestates.org/about>) is not taking a position for or against this project. Rather we are seeking to help share information about the project with our neighborhood. We are independent from the neighboring Forest Grove Citizens Association (FGCA).

Thank you,

Anna Priddy

FECA Board member

anna.o.priddy@gmail.com

865-310-6487 cell

On Fri, Feb 3, 2023 at 10:43 AM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

Hi Linda,

I do not know when or if the Applicant will resubmit. The extension request will be heard at the Planning Board on 2/16, for a Planning Board date of 3/30. The Applicant will need to resubmit by 2/13 in order for us to consider a different plan for Planning Board review – there is a 45 day before the hearing date submittal deadline.

I am happy to work with you on a meeting. The easiest way to do this would be to use our auditorium – it is not that far and we already have the technology set up. I have spoken with our

admin staff and they have confirmed that we can work something out.

Thanks,

Amy



Amy Lindsey
Planner III, Midcounty Planning

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



From: lc rigazio <lcrigazio@gmail.com>
Sent: Friday, February 3, 2023 9:47 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; anna.o.priddy@gmail.com
Subject: Project: 9801 Georgia Avenue (320230020)

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

Hi Amy,

Any news from the applicant? Wondering when and if they will submit revisions for further review.

The Board of the Forest Estates neighborhood association FECA is interested in co-sponsoring a community Q+A session. Ideally the session would be hybrid - in-person with a live virtual or call in option to allow for the greatest amount of inclusion. The Board could likely secure in person space at the Dameron Resource Center if MNCPPC has the ability to offer a virtual or call in option. I have copied Anna Priddy on this email who is involved in FECA and can work with the Board to coordinate this.

From: [Anne Yau](#)
To: [Lindsey, Amy](#); councilmember.fani-gonzalez@montgomerycountymd.gov; [MCP-Chair](#)
Cc: [Ray](#)
Subject: 9801 Georgia Ave Redevelopment Proposal
Date: Monday, January 16, 2023 8:51:52 PM

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

Good evening:

As a Montgomery County resident who has lived in the Forest Estates neighborhood for 12 years, I am writing to share my comments regarding the proposed redevelopment of 9801 Georgia Avenue in Silver Spring (Sketch Plan 320230020).

I live two blocks north of the site on Woodland Drive and walk past the current building daily en route to the Forest Glen metro stop. I feel fortunate to live within walking distance to Metrorail and Metrobus and am generally supportive of placing multi-family housing near metro. I would urge the County to require the developer to offer some of the apartments at a below-market price to help address the dire shortage of safe, well-maintained affordable housing options in our community.

My concerns with the project regard traffic management; specifically, the developer's proposal to use Woodland Drive as a key access point to the building's garage and as a loading and unloading zone.

For several years, drivers heading southbound on Georgia Avenue - including ambulances en route to Holy Cross Hospital and commercial vehicles - have used Woodland Drive to get around the Georgia Avenue and Forest Glen Road intersection by turning left onto Tilton Drive from Georgia Ave, then right on Woodland before turning left on Forest Glen Road. This behavior creates a backup on Woodland Drive most mornings and evenings as well as spillover into nearby narrow residential streets - a situation that will only get worse by placing hundreds more cars on Woodland Drive on a daily basis.

The traffic issues aren't limited to those seeking to avoid a left turn from southbound Georgia Ave on to Forest Glen Road. For drivers heading south on Woodland who are seeking to turn right on Forest Glen and then south on Georgia, the high volume of westbound traffic on Forest Glen often prevents drivers turning from Woodland from safely getting into the southbound turn lanes on Georgia (essential for accessing the Beltway). Adding more cars to the Woodland Dr/ Forest Glen Rd intersection will only make this congestion worse - but will be the only option as proposed for drivers who are seeking to leave the 9801 Georgia site and head south on Georgia Ave or access the Beltway.

The congestion I witness daily on Woodland Drive is a consequence of the design flaws of the existing Georgia Avenue/ Forest Glen Road intersection. I urge the County to look closely at this intersection - through which hundreds of pedestrians navigate daily in addition to thousands of vehicles - and ensure it is scaled to safely accommodate the increased pedestrian and vehicular traffic resulting from a large residential development at 9801 Georgia Ave. This includes moving forward with building a tunnel entrance to the Forest Glen metro stop so pedestrians no longer have to cross multiple lanes of traffic to access public transit. Delay on constructing this tunnel puts pedestrians at risk - the tunnel needs to move forward quickly regardless of the outcome of the proposed project.

Please consider the traffic and safety consequences of this project before moving forward, and ensure traffic is routed to streets that are designed to accommodate volume. Woodland Drive is not a high-volume street and I would urge the County to seek alternate traffic management options.

Regards,

Anne Yau
9905 Woodland Drive Silver Spring MD 20902

From: [Jakobsberg, Phillip](#)
To: [Lindsey, Amy](#)
Subject: 9801 Georgia Avenue (320230020) Comment
Date: Sunday, March 19, 2023 11:04:21 PM

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

Hi Ms. Lindsey,

My apologies for not being able to make the Zoom meeting on 3/15 concerning the proposed apartment building on the corner of Georgia Ave and Forest Glen Rd. Please accept my comments below into the public record.

My name is Phillip Jakobsberg and I am a resident of Forest Estates. My wife and I have lived at 1709 Belvedere Blvd since 2000. I generally support new consolidated housing close to Metro stops, which are consistent with the smart growth agenda. My concern with this particular project is that it will likely cause some overwhelming traffic backups in our neighborhood, especially during rush hour. The new project provides for a large number of parking spaces (I believe over 400). Assuming that even one quarter of those cars intend on heading south into DC or to the Beltway during the morning commute (probably a conservative estimate), according to the plan, that means 100 cars will empty out onto Woodland Drive. There is already a backup down Woodland every morning – I know, because I drive to Germantown every day and experience this backup. It's difficult to understate how difficult it will be to exit our neighborhood if a large volume of cars dumps into our neighborhood on a daily basis. Even if they don't all exit onto Woodland Drive heading for Forrest Glen Road, there will be a scramble throughout the neighborhood to find an efficient way out. It will be chaotic and will severely compromise the traffic throughout the neighborhood.

If the county decides to move forward with the new apartment building, I ask that it not allow for access to Woodland Drive from the apartment complex. Rather, all cars should be directed onto Georgia Avenue and those that need to head south will need to make a U-turn. Perhaps the county can put in a more efficient way for cars to do that.

It's a little ironic that the apartment complex will be located next to a Metro to support the smart growth initiative, but is providing for so many cars, that it will significantly add to the traffic congestion throughout the neighborhood where we live. It's difficult to understand how the county, with its notable commitment to smart growth, can accept this proposal as written.

I appreciate all you can do to educate the Planning Board on this flaw in the developer's plan.

Sincerely,
Phil Jakobsberg
pjakobsberg@wabtec.com
301-922-5527

This email and any attachments are only for use by the intended recipient(s) and may contain legally privileged, confidential, proprietary or otherwise private information. Any unauthorized use, reproduction, dissemination, distribution or other disclosure of the contents of this e-mail or its