

Attachment E

Graham, Tamika

From: Jeremy Lee <jeremylee800@hotmail.com>
Sent: Wednesday, March 15, 2023 2:15 PM
To: MCP-Chair; Bartley, Shawn; Hedrick, James; Pedoeem, Mitra; Piñero, Roberto; Graham, Tamika
Subject: I like the Trammell Crow Plan

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

Dear ChairZyontz,

I reside in the Dufief Mill community, located close to the Belward Farm. I own another house in the Stonebridge community – both within walking distance of the farm.

I like Trammell Crow Company's plans for a life sciences center on the Belward Farm. The Trammell Crow Plan offers a variety of positives elements to the communities nearby. First, it helps fulfill one of Montgomery County's priorities to attract the biomedical and life sciences industries. Biomedical/life science is a trademark and the backbone of the Montgomery County industry. This new campus will bring hundreds, if not thousands, of career-track jobs to our area, boosting our tax base and attracting the next generation of highly educated workforce and further strengthening our education systems.

Second, I'm pleased to see the many Quality of Life types of green and spots fields on the campus that will be available to neighbors like me. I look forward to walking to the new Muddy Branch Park with my children, watching them play on the sports field, joining them in exploring the walking paths that wind throughout the campus and Mission Hills Preserve, and enjoying a performance in the open air. Even better, after we experience all these outdoor features, we'll be able to stop by the retail area to buy refreshments.

I appreciate the tasteful architecture style of the lab and office buildings, making them interesting and airy, with terraces and balconies throughout.

Trammell Crow Company has created a very appealing combination of research space, recreation, and retail options, all within a very natural setting.

I am excited and looking forward to seeing the new campus to be built soon.

Sincerely,

Jeremy Lee
14651 Rolling Green Way
North Potomac, MD. 20878
540-287-4805

Graham, Tamika

From: Paula Ross <pross@GGChamber.org>
Sent: Tuesday, March 14, 2023 12:32 PM
To: MCP-Chair
Cc: Bartley, Shawn; Hedrick, James; Pedoeem, Mitra; Piñero, Roberto; Graham, Tamika
Subject: Please support the Belward Campus of The Johns Hopkins University

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

Dear Chair Zyontz,

I'm writing on behalf of the Gaithersburg-Germantown Chamber of Commerce. Since 1949, the GGCC has continued to evolve to meet the challenges of today's business leaders. We provide unique and measurable benefits for businesses of all industries & all sizes, and currently represent over 450 businesses located in, or doing business in, the Upcounty. Through a variety of partnerships, a dedicated team of volunteers and visionary leaders, the Chamber mobilizes resources to support the economic prosperity of our County.

We strongly support the Site Plan Amendment application for The Belward Campus of The Johns Hopkins University and respectfully encourage the Planning Board to approve the application.

Trammell Crow Company's plan for this new bioscience hub is consistent with the vision of the 2010 Great Seneca Science Corridor Master Plan. It creates an innovation eco-system within a campus-like environment by establishing an open and inviting place, not only for those who will work on the campus; but also for neighbors in the surrounding community.

From an economic development standpoint, the proposal advances Montgomery County's vision of becoming the nation's leading destination for life sciences, biohealth, research and innovation. It will add badly needed, well-paying jobs for County residents in the very industries we are working to attract.

A look at the renderings demonstrates Trammell Crow Company's sensitivity to respecting the landscape of the site. They focused on placing the lab/office buildings and parking structures in such a way as to blend into the shape of the terrain and minimize the view from neighboring homes. They are committed to providing significant open and green space, including a new Muddy Branch Park and a 200-foot natural buffer between adjacent homes and the campus. Several miles of walking paths and trails have been placed throughout the site. And the addition of retail options on the campus will be a definite plus for the community.

Part of our Chamber's mission is to advocate for policies that enhance the business environment, quality of life, and well-being of our unique communities. This is why we strongly support Trammell Crow's Site Plan Amendment for The Belward Campus of The Johns Hopkins University.

Thank you for considering our testimony and for all you do on behalf of County residents.

Sincerely,
Paula Ross
President & CEO
Gaithersburg-Germantown Chamber of Commerce
pross@ggchamber.org

Paula Ross
President & CEO



910 Clopper Road, Suite 205N

Gaithersburg, MD 20878

Cell: 240-601-8969

Ofc: 301-840-1400

Pronouns: she/her

www.linkedin.com/in/paulaross

We are the #GGCC. We are #StrongerTogether. We are the #UpcountyEngine.

Join us today to benefit from the Chamber's resources
and to support our shared community!

[Join the GGCC](#)

[Legislative Agenda - GGCC](#)

Graham, Tamika

From: Wayne <wayneb4me@aol.com>
Sent: Thursday, March 16, 2023 2:38 PM
To: MCP-Chair
Cc: Bartley, Shawn; Hedrick, James; Pedoeem, Mitra; Piñero, Roberto; Graham, Tamika
Subject: Email in Support of Revised Site Plan application for The Belward Campus

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

Dear Chairman, Zyontz and Planning Board Members,

I am writing in support of the Revised Site Plan application for The Belward Campus at The Johns Hopkins University. I live in Washingtonian Woods, just across Muddy Branch Road from the Belward property. I heard many years ago about the County's vision for a life sciences center on the site. The plans in this application reflect that vision very well.

I like the fact that there are parks and other open spaces that could also be used for a farmers' market and serve as a venue for outdoor concerts, I also like that there are walking trails and bike paths with benches and areas to do outdoor exercise.

I appreciate the fact that important research will be happening on the campus. However, my major concern is potential traffic problems created by the high number of cars that will be attracted to the development by the employment opportunities there. The roads (i.e. Darnestown Road Route 28, Great Seneca Highway and Muddy Branch Road) are busy now and will only become more so after building out. During rush hours, it is difficult, and sometimes unsafe, to get out onto Muddy Branch Road from the two Midsummer Drive entrances to Washingtonian Woods. While I appreciate the development, I would like to see the traffic and transportation plans that will be implemented to provide for the added transportation needs and mitigate unsafe conditions, especially for pedestrians. I urge the Planning Board to ensure that the transportation and traffic concerns are safely, adequately and appropriately addressed, especially to meet any neighborhood concerns. I know that traffic and pedestrian issues have been a point of contention for my community in the past when previous plans were provided.

My wife and I love the Washingtonian Woods neighborhood. We have lived here for over 32 years. Like other older adult owners in the community, we plan to age in place and do a great deal of walking in the neighborhood and the new development. It's nice to know that there will be more places for us to walk just 10 minutes away. I believe that it will help increase our property values too.

I respectfully ask the Board to approve the plans with appropriate traffic mitigation actions for The Belward Campus at The Johns Hopkins University.

Thank you for your consideration.

Sincerely,

Wayne Berman
125 Driscoll Way
Gaithersburg, MD 20878
Home Phone: 301-926-8665

Public Correspondence Received during Concept Plan

Graham, Tamika

From: Hill, Maren
Sent: Friday, April 1, 2022 4:07 PM
To: Graham, Tamika; Folden, Matthew
Subject: FW: Thoughts about Belward

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Maren Hill, AICP
Planner Coordinator

maren.hill@montgomeryplanning.org
o: 301.650.5613

From: Donna Baron <db@donnabaron.com>
Sent: Friday, April 1, 2022 3:35 PM
To: Hill, Maren <maren.hill@montgomeryplanning.org>; Taylor Caroline <caroline@mocoalliance.org>
Subject: Thoughts about Belward

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

Hi Maren,

I want to make sure the Belward farmstead doesn't end up in flames like the barns on Crown Farm.

The preservation and use of the farmstead should be part of the development of Belward Farm.

The large barn could be a farmers' market for the farms in the Ag Reserve. The smaller farm buildings could be artisan food shops such as a cheese shop, a butcher, a flower shop, and a wine shop. Since 10 acres need to be preserved, there would be space for an organic garden.

Now that plans have been put forth to develop the farm, this should be a priority. Caroline Taylor from Montgomery Countryside Alliance can help make this happen.

Please let me know you received this email.

Be well,

Donna Baron

Graham, Tamika

From: Ballo, Rebecca
Sent: Monday, April 18, 2022 11:20 AM
To: Hill, Maren; Graham, Tamika
Subject: RE: More thoughts about Belward

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Maren!



Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404



From: Hill, Maren <maren.hill@montgomeryplanning.org>
Sent: Monday, April 18, 2022 9:03 AM
To: Graham, Tamika <tamika.graham@montgomeryplanning.org>; Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Subject: FW: More thoughts about Belward

FYI

Maren Hill, AICP

Planner Coordinator

maren.hill@montgomeryplanning.org

o: 301.650.5613

From: Donna Baron <db@donnabaron.com>
Sent: Sunday, April 17, 2022 9:31 AM
To: Hill, Maren <maren.hill@montgomeryplanning.org>
Subject: More thoughts about Belward

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

Hi Maren, as I mentioned before, Montgomery County has the opportunity on Belward Farm to create a destination by celebrating the beautiful pre-Civil War era barns and home.

I listed some of my ideas in my last email. Another thought would be to convert the "new home" on Belward to a gallery that shows paintings and photos of Montgomery County...the creeks and ponds, the Potomac River, the Ag Reserve. They could also distribute maps to studios and galleries in the county. And, if a portion of the 10-15 acres was devoted to local ecotype native flowers as well as an organic garden, there could be space to have Master Gardeners who could explain the benefits of the native and organic plants for suburban yards. What I am saying is that Montgomery County has an opportunity on Belward Farm that they won't have anywhere else. Please don't try to make a generic "urban" office park. That would be such a waste.

Thanks,
Donna

Graham, Tamika

From: Betty B <ball.betty@gmail.com>
Sent: Wednesday, June 1, 2022 12:34 PM
To: mbalcombe@ggchamber.org
Cc: Graham, Tamika; Findley, Steve; Hill, Maren
Subject: Re: Belward Farm Dog Park (has a nice ring to it!) // Email intro

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thanks, everyone! I appreciate your time and consideration. In the event a dog park doesn't happen at Belward, I have lots of other ideas for creating off-leash dog areas (AND it wouldn't mean trading a soccer field for a dog park)! :)

A portion of the Muddy Branch Greenway Trail would be nice for an off-leash area. Say...between the parking area on Darnestown Rd and Potomac Horse Center. The entire trail is 9 miles so even if just this small, easily demarked portion of it allowed dogs, THAT WOULD BE AMAZING. As someone whose home backs up to, and practically sits on the trail, I can tell you leashed dogs are already 50/50. There are equestrians who ride with their unleashed dogs in tow, bikers, hikers, etc. Would be nice to make it official.

If you're not the folks to pitch this to, can you let me know who is?

Best,

Betty Ball

On Tue, May 31, 2022 at 3:52 PM Marilyn Balcombe <MBalcombe@ggchamber.org> wrote:

Thanks Everyone!



Marilyn Balcombe

Gaithersburg-Germantown Chamber

301-840-1400

From: Graham, Tamika <tamika.graham@montgomeryplanning.org>
Sent: Tuesday, May 31, 2022 3:51 PM
To: ball.betty@gmail.com

Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Hill, Maren <maren.hill@montgomeryplanning.org>; Marilyn Balcombe <MBalcombe@GGChamber.org>

Subject: RE: Belward Farm Dog Park (has a nice ring to it!) // Email intro

Good afternoon, Ms. Ball,

Thank you for the thoughtful input. I am collecting public comments on the JHU Belward Site related to regulatory reviews and will share this with both the Applicant team and the Parks Department as a recreational amenity to explore. Through the Park, Recreation, and Open Space (PROS) Plan, the Parks department has a standard process for evaluating and recommending park facility types based on various criteria. Through the Recreation Guidelines (applicable to residential projects only), both soccer fields and dog parks are identified as priority needs in the County.

From a process and timeline standpoint, we are awaiting an Application for the northern portion of the JHU Site from our Intake Division. During the imminent review period, Planning staff and the Parks Planning & Stewardship Division will work with the Applicant to implement the vision of the 2010 Great Seneca Science Corridor Master Plan, which recommends many recreation components within the proposed Muddy Branch Park, including an athletic field. Per the Master Plan, this park will be publicly accessible but privately owned. Public comments will be carried forward in future discussions regarding programming of this park.

Please feel free to stay in touch with Maren related to additional input that you may have for the broader Great Seneca Master Plan update.

Best regards,

Tamika



Tamika Graham, AICP

Planner III, Mid-County Planning Division

Montgomery County Planning Department
2425 Reedie Dr., 14th Flr., Wheaton, MD 20902
tamika.graham@montgomeryplanning.org
o: 301.495.4551 | f: 301.495.1313



Let's Plan Our Future. Together. 

From: Hill, Maren <maren.hill@montgomeryplanning.org>
Sent: Tuesday, May 31, 2022 10:58 AM
To: Graham, Tamika <tamika.graham@montgomeryplanning.org>
Cc: Findley, Steve <steve.findley@montgomeryplanning.org>
Subject: FW: Belward Farm Dog Park (has a nice ring to it!) // Email intro

Hi Tamika,

We received this comment from a contact of Marilyn Balcombe. Is there someone she should contact to make this suggestion or do you or someone on the regulatory team have a response to the suggestion?

Thank you!

Maren Hill, AICP

Planner Coordinator

maren.hill@montgomeryplanning.org

o: 301.650.5613

From: Betty B <ball.betty@gmail.com>
Sent: Friday, May 20, 2022 12:10 PM

To: mbalcombe@ggchamber.org

Cc: Hill, Maren <maren.hill@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

Subject: Re: Belward Farm Dog Park (has a nice ring to it!) // Email intro

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

Thanks for the introduction, Marilyn. Yes, as stated, I would like to find out what parties will be involved in the planning process for the "recreational" space at Belward. I know that the parks department, for whatever reason (income generating?), insists upon including soccer fields in nearly every recreational space developed. In this particular case, there are already MULTIPLE schools and other community parks in what I would call the immediate vicinity of Belward that offer such fields for use.

As someone with two dogs and two kids, I can tell you we spend enormous amounts of time at local parks and public school playgrounds. Soccer is played in a very limited window of time and when it's not getting used for soccer specifically, the space sits empty or it's used by locals who let their dogs off leash (illegally) to chase balls and such. For those of us who choose not to let our dogs off leash in an unfenced area and for those of us who don't play soccer (there are a lot of us), we see great potential for actual use 14 hours a day, 7 days a week because dogs and most dog-park going owners don't care much about the weather. Dogs need exercise and socialization no matter how cold or hot.

Now, if you Google dog parks, you'll see two that are fairly close to North Potomac which might make a dog park at Belward seem counter-intuitive. However, both of those parks (Green Park and Mattie Stepanek) are restricted for use to City of Gaithersburg and City of Rockville residents exclusively (unless you want to risk a \$100 fine by either City). And if you've ever visited Green Park, you'd know it's lousy and not worth the risk anyway as there are practically no trees and nothing of else of interest for dogs and it's largely dusty, gray gravel and not much grass (or even grass/mulch combo which is better than gravel). These are probably all reasons that it's usually empty.

If nearby North Potomac residents and others in a Gaithersburg zip but outside City of G limits, want to take their dogs to an off-leash designated dog area, we have to drive 20 minutes on a good traffic day to Cabin John or 25 minutes to Germantown. By the time you park and get into the dog area, we're talking an hour spent just driving there and back.

Besides just advocating for the incorporation of a dog park at Belward, I would be remiss if I didn't also comment on what said dog park should include. If you are familiar with Cabin John, you'll know there are a ton of trees which provide interest for the dogs as well as a rock structure which gives dogs things to climb as well as to lay under if they need a break. Cabin John has a comfortable ground cover (mostly mulch), multiple waste bag stations around the park perimeter, two separate fenced areas to separate small dogs from big dogs, as well as a water source in both areas which IMO is critical. Cabin John also has two separate seating areas for human companions. Mattie Stepanek has similar amenities. The Germantown park on the other hand has some grass but a lot of gravel, nothing to climb on/under, a scant number of trees, and NO water source. I could go on about ideal dog park amenities, but I'll pause, for now.

Please let me know what it will take for Parks to consider a dog park as part of the plan for Belward, and please let me know how I can attend any related meetings/conversations/decisions, etc.

Thanks so much,

Betty Ball

11640 Brandy Hall Lane

North Potomac

*Apologies for any typos. I blame it on the fun chaos that is our home on a daily basis - and it has fried my brain.

On Tue, May 17, 2022 at 10:04 AM Marilyn Balcombe <MBalcombe@ggchamber.org> wrote:

Hi Maren and Steve,

I had a great conversation this morning with Betty Ball. She lives close to Belward and is suggesting that a possible community amenity might be a dog park. I mentioned to Betty, that this could be a great time to have that discussion before final plans are set in stone.

I've copied Betty on this message, as she can make the case more eloquently than I can. At this point, we need to know how an idea can become a reality as Belward is developed and the GSSC Master Plan is being revised.

Thanks for any insight.

Marilyn

Marilyn Balcombe

President & CEO

Gaithersburg-Germantown Chamber of Commerce

301-922-2951

Graham, Tamika

From: Hill, Maren
Sent: Monday, June 20, 2022 12:42 PM
To: Graham, Tamika; Fahim, Natasha
Subject: FW: Thoughts on landscaping

Follow Up Flag: Follow up
Flag Status: Flagged

Hello!

Just wanted to pass on this feedback on the Belward development from a community member.

Maren Hill, AICP

Planner Coordinator

maren.hill@montgomeryplanning.org

o: 301.650.5613

From: Donna Baron <db@donnabaron.com>
Sent: Sunday, June 19, 2022 4:31 PM
To: Hill, Maren <maren.hill@montgomeryplanning.org>
Subject: Thoughts on landscaping

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

Hi Maren, please ask the landscaper if he would please not plant any white pines, ginkgos, privet, Bradford pears or tulip poplars anywhere on Belward.

Thank you,

Donna