

Item 6 - Correspondence

From: [Roddy Moscoso](#)
To: [MCP-Chair](#)
Cc: [Graham, Tamika](#); [Roddy at Moscosos Net](#)
Subject: Comments on March 30, 2023 Planning Board Hearing on Belward Campus Site Plan Forest Conservation Plan
Date: Monday, March 27, 2023 5:40:27 PM

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Hello.

I would like to provide the following comments regarding the upcoming Planning Board Hearing on the Belward Campus Site Plan, Forest Conservation Plan, scheduled for March 30, 2023. As a resident of the Mission Hills neighborhood with a home directly adjacent to the Belward property, I have unique concerns regarding the implementation of this plan as well as the larger development planned for the Belward site. The comments below address the Forest Conservation Plan as well as concerns with the larger development.

First, when the original development plans were shared with the local community including residents of Mission Hills, JHU and Trammell Crow stated that the Forest Conservation Plan for the Belward Campus would include a “Mission Hills Reserve” — a buffer of newly planted trees between the homes along Mission Drive and the Belward development. Importantly, JHU/Trammell Crow originally stated that this Preserve buffer would be developed *first* and prior to the larger scale development taking place on the Belward property. This commitment was made in order to reduce, in part, the multiple impacts on homes in Mission Hills. However, in more recent discussions with the community, JHC/Trammel Crow are now stating that this is no longer the case and that the Preserve buffer will be developed simultaneously with the rest of the property. This change in commitment eliminates opportunities to mitigate the impact of the development of Mission Hill homeowners and will likely result in greater noise, dust/dirt, etc. ***I request that the Planning Board ask JHU/Trammell Crow to recommit to developing the Mission Hills Preserve buffer prior to pursuing the development on the balance of the Belward property.***

Second, during the most recent presentation to the Planning Board and to the community, Trammell Crow presented their multi-phased approach included several graphics illustrating what building elements will be included in the Phase I (757,000 sf) plan. There appeared to be a discrepancy across some of the graphics in terms of what buildings would be included, notably the parking garages. ***I request that the Planning Board confirm with JHU/Trammell Crow that only a single parking garage structure will be included as part of the Phase 1 development.***

Third, the Belward property is across the street from the current large scale development taking place at the former Montgomery County Police Training Academy (PSTA Site Plan 820220050), which is building 630 new residential dwelling units. This development has been under construction for approximately six months, and it has involved the use of very heavy machinery resulting in substantial noise to the surrounding residential communities. Since construction began, there has been development activities on the site during very early morning hours (before 7:00 AM EST) as well as on some weekend days. In order to minimize the impacts on current residents, including the residents immediately adjacent to the Belward

property in Mission Hills, ***I request that the Planning Board confirm with JHU/Trammell Crow that construction activities on the site will only be performed during allowed/regulated timeframes and will not include weekends.***

Finally, due to the likely need to use heavy machinery similar to what is in operation at the PSTA site and which appears to be used for large rock/stone removal, ***I request that the Planning Board ensure that any large/heavy machinery used as part of the Belward development does not result in excessive noise or other damage to Mission Hills or to the other surrounding residential communities.***

Thank you for your time.

-R

Roddy Moscoso
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240-252-0966

From: [Paul Yanoshik](#)
To: [MCP-Chair](#)
Cc: [Bartley, Shawn](#); [Hedrick, James](#); [Pedoeem, Mitra](#); [Piñero, Roberto](#); [Graham, Tamika](#); community@greatsenecalifesciences.com; [GGCC- Chamber sign in info](#); [Carlson, James](#); [Jud Ashman](#); [Cheryl Kagan](#)
Subject: Belward Tract. Trammel Crow Plans.
Date: Thursday, March 23, 2023 6:58:57 PM

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Dear Chair Zyontz and Members of the Planning,

As a 40 year resident of Montgomery County, active in county business development groups, Gaithersburg & Germantown Chamber of Commerce and former Chairman of the City of Gaithersburg Economic Development Committee, who is interested in seeing our community and county remain an attractive place to live, work and play, I am writing to urge the Board to move forward on the revised Site Plan application for The Belward Campus of The Johns Hopkins University.

I have been following the Belward property prior to and through the 2010 Life Science Corridor Master Plan process to allow a quality development on the site. I'm very happy to see that the Trammell Crow Company, a firm that has a superb track record in all their projects I'm aware of, present a highly suitable plan for this part of the Belward Tract.

As we continue to build more housing, we need to also generate the high-paying job opportunities that will draw people to live here. I can see by plans submitted that this development will be what the county needs to meet the market and attract the types of employers we envision in the fields of life sciences industry, which will give our County the economic boost it needs in the competitive Regional market.

Losing the edge our Country currently has over Fairfax in Life sciences with their stated intentions of getting a bigger piece of this market with potential tracts suitable for Life Science development they do have, such as the former Exxon- Mobile HQ that Inova bought, could be an economic development disaster for our county. That tract is about the same size as the Belward tract and last I heard, Inova intended to develop it with a Life Science focus.

There's something for everyone in this proposal. My and other nearby communities will be able to enjoy the extensive walking and biking trails, parks and retail options that will be open to the community. The park along Muddy Branch Road, providing a soccer field, quiet gathering spaces and terraced areas for outdoor concerts, will be a most welcome addition to our community.

I personally feel that this plan is a good start on kicking the Life science Master plan into high gear. Now that the market is here for this kind of quality project and considering the well thought out Trammell Crow plan for the life sciences market, I wholeheartedly support this proposal and urge the Planning Board to vote in support of it as well.

Sincerely,

Paul James Yanoshik
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301.963.2020

From: [Wayne](#)
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
Date: Thursday, March 16, 2023 2:38:10 PM

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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

From: [Jeremy Lee](#)
To: [MCP-Chair](#); [Bartley, Shawn](#); [Hedrick, James](#); [Pedoeem, Mitra](#); [Piñero, Roberto](#); [Graham, Tamika](#)
Subject: I like the Trammell Crow Plan
Date: Wednesday, March 15, 2023 2:15:17 PM

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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
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540-287-4805

From: [Paula Ross](#)
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
Date: Tuesday, March 14, 2023 12:32:03 PM
Attachments: [image001.png](#)

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

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