Item 9 - Correspondence

From: Larson, Clark MCP-Chair To:

Cc: Stern, Tanya; Butler, Patrick; Zeigler, Donnell; Jackson, Molline

Subject: FW: Notice of Fairland and Briggs Chaney Master Plan Planning Board Public Hearing Draft

Date: Thursday, April 20, 2023 11:24:04 AM

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MDP Rev Ltr Montgomery Fairland and Briggs Chaney MP.pdf

Dear Chair Zyontz and staff,

Please include this letter in the public record of testimony on the Fairland and Briggs Chaney Master Plan as it was originally send directly to me.

Thank you!



Clark Larson, AICP

Community Planner, Upcounty Planning Division

Montgomery County Planning Department The Maryland-National Capital Park and Planning Commission 2425 Reedie Drive, 13th Floor, Wheaton, MD 20902 clark.larson@montgomeryplanning.org 301-495-1331











Want to stay in the loop on the Fairland and Briggs Chaney Master Plan? Sign up for the plan's e-letter and receive updates and helpful information as we work to imagine a new future for the Fairland and Briggs Chaney community.

From: Susan Llareus -MDP- <susan.llareus@maryland.gov>

Sent: Thursday, April 20, 2023 10:57 AM

To: Larson, Clark <Clark.Larson@montgomeryplanning.org>

Cc: Stern, Tanya <tanya.stern@montgomeryplanning.org>; Joseph Griffiths -MDP-<joseph.griffiths@maryland.gov>; Chuck Boyd -MDP- <chuck.boyd@maryland.gov>

Subject: Fwd: Notice of Fairland and Briggs Chaney Master Plan Planning Board Public Hearing Draft

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

Good morning Clark,

Thank you for forwarding the Public Hearing Draft of the Fairland and Briggs Chaney Master Plan to

our attention. We appreciate the opportunity to review the draft plan and hope you find our comments helpful. Please feel free to contact me if you have any questions or would like any further assistance.

Best regards,

Susan

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

From: Larson, Clark < Clark. Larson@montgomeryplanning.org >

Date: Thu, Mar 30, 2023 at 8:58 AM

Subject: Notice of Fairland and Briggs Chaney Master Plan Planning Board Public Hearing Draft

To: rebecca.flora@maryland.gov <rebecca.flora@maryland.gov>

Cc: mdp.clearinghouse@maryland.gov <mdp.clearinghouse@maryland.gov>

Dear Ms. Flora,

On behalf of the Montgomery Planning Board, I am pleased to notify you that the Public Hearing Draft of the Fairland and Briggs Chaney Master Plan Update, dated March 2023, is now available. If approved, the Plan would amend a portion of the Approved and Adopted 1997 Fairland Master Plan. It would also amend Thrive Montgomery 2050, the county's General Plan; the 2013 Countywide Transit Corridors Functional Master Plan; the 2018 Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.

The Public Hearing Draft can be viewed online at https://montgomeryplanning.org/fairlandbriggschaney/. A hard copy is available to review at the White Oak and Marilyn J. Praisner (Burtonsville) public libraries in Montgomery County and can be provided to you upon request.

The Planning Board Public Hearing will be held at **6 p.m. on Thursday, May 4, 2023**, at the Montgomery County Park and Planning Headquarters, 2nd floor Auditorium, 2425 Reedie Drive, Wheaton, MD 20902.

For details on how to provide written or oral testimony to the Planning Board, visit the Board's Sign Up to Testify webpage.

If you have any questions regarding the Master Plan, please feel free to reach out to me!

Clark Larson, AICP

Community Planner, Upcounty Planning Division
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
clark.larson@montgomeryplanning.org
301-495-1331











Want to stay in the loop on the Fairland and Briggs Chaney Master Plan? Sign up for the plan's e-letter and receive updates and helpful information as we work to imagine a new future for Fairland and Briggs Chaney and tell us what is great and what can be improved in Fairland and Briggs Chaney.



Susan Holm Llareus, PLA, ASLA **Regional Planner for Maryland Capital Region Planner Supervisor**

Maryland Department of Planning 301 W. Preston St., Suite 1101

Baltimore, MD 21201 (410) 767-6087/ (877) 767-6272 susan.llareus@maryland.gov

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April 20, 2023

Clark Larson, AICP Planner III, Upcounty Division Montgomery County Planning Department 2425 Reedie Drive, Floor 14 Wheaton, MD 20902

Re: Fairland and Briggs Chaney Master Plan Update

Dear Mr. Larson:

Thank you for requesting Maryland Department of Planning (MDP) comments on Montgomery County's draft Fairland and Briggs Chaney Master Plan Update (March 2023). As a charter county, the Maryland Land Use Article does not require a formal state agency 60-day review. Planning acknowledges the county's desire to go beyond its legal mandate. It is our understanding that the Planning Board has adopted the staff recommendation and the document is now considered the Planning Board Draft Plan. MDP appreciates the opportunity to comment on the Draft Plan in preparation for the Planning Board hearing(s).

Planning recognizes the significant and thoughtful effort that Montgomery County staff, stakeholders, and residents applied to the development of the Draft Plan and looks forward to coordinating with the county on any assistance it seeks for plan adoption and implementation.

Sincerely,

Charles Boyd, AICP, Director Planning Coordination

cc: Tanya Stern, Acting Director of Montgomery County Planning Department
 Clark Larson, Planner III, Montgomery County Planning Department
 Valdis Lazdins, Assistant Secretary for Planning Services, Maryland Department of Planning
 Joseph Griffiths, Local Assistance and Training Manager, Maryland Department of Planning
 Susan Llareus, Planning Supervisor, Maryland Department of Planning



Maryland Department of Planning Review Comments April 20, 2023

Fairland and Briggs Chaney Master Plan Update (March 2023) Draft Plan

The Maryland Department of Planning (MDP) received the Draft Fairland and Briggs Chaney Master Plan Update (Draft Plan) on March 30, 2023, in an email to Secretary Flora from Clark Larson, on behalf of the Montgomery County Planning Board. While the Land Use Article (LUA) does not require MDP to review charter county draft comprehensive or master plans, such as for Montgomery, MDP acknowledges the county's desire to go beyond its legal mandate. Therefore, we are providing feedback as part of our assistance to local jurisdictions. It is MDP's understanding that the Draft Plan was reviewed by the Planning Board at the March 23, 2023, public hearing, when it was accepted as the public hearing draft, with comments.

Master Plan Draft Summary

The Draft Plan is an amendment to the adopted Thrive Montgomery 2050 (Thrive) plan and includes a portion of the 1997 Fairland Master Plan. The plan area is 1,800 acres and concentrates on five miles of Columbia Pike (US 29), south of Silver Spring and north of Washington DC. The Draft Plan continues policies to achieve the county's "Three Overarching Outcomes" of Equity, Economic Health, and Environmental Resiliency, as stated in Thrive. Existing land uses include residential and commercial uses along Columbia Pike, Paint Branch Stream Valley Park along the southwest and Fairland Regional Park along the northwest. The Draft Plan concentrates on revitalization and reinvestment in the community by incentivizing mixed-use development and higher densities.

Charter County Minimum Planning Requirements

Thrive is a high-level policy plan and upon its adoption Montgomery County expressed to MDP that subsequent master plan updates would refine the elements required in general plans, which include:

- Development regulations element.
- Housing element.
- Sensitive areas element.
- Transportation element.
- Water resources element.
- Mineral resources element if geological information is available.
- Priority preservation area element, developed in accordance with § 2-518 of the Agriculture Article, may be included.

Maryland State Visions (Section 1-201 of the Land Use Article)

A planning commission (board) must implement the Maryland State Visions through a general plan. While Thrive addressed the 12 State Visions (Visions), MDP suggests describing how the Draft Plan implements the Visions and/or how Draft Plan visions, described in Section 2.B (page 4), connect to the state Visions.

Maryland State Elements

The LUA describes required charter county comprehensive plan components but does not mandate how they are to be addressed. The following identifies required plan elements and how the Draft Plan addresses or adheres to them.

Checklist of Maryland Code (Land Use Article) Element Requirements for Charter Counties						
Comprehensive Plan Requirements	MD Code Reference and Additional MD Code Reference	Reference in the Planning Board Draft				
(1) The planning commission for a charter county shall include in the comprehensive or general plan the visions under § 1-201 of this title and the following elements:	L.U. § 1-406 (a)					
(i) a development regulations element	L.U. § 1-406 (a) (1) (i) L.U. § 1-407 Development Regulations Element	This element is expressed as the Sectional Map Amendment relating to rezoning, as indicated in Tables 7-14, listing specific properties.				
(ii) a housing element	L.U. § 1-406 (a) (1) (ii) L.U. § 1-407.1 Housing Element	Chapter 3: Plan-wide Recommendations 3.B.				
(iii) a sensitive areas element	L.U. § 1-406 (a) (1) (iii) L.U. § 1-408 Sensitive Areas Element	This element is expressed as environmental resilience throughout the document.				
(iv) a transportation element	L.U. § 1-406 (a) (1) (iv) L.U. § 1-409 Transportation Element	Chapter 3: Plan Wide Recommendations 3.C				
(v) a water resources element	L.U. § 1-406 (a) (1) (v) L.U. § 1-410 Water Resources Element	Not addressed. See discussion below.				
(2) a mineral resources element, IF current geological information is available	L.U. § 1-406 (a) (2) L.U. § 1-411 Mineral Resources Element	Appendix A (page 144).				
(b) A comprehensive plan for a charter county MAY include a priority preservation area (PPA) element	L.U. § 1-406 (b) For PPA Requirements, see § 2-518 of the Agriculture Article	Appendix A (page 143) Functional Master Plan for the Preservation of Agriculture and Rural Open Space reference.				
(4) Visions A county SHALL through the comprehensive plan implement the 12 planning visions established in L.U. § 1-201	L.U. § 1-414 L.U. § 1-201 Visions	Not Addressed. See discussion above.				
(5) Growth Tiers If a county has adopted growth tiers in accordance with L.U. § 1-502, the growth tiers must be incorporated into the county's comprehensive plan	L.U. § 1-509	Not addressed. See discussion below.				

Conformance to Section 1-406 (a) of the Land Use Article

(1) The following analyzes whether the Draft Plan includes the required charter county LUA elements, in accordance with Division II, Title 21, Section 104 (a) Required elements, "the planning commission for a charter county shall include in the comprehensive or general plan the visions under § 1-201 of this title and the following elements:"

Development Regulations Element

This element includes recommendations for land development regulations that implement the plan; encouraging flexible development regulations and promoting innovative and cost-saving site design that protects the environment. Within designated growth areas, it should further include innovative economic development techniques and streamlined development application review, including permits and subdivision plats.

Plan Analysis

The Draft Plan includes a Sectional Map Amendment, which guides the subsequent rezoning of properties identified in Tables 7-14 for each activity center and residential neighborhoods. The Plan identifies both as within growth areas. It also appears that only one of four existing Transferable Development Rights programs will be available in the future (page 11).

Montgomery County should consider the following:

- 1. Does the Draft Plan provide for flexible development regulations, promote innovative and cost saving site design that protects the environment?
- 2. Are innovative economic development techniques referenced in the Draft Plan?
- 3. Are streamlined development application processes included in the Draft Plan to incentivize reinvestment?

Housing Element:

The housing element must_address the need for housing that is affordable to low-income and workforce households within the jurisdiction. The plan must also define and address average median income, low-income housing and workforce housing, in accordance with state requirements and include an assessment of affordable housing needs for low-income and workforce households in the jurisdiction.

Plan Analysis

The Draft Plan includes a housing element in Chapter 3 - Plan Wide Recommendations, Section 3B Housing (pages 39-41) and Section 2.D.2 Demographic Context indicates that approximately 7,000 dwelling units and 15,000 residents are within plan boundaries. MDP's previous review of Thrive noted that HB-1045 requires all comprehensive/general plans adopted after June 1, 2020, to have a housing element. Since this Draft Plan refines the general plan, it should therefore address the need for low-income and workforce housing, as defined by the Land Use and the Housing and Community Development Articles, including a needs assessment for the affordable housing categories. MDP recommends including the state definitions of and ranges for low-income and workforce housing in the glossary. Text should also be revised accordingly whenever referring to low-income and workforce housing.

The Draft Plan suggests that future housing supply and demand challenges were analyzed based on the following:

"Metropolitan Washington Council of Governments (MWCOG) established regional housing targets to address a growing supply gap and affordability issues in the region. To meet our housing goals and obligations, the county needs an additional 10,000 housing units by 2030 to meet future housing demand from population and job growth. This is beyond the existing 31,000 housing units already forecasted through the completed MWCOG forecast process. In this context, the Fairland and Briggs Chaney Master Plan allows for the creation of new housing units in the plan area to help meet our housing goals." (page 17)

While Thrive, page 114, referenced the July 2020 Montgomery County Housing Needs Assessment, it is not mentioned in the Draft Plan.

Montgomery County should consider the following:

- 1. Is this a shift in the housing needs assessment? If so, please explain.
- 2. Is the Draft Plan housing element consistent with Thrive's?

Sensitive Areas Element:

The sensitive areas element must include goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development (more recently referred to as climate change impacts) and assigns the Maryland Departments of Environment and Natural Resources the responsibility to provide and review sensitive area data.

Plan Analysis

The sensitive areas element is called the environmental element in the Draft Plan, and it is referenced throughout the document; most notably in Chapter 1. One of the Plan's three main objectives is Environmental Resilience, which is in concert with Thrive. It is explained further in Section 2.B.3. An Environmentally Resilient Community (page 4). Section 2.D.8 Environmental Context provides a clear picture of the area's current ecological conditions, naming extreme heat as the "…predominant risk from climate change in the plan area…" (page 26). Environmental goals and recommendations can be found in Chapter 3, on page 59. MDP encourages the county to continue working with MDE and DNR on sensitive areas issues. MDP can assist as needed to facilitate an agency meeting or provide contact information.

Transportation element:

The transportation element must reasonably project into the future the most appropriate and desirable locations, character, and extent of transportation facilities to move people and goods, accommodate bicycle and pedestrian access and travel-ways, and estimate their anticipated use.

Plan Analysis

The Draft Plan includes a transportation element in Chapter 3 - Plan Wide Recommendations, Section 3C Housing (pages 41-52). Because it is corridor-focused, the Draft Plan prioritizes transit service and non-auto modes over single-occupancy vehicles and seeks infill development around major Bus-Rapid Transit (BRT) stops to enhance neighborhood connectedness and sustainability. To achieve this vision, the Draft Plan includes the following goals and recommendations:

- (a) prioritize transit service over single-occupancy vehicles by building and improving Bus Rapid Transit (BRT) along the US 29 corridor and other transit systems, (b) emphasize the creation of a contiguous and safe on-/off-road walking, bicycling, and rolling network connecting neighborhoods and amenities including improving pedestrian and bicycle crossing and along US 29,
- (c) create complete street patterns in downtown and town center areas, and (d) call for establishing an electric car charging network. In addition, the element recommends a 30% Non-Auto Driver Mode Share for all new development through the usage of transit and non-auto modes of transportation.

These are consistent with the transportation vision of the State Planning Policy, defined in Subtitle 5-7A of the State Finance and Procurement Article.

Recommendation 4 (page 43) seems to recommend improving the US 29 and Industrial Parkway interchange; however, Map 19 (page 46) doesn't include that recommendation please clarify.

Water Resources Element:

The water resource element must consider available data from the Maryland Department of the Environment (MDE) and identify drinking water that will be adequate for the needs of existing and proposed future development; and suitable receiving waters and land areas to meet stormwater management and wastewater treatment and disposal needs. MDE and MDP are available to provide technical assistance to develop the water resources element, ensuring consistency with MDE programs and goals.

Plan Analysis

The County Council approved the <u>Water Resources Plan</u> (WRP) in July 2010, which was adopted by the full Commission in September 2010, and states the following:

"The Plan provides information on County water and sewer service capacity in light of planned growth to 2030, summarizes an estimate of nutrient loadings on watersheds for existing and future conditions, and identifies the policies and recommendations to amend the General Plan that are needed to maintain adequate drinking water supply and wastewater treatment capacity to 2030, and meet water quality regulatory requirements as the County continues to grow. It is meant to satisfy the requirements of House Bill 1141." (Abstract of the Approved and Adopted Water Resources Functional Plan)

This suggests that an amendment to the general plan would address policies and recommendations relating to maintaining an adequate drinking water supply and wastewater treatment capacity to 2030; continuing to meet the needs of the county. Thrive did not include the policies suggested in the 2010 WRE, but instead adopted it by reference. The WRP used pre-2010 data to examine Montgomery County's land use, growth, and stormwater management capabilities, as related to adequate drinking water supplies, wastewater treatment capacity, water quality regulatory requirements, and interjurisdictional commitments. As redevelopment occurs, the increases in density proposed in this Draft Plan, and in other master plans, will likely impact the waters of the state and existing water, sewer and stormwater infrastructure capacities.

The Draft Plan states that, "A portion of the Upper Paint Branch Special Protection Area Overlay Zone applies to properties in the vicinity of the Old Columbia Pike and Briggs Chaney Road intersection, which requires protections beyond standard environmental laws, regulations, and guidelines for land development and certain uses" (page 12)

• The Montgomery County Department of Environmental Protection (DEP) should review the WRP and determine if it accounts for the Draft Plan's revised development capacities. This analysis should consider stormwater infrastructure, water and sewer capacity analysis, and finally, upgrading old systems that may be failing or improperly sized for increased development. MDP encourages updating the WRP since it impacts all master plans and the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan.

Growth Tier Map

The Draft Plan identifies specific areas designated for growth and conservation. Montgomery County implemented the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 by adopting a Tiers Map and a legislative amendment to the county's Subdivision Regulations (Ordinance 17-20 on September 19, 2012), which has been incorporated by reference as noted in Thrive - Appendix A (page 114). The areas within the boundary of the Drat Plan are mainly in Tier 1, and limited areas in Tier 2

 From:
 cwright01

 To:
 MCP-Chair

 Cc:
 Larson, Clark

Subject: Fairland and Briggs Chaney Master Plan - potential boundary expansion

Date: Wednesday, April 26, 2023 11:09:25 AM

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

Dear Planning Board/ Mr. Larson,

I am the owner of property adjacent to the northern boundary of the current Fairland and Briggs Chaney Master Plan boundary. The property is a 3+ acre vacant lot, currently zoned residential, located behind the 4 houses on Greencastle Rd at the Rt29 end and adjacent to the Towns of Gloucester townhomes.

I wanted to inquire if the county would be interested in purchasing this land as part of the planning of this project?

address: 14831 Old Columbia Pike (Tax Description <u>1244 184</u> Sopers Seat, Account # 00249956).

Please let me know if this should be a topic at next weeks meeting and I can provide the required request in more detail.

I look forward to your reply.

Or alternatively to any recommendations for who to contact for consideration in another planning project.

Thank you for your assistance.

Regards, Cynthia D Wright 301-421-1320 (land) 301-233-1887 (cell)

Sent from my iPhone

From: To: Cc: Subject:

Wallace, Scott C.

MCP-Chair
Jackson, Molline; Larson, Clark; drumbaugh@mileone.com; sabrina.sauer@mileone.com
Written Testimony for Fairland/Briggs Chaney Master Plan Public Hearing on May 4
Friday, April 28, 2023 3:30:54 PM
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See attached letter being submitted on behalf of MileOne/Montgomery Auto Park.

Thank you.

Scott C. Wallace

11 N. Washington Street | Suite 700 | Rockville, MD 20850-4229 D: +1 301.517.4813 | O: +1 301.762.1600 | F: +1 301.517.4813



in Wife

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April 28, 2023

Scott C. Wallace swallace@milesstockbridge.com 301.517.4813

Mr. Jeff Zyontz, Chair Montgomery County Planning Board 2425 Reedie Drive, 14th Floor Wheaton, MD 20902

Re: MileOne - Montgomery Auto Park- Fairland and Briggs Chaney Master Plan Update

Dear Mr. Zyontz:

This office represents MileOne, the owner and operator of multiple dealerships and service centers in the Montgomery Auto Park ("Auto Park") as identified on the attached Zoning Map. MileOne's sites are included in the area designated as the "Main Street District-Briggs Chaney (South) Activity Center" of the Public Hearing Draft of the Fairland and Briggs Chaney Master Plan Update (the "Update"). We have reviewed the Update and our comments on behalf of MileOne are provided below.

Applicability of Master Plan Recommendations to MileOne's Anticipated Improvements and Development

MileOne intends to operate at the Auto Park for the foreseeable future and potentially beyond the life of the Update. Future improvements to the MileOne sites could range from modest exterior improvements to existing buildings to the replacement of older buildings with updated dealership and service center concepts. Such improvements are essential to maintaining the appearance and vitality of the Auto Park, which is recognized in the Update at page 17 as a major employment center in the planning area. These projects would most likely be constructed with other buildings and site features such as stormwater management, surface parking and landscaping remaining in place and would not entail or require the comprehensive redevelopment of MileOne's sites.

However, the Update includes recommendations for the comprehensive redevelopment at the Auto Park that would not be feasible to impose on the targeted improvements that MileOne would pursue in the foreseeable future. Moreover, even the "near term" improvements recommended in the Update may not be feasible or practical given the modest scope of MileOne's likely development at the Auto Park over the life of the Update. Because of the required finding for development plans to "substantially conform" with the applicable Master Plan, recommendations in the Update that might be appropriate if significant redevelopment is proposed could be an impediment to MileOne's pursuing improvements to existing buildings or



Mr. Jeff Zyontz April 28, 2023 Page 2

construction of a new building. Accordingly, the Update should explicitly state that (i) the recommendations applicable to comprehensive redevelopment at the Auto Park do not apply to targeted development projects and (ii) any requirements for near-term improvements must be commensurate to the scope and size of a proposed development.

Briggs Chaney (South) Activity Center – Section 4.B.4 – Location of a Major Public Facility / Provision of Significant Public Open Space (pp. 95-96)

The Update at page 95 recommends the Auto Park provide a minimum 3-acre contiguous public open space as part of any major redevelopment and, at page 96, recommends the Auto Park as a possible location for a major public facility. It is unclear as to how these recommendations would be implemented at the Auto Park, which has multiple owners and relatively small lots. Any recommendation that makes the Auto Park a potential location for a significant public facility and/or a large public open space creates uncertainty in the planning and design of new projects. Accordingly, the recommendations for location of a public facility or public open space in the Auto Park must be more clearly defined and stated in order to allow MileOne to assess the impact of such a recommendation on their operations.

Plan-Wide Recommendations – Section 3.F Environment – Tree Plantings (pages 60-61)

Recommendations regarding tree plantings should take into account the need for visibility of dealership sites for both customer exposure from the street and for security, including not impeding effectiveness of security cameras and other safety and security measures. Moreover, planting requirements must allow alternative planting locations and flexibility in species selection to avoid damage to paved areas and sidewalks as trees and their root structures grow to maturity. Additionally, species selection and planting location is important to prevent damage to dealership inventory from acorns and sap. (This comment also applies to the planting recommendations under the Main Street District section at pages 94-96 of the Update.)

Briggs Chaney (South) Activity Center – Section 4.B.2 (page 88) and Section 3.C.2, "Street Network Recommendations" (page 49)

Recommendations for retrofitting Briggs Chaney Road or Automobile Boulevard must recognize the need to maintain MileOne's existing curb cuts for driveways on both roads. Further, improvements to MileOne's facilities on Briggs Chaney Road should not automatically trigger a requirement to underground utilities because the cost to underground would make modest improvements and redevelopment projects economically unfeasible.



Mr. Jeff Zyontz April 28, 2023 Page 3

Briggs Chaney (South) Activity Center – Map 37, "Recommended Zoning" (pages 98-99)

The MileOne sites are currently zoned GR and EOF and are recommended in the Update to be rezoned CR and IM. See recommended zoning for Sites 19B and 19E on Map 37 at pages 98-99 of the Update. The rezoning recommendations must take into account the permitted uses in the GR Zone to ensure additional restrictions or approval processes are not placed on existing uses. For example, "major" vehicle repair is permitted as a limited use in the GR Zone, but is a Conditional Use in the CR Zone. MileOne operates a body repair shop on one of its sites as a permitted use and should not be required to obtain Conditional Use approval for modifications to an existing service center or for a new service center.

We also note the recommendations to rezone the County-owned property to the rear of MileOne's main lot from GR to R-60 would impose the compatibility requirements under Section 4.1.8 of the Zoning Ordinance to future development on this lot. This would limit MileOne's design options and is unnecessary given that the County-owned land has no residential development potential.

Please consider these comments as you review the Public Hearing Draft of the Update. We will provide additional comments as the Update process continues.

Thank you.

Very truly yours,

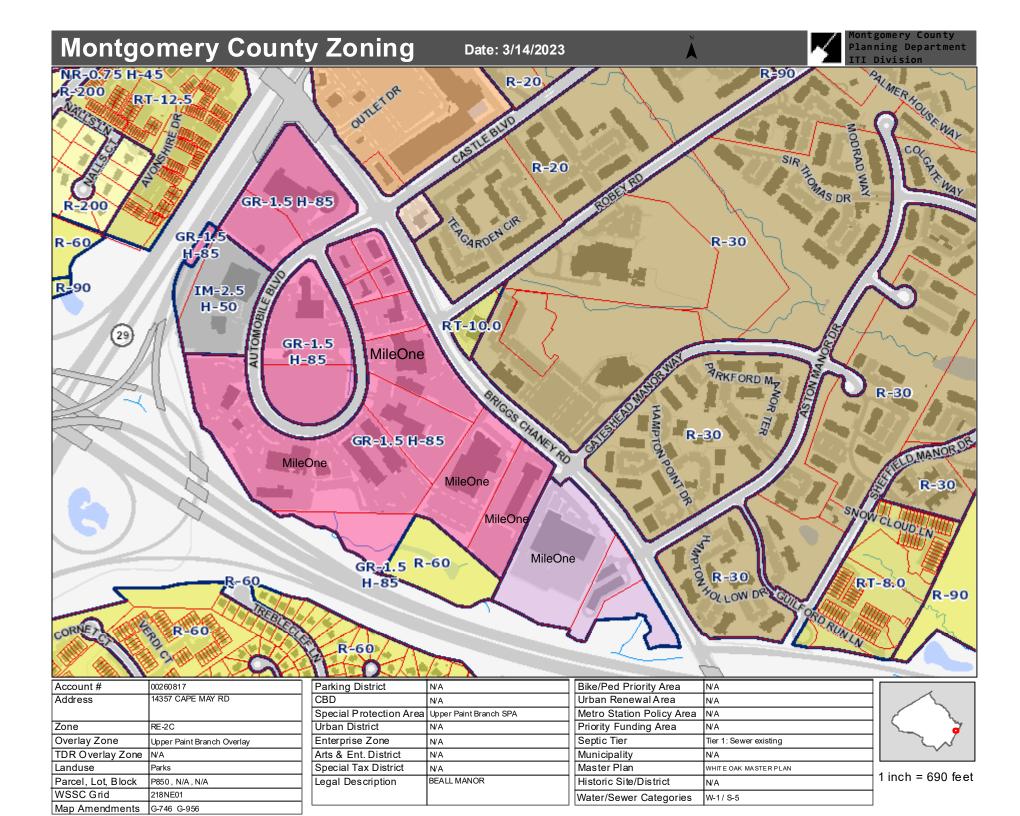
MILES & STOCKBRIDGE P.C.

Scott C. Wallace

Scott C. Wallace

cc:

Molline Jackson Clark Larson Dennis Turnbaugh Sabrina Sauer



From: <u>Matthew Gordon</u>
To: <u>MCP-Chair</u>

Cc: Stern, Tanya; Kronenberg, Robert; Butler, Patrick; Jackson, Molline; Larson, Clark; Zeigler, Donnell; Pierre,

Josue; Douglas, Paul H.

Subject: General Conference of Seventh-day Adventists" Written Testimony for May 4th Planning Board Public Hearing on

Fairland & Briggs Chaney Master Plan

Date: Monday, May 1, 2023 3:11:37 PM

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May 4th Fairland Briggs Chaney Master Plan Public hearing testimony (00536945xD8665).pdf

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Chair Zyontz and Planning Board Commissioners,

Please see the attached written testimony submitted on behalf of the General Conference of Seventh-day Adventists for the May 4th Planning Board hearing on the Fairland & Briggs Chaney Master Plan.

Thank you,



Matthew Gordon | Partner | Attorney

 $\underline{mgordon@sgrwlaw.com}$

Direct: 301-634-3150 Office: 301-986-9600

Fax: 301-986-1301

4416 East West Highway, 4th Floor, Bethesda, MD

20814













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Matthew M. Gordon, Esquire mgordon@sgrwlaw.com
Direct Dial: 301-634-3150

May 1, 2023

VIA E-MAIL DELIVERY
MCP-Chair@mncppc-mc.org

Mr. Jeff Zyontz, Chair
And Members of the Planning Board
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: General Conference of Seventh-day Adventists' Headquarters Property, 12501 Old Columbia Pike, Silver Spring – Written Testimony for Fairland and Briggs Chaney Planning Board Public Hearing Draft (the "Master Plan")

Dear Chair Zyontz and Members of the Planning Board:

On behalf of the General Conference of Seventh-day Adventists (the "General Conference"), the owner of the property located at 12501 Old Columbia Pike in Silver Spring (the "Property"), we are submitting this written testimony for the May 4th Planning Board public hearing on the Master Plan. As described in greater detail below, the General Conference supports the vision, goals and objectives set forth in the Master Plan.

The General Conference was originally incorporated in the District of Columbia as a nonprofit corporation in 1904 but has maintained its headquarters in Montgomery County for over 100 years. The General Conference has operated its worldwide headquarters at the Property since the late 1980's. The Property includes office space, ancillary surface parking and storage space, and a variety of green space and amenities. The Property continues to serve the General Conference very well and aids it in furthering its various philanthropic and charitable missions. Further, as identified by the Master Plan, the General Conference is proud to be one of the major employers located in the Master Plan boundaries. (Master Plan, p. 11).

While the General Conference has no defined plans for the Property and the headquarters continues to meet its workforce and day-to-day demands, planning staff's initiation of the Master Plan presented a unique opportunity for the General Conference to undertake strategic planning for its future at the Property. In this respect, the General Conference appreciates the opportunity to provide feedback on the Master Plan to both planning staff and the Planning Board. In *00433846:2

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

Montgomery County Planning Board May 1, 2023 Page 2

recognition that the Master Plan will establish key land use and zoning recommendations for the Property for the next 20-30 years, the General Conference would be remiss if it did not take the opportunity to evaluate various future scenarios for its headquarters in the context of the Master Plan process.

Notwithstanding that the Property continues to serve the General Conference well and that it has are no plans to redevelop or otherwise change the Property, the General Conference supports the Master Plan recommendation to rezone the Property from its current EOF zone to CR-2.0 C-1.5 R-1.5 H-120. (Master Plan, pp. 79-80). The Master Plan recommended CR zoning for the Property provides the necessary flexibility for the General Conference to respond to its future organizational needs and market demands. This CR zoning maximizes the opportunity for the addition of ancillary uses to the General Conference's headquarters as well for more comprehensive redevelopment of the Property that supports the Master Plan recommendation for "pedestrian-friendly street frontages and building design, active ground-floor uses, publicly accessible open space, and a mix of uses that allows living, working, shopping, and gathering near transit" and related goals established by Montgomery County Thrive 2050. (Master Plan, p. 81).

In addition to the Master Plan recommendations for the Property, the General Conference also supports the recommendation that "[i]n the event of future development on the property at 12501 Old Columbia Pike, MCDOT should partner with the property owner to develop the Tech Road Park and Ride lot as an extension of mixed-use development at this high-frequency transit station area." (Master Plan, pp. 81-82). The majority of the adjoining Tech Road Park and Ride Lot was dedicated by the General Conference when its headquarters was developed at the Property in the late 1980's, with a portion of the Park and Ride lot still owned by the General Conference. As a result, the General Conference has a vested interest in any future re-use or redevelopment of the Tech Road Park and Ride lot, and desires to have a seat at the table should MCDOT/SHA pursue redevelopment of this site.

In conclusion, the General Conference supports the Master Plan vision for the Property and surrounding vicinity. The Master Plan recommendations will provide the General Conference with the needed flexibility as it continues to study its long-range plans for the Property and will also further many important land use, housing, environmental, and economic development goals of the County. We respectfully request that the Planning Board adopt staff's recommendations for the Property when it transmits the Master Plan to the County Council.

Montgomery County Planning Board May 1, 2023 Page 3

Very truly yours,

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

Matthew M. Gordon

By: Matthew M. Gordon

Enclosure

cc: Paul Douglas, GCSDA

Josue Pierre, GCSDA

Tanya Stern

Robert Kronenberg Patrick Butler Donnell Ziegler Clark Larson Molline Jackson From: cwright01@aol.com

To: MCP-Chair; Larson, Clark; Jackson, Molline

Subject: Subject: Fairland and Briggs Chaney Master Plan - Written testimony to expand the study area boundary

Date: Monday, May 1, 2023 4:57:27 PM

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

1 May 2023

Dear Planning Board Chair:

Thank you for allowing me the opportunity to provide my written testimony for review at the Planning Board hearing on 4 May 2023.

Public Hearing Item: The Fairland and Briggs Chaney Master Plan draft

Mailing address: Cynthia D. Wright 3112 Winifred Drive Burtonsville, MD 20866

Testimony Comments /Request:

I would like to request the Planning board consider expanding the northern boundary of the Fairland and Briggs Chaney Master Plan map to include a 3.2 acre vacant, wooded parcel located off U.S. 29 that is privately owned. Reference Map 3: Fairland and Briggs Chaney Study Area, my family's property is located between the jagged arrow part of the outline and U.S. 29. The address of this parcel is 14831 Old Columbia Pike (Tax Description 1244 184 Sopers Seat, Account # 00249956).

Background:

The Athey family is one of the original Burtonsville founding families. This parcel was split off from the parent Athey property tract on Old Columbia Pike in Burtonsville many years ago when the State of Maryland constructed U.S. 29 causing the address to be misleading and confusing since it is actually located off the northbound side of U.S 29 near the intersection of Greencastle Road. The property is currently zoned residential and Montgomery County property taxes have been paid accordingly over the years. As an inherited owner of the property, I have discovered that the land was left with no access/without a right of way for entry/exit when the Townes of Gloucester townhomes were built in the 1980s. We have had several buyers over the years interested in purchasing the land but this fact makes it impossible to get through to a final sale.

My Grandfather, Roy Jack Athey, was one of the founders of the original Burtonsville Volunteer Fire Department and the family continues to support the fire department to this

day. My Grandfather's love of the land and the family's desire to have the land used for the Community led to the sale of another Athey property off Spencerville Rd in 2012 to the Maryland Park and Planning Agency for planned recreational use with sports fields and park development.

Over the last 5 years, with delays due to the Covid pandemic closures and restrictions in 2020-2022, I communicated directly with the County Executive, the Montgomery County Eastern Regional Director, several Area 3

Maryland National Capital Parks and Planning Commission Senior Planners, the Montgomery County Tax Assessment office, the Maryland State Highway Administration, a local Real Estate Lawyer and my mother's estate Lawyer on how to proceed. None of these communications provided viable options on how to proceed with a sale of the property without great personal expense.

Comments:

Expanding the current boundary to include this 3.2 acre parcel supports the goals of the Master Plan's land use, zoning and environmental items of this study area. This also supports the potential future Transporation plan for an exchange at U.S. 29 and Greencastle Rd.

I personally have paid the Montgomery County Real Property Taxes since 2015 and it has become a financial burden. The last Planning Member concluded the following "However, without legal and perpetual access to Wexhall Terrace, and by extension, the public street network the development potential of this property is non-existent." Thus, my family is left with continuing to pay property taxes on a land-locked property that is not likely to developed without great expense, if at all.

This small land area addition to the Fairland and Briggs Chaney Master Plan does not cause major impacts to the proposed plan. The sale of this 3.2 acre parcel will reduce my financial burden of paying the taxes on an unusable property. It will enhance the usability of the area. Both lead to an easy Win-Win option for Montgomery County Planning, the Community and my family.

Request:

Please consider adding this 3.2 acre parcel to the Fairland and Briggs Chaney Master Plan study area map and purchase the 3.2 acres at a fair market price now.

Thank you for your consideration of this request. I look forward to your response.

Cynthia D. Wright

From: Dan Reed
To: MCP-Chair

Subject: Greater Greater Washington comments on Fairland and Briggs Chaney Master Plan

Date: Wednesday, May 3, 2023 1:23:49 PM

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

Hi! Please find attached Greater Greater Washington's comments in support of the Fairland and Briggs Chaney Master Plan, which I'll be delivering tomorrow evening. If you have any questions, please don't hesitate to reach out.

Best regards, Dan





Dan Reed, AICP (he/they)
Regional Policy Director
Greater Greater Washington
https://ggwash.org
(202) 256-7238

Think cities are great? Want them to be greater? <u>Support our work</u> and be part of the change!



May 4, 2023

Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

Dear Chair Zyontz and members of the Planning Board:

My name is Dan Reed and I serve as the Regional Policy Director for <u>Greater Greater Washington</u>, a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. We enthusiastically support the draft recommendations in the <u>Fairland and Briggs Chaney Master Plan</u>.

As this plan notes, previous planning efforts in East County reflected unease around rapid demographic changes in the area, and emphasized keeping things the same. The result is that East County has missed out on the development that has enriched so much of Montgomery County over the past 25 years, pushing people and investment out to Howard County and exacerbating racial and socioeconomic disparities in the process.

We recognize that this plan reflects the Planning Department's innovative approach to public engagement, including pop-up events and door-knocking, reaching the people we don't always hear from. I volunteered to knock doors at apartment complexes for this plan, and what I heard is that people like living in East County, but they want more things to do nearby, more places to walk, and more affordable, quality homes.

This plan reflects what they had to say, beginning with its emphasis on bringing jobs and investment back to East County. It recommends making Route 29 a "transit-first" corridor with Bus Rapid Transit and better pedestrian and bicycle access. It recommends road diets for fast, busy roads like Fairland Road and an expanded network of sidepaths and bike lanes to connect people to one of East County's biggest assets, its substantial park system. It identifies opportunities to transform aging suburban strip malls and office parks into walkable, inviting places with more housing options, more places to shop, more jobs, and more public amenities like a future campus for Montgomery College.

The Washington, DC region is great >> and it can be greater.



I am personally excited about the vision for the vacant Verizon campus on Musgrove Road as a mixed-use neighborhood, because I grew up nearby. Our family moved to the Fairland Green subdivision, across Musgrove Road, in 1999. I lived there for several years, my parents and brother still live there, and my mother owns a business nearby in Burtonsville. I ran across Route 29 as a teenager to catch the Z8 bus to work, or to hang out in downtown Silver Spring. My dad walks six miles a day. My brother is starting a career and wants to buy a home of his own. The vision laid out in this plan, and the recommendations within it, would benefit a lot of people, including my family.

It's about time that East County got to take part in the prosperity that other parts of Montgomery County take for granted, and this plan is a good start. We're hopeful that the Planning Board approves this plan and can work with the County Council to find ways to make these recommendations a reality sooner rather than later. Thank you for your time.

Sincerely,

Dan Reed

Regional Policy Director

From: <u>Mani Panickar</u>

To: MCP-Chair; Jackson, Molline; Larson, Clark; Mani Panickar; Mani Panickar

Subject: Opposition to recommended zoning change to a piece of land on East Randolph Road (10 acres)- from Resident

of the county.

Date: Tuesday, May 2, 2023 10:01:03 AM

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

Hello Chairman.

I would like to bring to your attention rezoning application LMA H-145PFFCP H-145 that was submitted and eventually withdrawn to change the zoning on this piece of church land on East Randolph Rd. It looks like the master plan is also recommending a zoning change for this piece of church land from residential to commercial.

I sincerely request the planning board to reconsider their decision for the following reasons

- This a quiet residential neighbour hood
- The area is surrounded by Churches, School, Temples and homes

And rezoning from Residential to Commercial will

- impact the quiet neighbourhood
- add traffic issues
- Safety to elementary school kids- few commercial shops that already exits And with the new developments, coming up across Rt 29, which has stores and facilities available for people to shop and enjoy

Also, the new white oak town center as well.

We are not against the master plan initiatives; all that we are asking is not to change the zoning of this piece of church land from residential to commercial.

Thank you Mani Panickar 2738 Hunters Gate Ter Silver Spring MD 20904

On Tue, May 2, 2023 at 9:54 AM Mani Panickar < mpanickar@gmail.com > wrote:

Hello Chairman,

I would like to bring to your attention rezoning application LMA H-145PFFCP H-145 that was submitted and eventually withdrawn to change the zoning on this piece of church land on East Randolph Rd.

It looks like the master plan is also recommending a zoning change for this piece of church land from residential to commercial. I sincerely request the planning board to reconsider their decision for the following reasons

- This a quiet residential neighbour hood
- The area is sourrounded by Churches, School, Temples and homes

And rezoning from Residential to Commercial will

- impact the quiet neighbourhood
- add traffice issues
- Safety to elementary school kids
- few commerical shops that already exits

And with the new development just accross Rt 29, which has stores and facilities available for people to shop and enjoy. And the new white oak town center as well.

We are not against the master plan initiatives; all that we are asking is not to change the zoning of this piece of church land from residential to commercial.

Thank you Mani Panickar 2738 Hunters Gate ter Silver Spring, MD 20904. From: <u>Jeyakumar Daniel</u>

To: MCP-Chair; Jackson, Molline; Larson, Clark

Subject: Opposition to recommended zoning change to a piece of land on East Randolph Road (10 acres)

Date: Wednesday, April 26, 2023 3:27:14 PM

Attachments: LMA-H-145-Randolph-Road-Opposition Letters.pdf

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

Hello Chairman,

I would like to bring to your attention rezoning application LMA H-145PFFCP H-145 that was submitted and eventually withdrawn to change the zoning on this piece of church land on East Randolph Rd. I am attaching 100 pages oppositions that was submitted against this rezoning. It looks like the master plan also recommending a zoning change for this piece of church land from residential to commercial. I sincerely request the planning board to reconsider their decision by weighing the over whelming oppositions and valuable points made by the community members(attached). We are not against the master plan initiatives; but all we are asking is that not to change the zoning of this piece of church land from residential to commercial.

Thanks, Jey Daniel 732-581-9325

Attachment: Oppositions letter submitted against rezoning of this land Online opposition petition link (787+ signed): https://www.change.org/p/opposition-to-zoning-changes-at-land-across-from-forcey-church-on-east-randolph-road-in-silver-spring-road?redirect=false



From: Moses Duggirala

To: MCP-Chair; Jackson, Molline; Larson, Clark

Subject: Opposition to recommended zoning change to a piece of land on East Randolph Road (10 acres)

Date: Thursday, April 27, 2023 4:07:39 PM

Attachments: LMA-H-145-Randolph-Road-Opposition Letters.pdf

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

Hello Chairman,

I want to raise your attention to the rezoning application LMA H-145PFFCP H-145 for this plot of church property on East Randolph Road, which was made and subsequently withdrawn. I'm attaching 100 pages of objections to this rezoning that were made. It appears that the master plan also advises changing the zoning of this plot of church property from residential to commercial. I humbly ask the planning board to reevaluate their choice in light of the strong opposition and important arguments raised by the locals (attached). We only request that the zoning of this plot of church property remain as residential instead of being changed to commercial. We are not opposed to the master plan efforts.

I appreciate your consideration in advance.

Thank you.

--

DUGGIRALA Moses

14917 Falconwood Dr, Burtonsville, MD 20866.

 $\frac{https://www.change.org/p/opposition-to-zoning-changes-at-land-across-from-forcey-church-on-east-randolph-road-in-silver-spring-road?redirect=false$

Montgomery Planning

LOCAL MAP AMENDMENT H-145 FINAL/PRELIMINARY FOREST CONSERVATION PLAN H-145 NOVA RANDOLPH, LLC



LMA H-145 PFFCP H-145 Completed: 4-8-2022

MCPB Item No. 8 4-21-2022 Montgomery County Planning Board 2425 Reedie Drive Wheaton, MD 20902



Landscape Architects

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Professional Certification

11.11.2021

98.349.71 1 OF 1 SHEET NO.

Subject: New development plan East Randolph and Old Columbia Pike **Date:** Tuesday, March 22, 2022 at 11:45:31 AM Eastern Daylight Time

From: Laurie Falkenstein
To: Estes, Phillip
CC: Laurie Falkenstein

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

Hello -

We received the link below relating to a potential development at East Randolph Rd and Old Columbia Pike.

https://eplans.montgomeryplanning.org/UFS/33128/101952/H145%20PFCP%20Notice%20Sign%20Location%20Plan.pdf/H145%20PFCP%20Notice%20Sign%20Location%20Plan.pdf

I am concerned about this plan for the following reasons:

- 1. The housing density appears extremely crowded
- 2. The green space within the development appears severely lacking
- 3. While it may be planned that their will be less reliance on cars for the housing in this development, where is the parking plans for residents who may have cars?
- 4. Where is visitor parking planned? If there is senior apartments planned where is the parking for visitors or service providers (aids, etc.) who will likely need to visit the residents.

Additionally - while not opposed to a grocery store in this space - there are two grocery stores in the Target plaza (as well as Target) 1.5 miles away. Is this the best use of space for the neighborhood?

Should we be improving bus lines to allow easy access to the grocery stores already in the area, rather than building another grocery store?

Thanks Laurie Falkenstein Subject: New Development & shopping on Randolph Road

Date: Monday, April 4, 2022 at 6:36:53 PM Eastern Daylight Time

From: R FALVELLO **To:** Estes, Phillip

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

Dear Mr. Estes

I am a home owner in Snowdens Mill development and want to express my concerns about this planned development across from Forcey Church. I am not opposed to the basic plan but have serious reservations and thoughts concerning:

- 1. Grocery Store- this is a chance for our area to get a really good store, not another Giant- Aldi, think Wegmans!! Anything less is wasting our local area a chances of a viable focal point for local shoppers. Montgomery county government has continued to reject this great store from coming in. Giant has too much power and is only a middle grade store at best. Look what their mgt is still doing to Burtonsville Shopping Center as for caring for the local citizens.
- 2. Number of residential units should be cut in half or at least a 3rd, with more open/treed spaces.
- 3. Additionally think unit garages instead of large parking lot areas, thus also freeing up more open green spaces for residents.
- 4. All units should be built with solar panels on every roof with units facing N-South exposures for better use of natural sun with climate change in mind.

Just a few items that quickly come to mind. Let's not screw it up.

Rocco Falvello

Sent from my iPhone

From: Paul Goldman

To: Estes, Phillip

Subject: Statement in support of the Conley Square Project: 2131 East Randolph Road (H145)

Date: Tuesday, March 29, 2022 12:34:30 PM

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

Dear Chair Anderson and Members of the Planning Board,

Action Committee for Transit (ACT) is an advocacy group dedicated to better communities through improved public transit in Montgomery County.

ACT looks forward to the evolution of Fairland-Briggs Chaney and other portions of the east county into vibrant employment and residential centers that have a mix of homes, offices, schools parks, shops, and restaurants within walking distance to each other and are served by a robust transit infrastructure, including Flash BRT (preferably with dedicated lanes all the way to downtown Silver Spring), Metrobus, Ride-On, and separated bike lanes. These features each enhance the benefit of the others, producing a whole that is greater than the sum of its parts. We appreciate the role of the Planning Department in fostering this evolution.

This letter is in reference to Conley Square – a project under Planning Board review that is located on a ten acre site at the southwest quadrant of the intersection of East Randolph Road and Old Columbia Pike. The project would redevelop the site to construct about 110 townhomes and 100 apartments for low-income seniors, as well as a grocery store.

ACT supports approval of the project. We note that Planning Board outreach for the Fairland-Briggs Chaney Master Plan shows that people want affordable housing and grocery options and that the adjacent Seventh Day Adventist complex has observed that it is difficult to recruit Millennials to work at that location because of a lack of housing and transportation options.

The Conley Square project is consistent with Planning Board goals to encourage dense housing and employment near Metro stations and high frequency bus routes. ACT looks forward to future projects in the area that are closer to BRT stations and feature higher density but believes the Conley Square project represents a good start.

ACT supports approval of the Conley Square project and the rezoning that would be required to accommodate that project. We believe the project would benefit the neighborhood and the county by providing additional low and moderately priced housing and access to neighborhood retail.

Sincerely,

Paul Goldman President, Action Committee for Transit From: MNavas
To: Estes, Phillip

Subject: Proposed Project on E. Randolph Road and Seperntine

Date: Sunday, April 3, 2022 12:43:06 PM

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

NOT OPPOSED AT ALL! I am glad it's coming!

Sent from Mail for Windows

Subject: Development at Old Columbia Pike and Randolph Road **Date:** Friday, April 1, 2022 at 11:05:29 AM Eastern Daylight Time

From: Carl Schwartz **To:** Estes, Phillip

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

Dear Mr. Estes

I would like to express concern about the proposed development on the Conley property at the intersection of Old Columbia Pike and Randolph Road. There are obvious traffic and congestion implications as well as noise levels in Snowden's Mill far about the 55db level initially set for the community. With the opening of Washington Adventist Hospital on Peach Orchard Road we have sirens going at all hours, plus other sirens - accident and law enforcement related blasting all night and clearly audible in our community.

Some years ago, when I was on the Homeowners Board an agreement was reached between area communities, the county and the developers of the area to the west on Randolph Road to reduce the density from piggy back type condos or apartments to single family homes. What I see on the plan are 2 on 2 high density homes or a sort that may prove somewhat detrimental to the surrounding residential areas. Perhaps the density of development can be moderated in this project to the benefit of all concerned.

When I see "community grocery store" and limited parking, I'm not clear what this might represent. On one hand it could be something convenient such as an Aldi store or it could be an attractive nuisance. One thing that I'm certain about is that the developers have no interest in the local community or regard for it, it's just a real estate project.

There are endless accidents in the vicinity, and traffic on Old Columbia Pike north of Randolph is hazardous. Turning left or right out of Ruxton Road where we live we are often confronted by cars traveling far above the speed limit approaching from the north, rarely do they slow. There is the complication of school traffic at Forcey Christian School, mostly when it exits the parking lot.

Carl Schwartz 12802 Ruxton Road Silver Spring, MD 20904

301-221-4815 cell

CORRESPONDENCE IN OPPOSITION

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Friday, March 11, 2022 at 11:11:56 AM Eastern Standard Time

From: Jey Daniel

To: Estes, Phillip

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

Good Morning Philip,

Lam writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First as church members and property owners at and around the parcel of Fast Randolph Rd it came as quite a surprise to our families extended families friends and neighbors to recently hear that the land that was part of or adjacent to Southern Asian Seventh-Day Adventist Church was a proposed site for commercialization by building 114 Townhouse, 100 Senior Apartments and 32000 SQ FT of grocery store.

The primary reasons or concerns for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. The entrance of this proposed new development uses the existing Southern Asian Seventh-Day Adventist Church entrance; this will significantly affect the volume of traffic, safety and security of the church members, and their children.
- 3. 90% of the church members feel that the proposed development adjacent to the Southern Asian Seventh-Day Adventist Church will bring in bad actors into the peaceful minority campus. Some of the concerns are drugs, prostitutions, vandalism, theft, and crimes.
- 4. Such a proposed development as this would be out of character on this peaceful and serene neighborhood. This land is surrounded by churches for Asian minorities, Elementary School, Seventh-Day Adventists Church World Head Office, and some untroubled single-family homes
- 5. On a regular worship day, about 800-1000 members and visitors gather, mostly of ethnic East Indian origin. The church congregation enjoyed safety & security due to the private entrance and serene surroundings. A proposed development of this kind will pave the way for targeting minority communities since hate crimes towards Asian minorities are on the rise nationwide.

- 6. The traffic issue is not only for the Church adjacent to the land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian School", where they operate Elementary school.
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is correct, and there are other lands available for similar developments.
- 9. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 10. Development of this land is permanent and irreversible.
- 11. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 12. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 13. This new development will cause destruction of green space and mature trees as well as driving natural inhabitants out of the area onto E. Randolph Rd and Route 29 intersection.
- 14. Noise Pollution this would destroy the very nature of this peaceful area.
- 15. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots.
- 16. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application# H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and

From: Andrew
To: Estes, Phillip

Subject: STOP RE-ZONING & STOP COMMERCIALIZATION

Date: Tuesday, March 29, 2022 8:40:43 PM

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

Where: 11 ACRES OF LAND AT THE CORNER OF EAST RANDOLPH ROAD, AND OLD COLUMBIA PIKE

Phillip.Estes@montgomeryplanning.org

Phone: 301-495-2176 Phillip Estes, AICP Planner III Montgomery County Planning Department 2425 Reedie Drive, Floor 13, Wheaton, MD 20902

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Willchangethecharacteroftheneighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. Ifapproved, this application paves the way for 210+Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. Theentranceofthisproposednewdevelopmentusestheexisting Church entrance easement; this will significantly affect the volume of

traffic, safety, security and conflicts of interest for both the new development and the adjacent property.

 ${\it 4. }\ The proposed development which is surrounded by Churches, schools,$

and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.

- 5. Suchaproposeddevelopmentasthis, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled single-family homes.
- 6. Thetrafficissueisnotonlyforthisland,butthiswillsignificantlyimpact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. Thisnewdevelopmentwillimpactthesafetyandsecurityof"Forcey Christian Elementary School."
- 8. Thereisnoneedforzonechange, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Developmentofthislandispermanentandirreversible. 10. Schools in the area are already reported at overcapacity, and the council should not approve multifamily dwellings that create or

exacerbate a situation that will cause school concurrency to fail

for this proposal and/or other approved plans

11. Property values are likely to go down in the area if multi-family

apartments or condominiums are built. Multifamily dwellings are

inconsistent with the neighborhoods developed in the area. 12. This new development will cause destruction of green space and

mature trees as well as natural inhabitants being driven out of

the area onto E. Randolph Rd and Route 29 intersection. 13. Noise Pollution – this would destroy the very nature of this

peaceful area.

14. Vandalism Issues – Illegal logging, vehicle ransacking in the

parking lots etc.

15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this

phillip. Estes @ montgomery planning - org

Dear Montgomery County Office of Zoning.

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Run).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike. Toch Road, and nearby roads were not representative of pre-COVID-19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and alternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29. Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

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We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan

Sincerely,

Address SILVER SPRINGAD 2090 V

Signature DESELA

Print Name

phellip. Estes @ montgomery planning. org

Dear Montgomery County Office of Zoning,

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Dale Dale States Manor

phillip . Estes @ montgomery planning . org

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4.5.22 1703 Stelley Hannor.

Still Spiris, Mes 20904

phillip . Estes @ montgomery planning org

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Mules 1/6/22 Noterail Jenjessa

phillip. Estes@ montgomeryplanning. org

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Signature Unite Date

DAVID LUCKET

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14/04/2022 12603 Stratherd Garden Dr Address Silve Stray, ND 20904

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We, the undersigned, strongly oppose the proposed rezoning and development plan.

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MARIN THOUSE

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We, the undersigned, strongly oppose the proposed rezoning and development plan.

Print Name

4/4/2022 12603 Stratford Gdn Dr. Address

Dear Montgomery County Office of Zoning,

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We, the undersigned, strongly oppose the proposed rezoning and development plan.

Phillip. Estes @ montgomeryplanning.org

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We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely.

Signature

Print Name

4/6/22 6 Stratford Garden Co. SS.m. 20904 Date Address

Subject: Zoning change & development of property at Randolph Rd & Old Columbia Pk

Date: Monday, April 4, 2022 at 5:00:38 PM Eastern Daylight Time

From: Polly Grant
To: Estes, Phillip

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

I am opposed to the rezoning of and the proposed development of the property at Randolph Rd and Old Columbia Pike.

This property is zoned to be used for a church and it should be used only for that purpose. A church will complement the other properties in the surrounding area. Two hundred plus residential units and a grocery store will increase traffic beyond what this busy intersection and adjoining roads can handle. There are already numerous accidents in this area, one of which recently resulted in a death.

New housing units were recently built near the intersection of Old Columbia Pike and Tech Rd. Also, new houses are currently under construction on Randolph Rd. just west of this intersection. We do not need more houses and congestion in this area.

Therefore, I vote NO to rezoning this property and the proposed development plans.

Sincerely, Diane B. Barber 240-670-5272 Subject: No to rezoning east Randolph & Old Columbia Pike

Date: Thursday, March 31, 2022 at 2:21:35 PM Eastern Daylight Time

From: Karan Baron
To: Estes, Phillip

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

Tom Baron President, stonecrest North Silver Spring, md 20904 Sent from my iPad Subject: ReZoning and Recommercialization of East Randolph rd

Date: Wednesday, March 23, 2022 at 2:59:06 PM Eastern Daylight Time

From: binoj philip **To:** Estes, Phillip

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

Good Afternoon Mr. Estes,

Please stop this effort as communities with good reputation will be affected. Currently, the area is inhabited by reputed churches and organizations.

Thanks,

Binoj

From: vinodh bosco
To: Estes, Phillip

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Wednesday, March 23, 2022 11:28:58 AM

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

Good Morning Phillip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as a public citizen, resident, stakeholder, and property owner at and around the parcel of East Randolph Rd, it came as a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

My primary reasons for objections are as follows:

- 1. This will change the character of the neighborhood, leading to crowding of more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent properties.
- 4. The proposed development which is

- surrounded by Churches, schools, and nonprofit organizations will bring in undesirable people into the peaceful surrounding. Some of the major concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Forcey Church, Seventh-Day Adventists World Church Head Office, St. Mark's Episcopal Church and many untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of the innocent children in "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. The potential damage caused by this proposed development is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.
- 11. Property values are most likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction

of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.

- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Warm Regards,

Vinodh Magimaidas

From: Cinthya Grace Daniel
To: Estes, Phillip

Subject: Rezoning Application H-145 - Objection to rezoning on East Randolph Rd.

Date: Sunday, March 27, 2022 11:50:42 PM

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

Hello Mr. Estes,

I am opposed to the application because, among other reasons,

<!--[if !supportLists]-->1. The requested development would be incompatible with the neighborhoods in the immediate vicinity, and adversely impact the surrounding area.

<!--[if !supportLists]-->2. <!--[endif]-->The entrance of this new development is shared by the existing southern Asian church entrance. There could be potential of many issues arising from this shared driveway, such as increase in traffic during church services, and possibilities of conflicts and hate crimes against the minority group.

I object to this new development and please reject the rezoning application.

Best Regards,

Cinthya G Daniel

discussions with my neighbors, friends and church members, I know my opinions are shared by many, who will be sending in opposition letters to you shortly

Thank you for your continued service and support of our communities.

Best regards, Jeyakumar Daniel Jebaraj **732-581-9325** area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

- Andrew

From: Kevin Daniel
To: Estes, Phillip

Subject: Objection to Rezoning Application # H-145 : East Randolph Road

Date: Tuesday, March 29, 2022 8:53:24 AM

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

Good Morning Philip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled single-family homes
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey

Christian Elementary School."

- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Best Regards,

Kevin Daniel

From: <u>Moses Duggirala</u>
To: <u>Estes, Phillip</u>

Subject: Objection to Zoning change - Zoning request No - H-145

Date: Monday, March 21, 2022 8:13:30 AM

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

Good Morning Philip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled singlefamily homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new

- development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- **13.** Noise Pollution this would destroy the very nature of this peaceful area.
- **14.** Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

<u>Sincerely Yours</u>

--

DUGGIRALA Moses 14917 Falconwood Dr Burtonsville MD 20866. Ph- 202-386-0878. From: Moses Duggirala

To: Estes, Phillip

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Friday, March 11, 2022 7:24:02 PM

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

Good Morning Philip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as church members and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, extended families, friends and neighbors to recently hear that the land that was part of or adjacent to Southern Asian Seventh-Day Adventist Church was a proposed site for commercialization by building 114 Townhouse, 100 Senior Apartments and 32000 SQ FT of grocery store.

The primary reasons or concerns for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. The entrance of this proposed new development uses the existing Southern Asian Seventh-Day Adventist Church entrance; this will significantly affect the volume of traffic, safety and security of the church members, and their children.
- 3. 90% of the church members feel that the proposed development adjacent to the Southern Asian Seventh-Day Adventist Church will bring in bad actors into the peaceful minority campus. Some of the concerns are drugs, prostitutions, vandalism, theft, and crimes.
- 4. Such a proposed development as this would be out of character on this peaceful and serene neighborhood. This land is surrounded by churches for Asian minorities, Elementary School, Seventh-Day Adventists Church World Head Office, and some untroubled single-family homes
- 5. On a regular worship day, about 800-1000 members and visitors gather, mostly of ethnic East Indian origin. The church congregation enjoyed safety & security due to the private entrance and serene surroundings. A proposed development of this kind will pave the way for targeting minority communities since hate crimes towards Asian minorities are on the rise nationwide.
- 6. The traffic issue is not only for the Church adjacent to the land, but this will significantly impact the traffic in the neighborhood due to the new

- development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian School", where they operate Elementary school.
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is correct, and there are other lands available for similar developments.
- 9. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 10. Development of this land is permanent and irreversible.
- 11. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 12. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 13. This new development will cause destruction of green space and mature trees as well as driving natural inhabitants out of the area onto E. Randolph Rd and Route 29 intersection.
- 14. Noise Pollution this would destroy the very nature of this peaceful area.
- 15. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots.
- 16. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application# H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends and church members, I know my opinions are shared by many, who will be sending in opposition letters to you shortly

Thank you for your continued service and support of our communities.

Best regards,

--

DUGGIRALA Moses

Tel: 202-386-0878 14917 FalconWood Dr Burtonsville Md 20866 **Subject:** SAVE OUR NEIGHBORHOOD AS MARYLAND RESIDENTS

Date: Wednesday, March 30, 2022 at 8:34:22 PM Eastern Daylight Time

From: Emy

To: Estes, Phillip

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

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Willchangethecharacteroftheneighborhood, possibly leading to more people, traffic SAVE OUR NEIGHBORHOOD AS MARYLAND RESIDENTS, safety issues, crime, noise, and reduction in property values.
- 2. If approved, thisapplication paves the way for 210+Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. Theentranceofthisproposednewdevelopmentuses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 4. TheproposeddevelopmentwhichissurroundedbyChurches,schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Suchaproposeddevelopmentasthis, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled single-family homes.
- 6. Thetrafficissueisnotonlyforthisland,butthiswillsignificantlyimpact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. Thisnewdevelopmentwillimpactthesafetyandsecurityof"Forcey Christian Elementary School."
- 8. Thereisnoneedforzonechange, sincetheoriginal R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent irreversible
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Sent from my iPhone

From: <u>Maggie Erzen</u>
To: <u>Estes, Phillip</u>

Cc: <u>Snowdens Mill Homeowners Association</u>

Subject: Proposed zoning changes/development - corner East Randolph Road & Old Columbia Pike

Date: Tuesday, March 22, 2022 4:33:04 PM

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

Dear Mr. Estes,

We have some questions about the above-referenced planned development, as follows:

- 1. When and where are hearings scheduled for these proposed changes?
- 2. What does the designation MDPU mean, and is it for all the townhomes in the proposed development or just for the ones marked on the plat?
- 3. What does the designation 2 over 2 mean?
- 4. What is proposed to go in as a 10,000 square foot neighborhood grocery store?
- 5. Who is the developer, and where can we see other neighborhoods/communities he has developed?
- 6. What is the Parcel C, Manors of Paint Branch, Plat 22668, zoning R-200, Potomac Conference of Seventh Day Adventists?

We would appreciate your timely response to our inquiries. Thank you.

John & Maggie Erzen 12801 Stonecrest Drive, Silver Spring Subject: Zoning change & development of property at Randolph Rd & Old Columbia Pk

Date: Monday, April 4, 2022 at 5:00:38 PM Eastern Daylight Time

From: Polly Grant
To: Estes, Phillip

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

I am opposed to the rezoning of and the proposed development of the property at Randolph Rd and Old Columbia Pike.

This property is zoned to be used for a church and it should be used only for that purpose. A church will complement the other properties in the surrounding area. Two hundred plus residential units and a grocery store will increase traffic beyond what this busy intersection and adjoining roads can handle. There are already numerous accidents in this area, one of which recently resulted in a death.

New housing units were recently built near the intersection of Old Columbia Pike and Tech Rd. Also, new houses are currently under construction on Randolph Rd. just west of this intersection. We do not need more houses and congestion in this area.

Therefore, I vote NO to rezoning this property and the proposed development plans.

Sincerely, Diane B. Barber 240-670-5272



where: Corner Land of East Randolph Rd and Old Columbia Pike, Next to Southern Asian Church

Proposed

214 Townhouses / Apartments and a Large Grocery Store

Save Our Neighborhood together as Maryland Residents!!

Voice your

opposition to



Phillip.Estes@montgomeryplanning.org or call: 301-495-2179

APPEAL Deadline by March 30, 2022

Public Hearing on April 7, 2022

Zoning Application # H-145 - link to register for Public Hearing - https://montgomeryplanningboard.org/agendas/

Mrs.

phillip. Estes & montgonery planning. org

Dear Montgomery County Office of Zoning.

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145.04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Ron).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Williams Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts in October 27, 2021, traffic volumes and flows on East Handolph Road, Old Golombia Pike. Tech Road, and nearby roads were not representative of pre-COVID-19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon risks hours, and contribute higher traffic volumes to roads connecting to Route 29, Vehicular speeding on East Randolph Road and Old Colombia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring bousing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely

Simulatore

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Itmy Komen

Date

2

Br. S.S. M

30904

From: Michael Hansen
To: Estes, Phillip
Cc: Michael Hansen

Subject: Opposition to re-zoning and development plan at 2131 E Randolph Rd

Date: Wednesday, April 6, 2022 8:50:47 AM

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

Dear Montgomery County Office of Zoning,

I am writing to express my concern and **opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD**, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). My concerns focus on the effects the proposed changes would have on neighboring communities, such as my own community, Manors of Paint Branch (Willows Run).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike, Tech Road, and nearby roads were not representative of pre-COVID-19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29.

Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the **need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby**. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven.

The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring housing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers. As a resident of Manors of Paint Branch (Willow Run) subdivision, I request your consideration of our concerns about the proposed zoning changes and development plan.

I strongly oppose the proposed rezoning and development plan. Sincerely,

Michael Hansen 12603 Stratford Garden Dr Silver Spring, MD 20904 Phone: 617-721-9442

Dear Montgomery County Office of Zoning,

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road. Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Run).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike, Tech Road, and nearby roads were not representative of pre-COVID -19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29. Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores). Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring housing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely,

12529 Stratford Garden Dr.

6/2022 Silver Spring MD, 20904

 From:
 Jesudas Sam

 To:
 Estes, Phillip

 Subject:
 Zoning Concerns

Date: Sunday, March 20, 2022 4:38:21 PM

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

To whom ever so concerned

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled singlefamily homes.
- 6. The traffic issue is not only for this land, but this will significantly

impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.

- 7. This new development will impact the safety and security of "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- **13.** Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Your Name Sam J
 From:
 JPWA JPWA

 To:
 Estes, Phillip

Subject: Letter of Concern: Proposed Development Project H145

Date: Tuesday, March 29, 2022 10:44:47 PM

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

Mr. Estes,

As a concerned family living in the Willows Run subdivision in Silver Spring, MD, we are writing this letter to express our concerns and opposition to the development of project H145 on 2131 East Randolph Road, Silver Spring, MD. Our neighborhood is located next to the Southern Asian Seventh-day Adventist Church on East Randolph Road. The property was sold to the developer of this project in November 2021, when most people stayed home or worked from home due to the 2020-2021 COVID-19 pandemic.

A few years ago, an application was submitted by the Church for the proposed development of this property for the construction of a school, but later rejected by Montgomery County. Now, it is being proposed for a mass construction site with 114 townhouses, 100 senior apartments, and a large grocery store (32,000 sq. ft) on 10.82 acres. Is this a fair decision? Please consider the following issues and impacts that this proposed development would have on citizens living nearby.

1. Traffic/Parking

- -East Randolph Road is a major thoroughfare to Columbia Pike (Route 29), with greatest traffic congestion occurring between 7:30 am-10 am and 2:30 pm-7:30 pm (Monday-Friday).
- -During pre-pandemic years, traffic was often backed up or at a standstill during these hours.
- *How can East Randolph Road, Old Columbia Pike, Tech Road, and nearby intersecting roads to Route 29 accommodate for the increased number of vehicles (and parking needs) resulting from the proposed development?

2. Grocery store

-There are currently several large grocery stores near the proposed development site, including Giant Food (2), Aldi, Target, Spicy Mart, Fairland Market, Global Food, Manna Food Center Market, and White Oak Market Inc. Smaller specialty food stores such as Adarash Market, 7-Eleven, and Favor International Food Store are also nearby. *Why is another grocery store needed in this area, especially one constructed in a residential area?

3. Forest Conservation Easement/Ecological-Green Infrastructure Support

-The proposed development sets aside 0.3 acres as a forest conservation easement. However, the proposed area is close to Paint Branch Creek and currently serves as a natural support system for animals. Animals observed using the proposed area include fireflies, dragonflies, cicadas, chipmunks, squirrels, red foxes, groundhogs, rabbits, deer, and many bird species (woodpeckers, blue jays, cardinals, nuthatches, chickadees, goldfinches, juncos, mockingbirds, robins, titmice, pine grosbeaks, Coopers hawks, owls, etc.).

*The proposed development would reduce the green-space and fragment the landscape needed for the diversity of insects, birds, and animals that the site houses, and which wildlife use as a corridor to Paint Branch Creek and surrounding forest habitats.

*Many invasive plant species are in the current proposed development area, but it's also a concern that the proposed forest conservation easement will include the planting of invasive trees. This has occurred in other forest conservation easement parts of the Church's property.

Thank you, The Wei Household From: Kennedy John
To: Estes, Phillip

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Friday, March 11, 2022 1:31:29 PM

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

Good Morning Philip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as church members and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, extended families, friends and neighbors to recently hear that the land that was part of or adjacent to Southern Asian Seventh-Day Adventist Church was a proposed site for commercialization by building **114 Townhouse**, **100 Senior Apartments and 32000 SQ FT of grocery store**.

The primary reasons or concerns for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. The entrance of this proposed new development uses the existing Southern Asian Seventh-Day Adventist Church entrance; this will significantly affect the volume of traffic, safety and security of the church members, and their children.
- 3. 90% of the church members feel that the proposed development adjacent to the Southern Asian Seventh-Day Adventist Church will bring in bad actors into the peaceful minority campus. Some of the concerns are drugs, prostitutions, vandalism, theft, and crimes.
- 4. Such a proposed development as this would be out of character on this peaceful and serene neighborhood. This land is surrounded by churches for Asian minorities, Elementary School, Seventh-Day Adventists Church World Head Office, and some untroubled single-family homes
- 5. On a regular worship day, about 800-1000 members and visitors gather, mostly of ethnic East Indian origin. The church congregation enjoyed safety & security due to the private entrance and serene surroundings. A proposed development of this kind will pave the way for targeting minority communities since hate crimes towards Asian minorities are on the rise nationwide.
- 6. The traffic issue is not only for the Church adjacent to the land, but this will significantly impact the traffic in the neighborhood due to the new

- development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian School", where they operate Elementary school.
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is correct, and there are other lands available for similar developments.
- 9. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 10. Development of this land is permanent and irreversible.
- 11. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 12. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 13. This new development will cause destruction of green space and mature trees as well as driving natural inhabitants out of the area onto E. Randolph Rd and Route 29 intersection.
- 14. Noise Pollution this would destroy the very nature of this peaceful area.
- 15. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots.
- 16. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application# H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings

and discussions with my neighbors, friends and church members, I know my opinions are shared by many, who will be sending in opposition letters to you shortly

Thank you for your continued service and support of our communities.

Thank you Kennedy John Phone 443-934-6858 From: Venishiya Kennedy
To: Estes, Phillip

Subject: Revised-Rezoning of Land East Randolph Rd Silver Spring.pdf

Date: Tuesday, March 22, 2022 9:26:33 PM

Attachments: Revised-Rezoning of Land East Randolph Rd Silver Spring.pdf

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

From: Miller Lawson
To: Estes, Phillip

Subject: Shopping center at old Columbia pike & e Randolph rd

Date: Friday, April 1, 2022 10:29:32 PM

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

I oppose the development of a housing and shopping center. Our properties in the Snowden mill community will be devalued, more traffic, more crime. I think a community center would be more appropriate if you just have to build something there or contact the owners and have them clean up the property and leave it vacant for the community to use for recreation. Don't build. The county could purchase the property for recreation.

From: <u>Larry Levasseur</u>
To: <u>Estes, Phillip</u>

Subject: rezoning of property near old columbia pike and randolph road

Date: Monday, April 4, 2022 11:42:28 AM

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

I believe rezoning the area across from Forcey Church area is a colossal mistake.

I am sure there are tax benefits that will make it attractive to the county, however from a safety and

congestion consideration, I feel this is a grave mistake.

The traffic in that area is already heavy and dangerous, I can only imagine that adding a couple of hundred properties and a store is just going to increase the issues 100 fold.

It would be nice to hear how these potential issuses will be mitagated prior to th actual meeting.

Larry Levasseur

From: priyanka madireddi
To: Estes, Phillip

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Sunday, March 27, 2022 1:36:37 PM

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

Dear Phillip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as a public citizen, resident, and stakeholder, at and around the parcel of East Randolph Rd, it came as a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

My primary reasons for objections are as follows:

- 1. This will change the character of the neighborhood, leading to crowding of more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent properties.
- 4. The proposed development which is

- surrounded by Churches, schools, and nonprofit organizations will bring in undesirable people into the peaceful surrounding. Some of the major concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Forcey Church, Seventh-Day Adventists World Church Head Office, St. Mark's Episcopal Church and many untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of the innocent children in "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. The potential damage caused by this proposed development is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.
- 11. Property values are most likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction

of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.

- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Warm Regards,

Priyanka Madireddi

From: Andrew Magimaidas
To: Estes, Phillip

Subject: Objection to Zoning change on East Randolph Road - Zoning request No. H-145

Date: Sunday, March 27, 2022 1:33:32 PM

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

Dear Phillip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as a public citizen, resident, and stakeholder, at and around the parcel of East Randolph Rd, it came as a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

My primary reasons for objections are as follows:

- 1. This will change the character of the neighborhood, leading to crowding of more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent properties.
- 4. The proposed development which is

- surrounded by Churches, schools, and nonprofit organizations will bring in undesirable people into the peaceful surrounding. Some of the major concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Forcey Church, Seventh-Day Adventists World Church Head Office, St. Mark's Episcopal Church and many untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of the innocent children in "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. The potential damage caused by this proposed development is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.
- 11. Property values are most likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction

of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.

- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Warm Regards,

Andrew Magimaidas

From: Ajit Bose John
To: Estes, Phillip

Date: Sunday, March 20, 2022 3:53:45 PM

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

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled singlefamily homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian Elementary School."

- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Email: srkindia@gmail.com

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434-6118, and destroy this communication. Thank You.

Subject: Rezoning Application #H-145

Date: Thursday, April 7, 2022 at 7:06:47 AM Eastern Daylight Time

From: Rhoda Michael
To: Estes, Phillip

cc: rhodahmichael2002@yahoo.com

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

Dear Mr. Estes:

The purpose of this email is to inform you my opposition to the rezoning plan at the corner of East Randolph and Old Columbia Pike, next to Souther Asian Church. This new 214 townhouses, apartments, not to mention a grocery store in front of my house will significantly impact the neighborhood in may ways such as traffic and school. Again, with this email I am expressing my opposition to your plan.

Thank you for giving us a chance to voice our concerns.

Rhoda H. Michael

Sent from my iPhone

 From:
 Micheal Miheret

 To:
 Estes, Phillip

 Subject:
 STOP RE-ZONING.pdf

Date: Tuesday, March 29, 2022 1:12:19 PM

Attachments: STOP RE-ZONING.pdf

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

I Micheal Miheret the owner of 1827 Staley Manor Dr, Silver Spring, MD 20904. I strongly opposing Rezoning at the corner of EAST RANDOLPROAD and OLD COLUMBIA, with primary 15 reasons attached on this email.

Micheal Miheret 301-830-1445

From: Nischel Pedapudi
To: Estes, Phillip

Date: Monday, March 21, 2022 2:16:07 PM

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

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD. First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2.If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of
- traffic, safety, security and conflicts of interest for both the new development and the adjacent property.4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5.Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day AdventistsWorld Church Head Office, and some untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "ForceyChristian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning(building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29

intersection.

- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative. By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

--

Nischel Pedapudi

Subject: No more buildings around our community please!!

Date: Friday, April 1, 2022 at 11:02:27 AM Eastern Daylight Time

From: nolascocruz@verizon.net

To: Estes, Phillip

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

Hello! I am in complete opposition on having a new development in our community. We have live in this community for 20 years and it have been a 75 % safe community to live in . Building stores and housing will turn this little quiet area into a complete mess . We already have White Oak and Briggs Channey communities where there is a lot of violence already . The construction of retail stores brings people from outside our community! Please don't take the beauty of our Snowden's Mill away .

Sincerely, Ana Nolasco

Sent from the all new AOL app for iOS

Subject: No development

Date: Friday, April 1, 2022 at 1:07:45 PM Eastern Daylight Time

From: Cynthia Pandit **To:** Estes, Phillip

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

There should be no development of housing and retail off of Randolph rd.

Stop this project.

Cynthia Pandit

Subject: Rezoning Application # H-145 objections - east randolph rd **Date:** Thursday, March 31, 2022 at 2:48:17 PM Eastern Daylight Time

From: Elizabeth Panickar
To: Estes, Phillip

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

I am writing this letter to express my opposition to allowing zoning change (zoning request No. H-145)

The reasons are as follows:

- 1. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.
- 2. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 3. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled single-family homes.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning. Thank you for your continued service and support of our communities.

Best Regards,

Elizabeth

Subject: Objection to Zoning Near SASDAC church

Date: Friday, March 11, 2022 at 11:38:52 AM Eastern Standard Time

From: Mani Panickar
To: Estes, Phillip

Attachments: SASDAC Church Land Rezonning Objection_Final.docx

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

Hello Philip,

Greetings!

Attached, please find my letter objecting the development.

Sincerely

Mani Panickar

Member of SASDAC Church

 From:
 AVINASH RAO

 To:
 Estes, Phillip

Subject: Opositiin: Corner Land of E. Randolph Rd & Columbia Pike

Date: Saturday, April 2, 2022 2:34:45 PM

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

Good afternoon Mr. Phillip,

My name is Avinash Rao and I would like to show my support in opossing the development of the corner land of E. Randolph Rd & Columbia Pike. Please let me know if you need any additional information or anything else from my end.

Thank you Avinash Rao Subject: NEW HOUSING DEVELOPMENT AND SHOPPING ACROSS FROM E. RANDOLPH AND FORCEY CHURCH

Date: Friday, April 1, 2022 at 12:41:56 PM Eastern Daylight Time

From: Bernard Reynolds
To: Estes, Phillip

CC: Snowdens Mill Homeowners Association

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

I understand that the development plans propose 220 townhouses and grocery store. I object to this proposal as follows:

- 1. I object to the further loss of green space. Other development in that area has simply taken all trees and open space and converted to buildings and concrete pads. If housing is to be built it must include preserving or planting trees, or creating green embankment to abate visual and noise pollution.
- 2. I object to increasing housing density with 220 townhouses. This means at least 440 more cars to park, and drive on Randolph Road, Serpentine, 29 and Old Columbia Pike. The increase traffic on Serpentine, which connects Randolph Road and Fairland, is potentially dangerous. At present, people drive too fast on Serpentine this is likely to increase. Serpentine is used by walkers, and children catching school buses.

I know you have heard this complaint about traffic before, but honestly do a vehicle count on 29 and all the roads that connect or cross it near this proposed development. I can not believe the increase in traffic is acceptable. I know this development will not include any new road or safety features- or any other improvements reduce noise or pollution.

- 3. I object to the grocery store and any commercial property at that location. There are 4 grocery stores within a 2 mile radius. Two stores are a mile or less from proposed development. In addition, any commercial property invites additional traffic from a larger surrounding area (including PG and Montgomery Cty) to seek out the retail outlet. Finally, there is a large shopping center just ½ mile from the property, and last I looked there was unused space at the Center.
- 4. My final objection is as homeowner and for my major financial asset my home. I applaud anything that will increase the quality of life and by extension the value of my home. Loss of green space, increases in traffic, noise and pollution, and adding 220 new townhouses to an area with many established homes do nothing to increase the value of my property.

Sent from Mail for Windows

Mrs.

phillip. Estes & montgonery planning. org

Dear Montgomery County Office of Zoning.

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145.04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Ron).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Williams Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Handolph Road, Old Golombia Pike. Tech Road, and nearby roads were not representative of pre-COVID-19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon risks hours, and contribute higher traffic volumes to roads connecting to Route 29, Vehicular speeding on East Randolph Road and Old Colombia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring bousing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely

Simulatore

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Itmy Komen

Date

2

Br. S.S. M

30904

From: <u>James Selvadurai</u>
To: <u>Estes, Phillip</u>

Subject: Fw: Rezoning Application #H-145 Objections - East Randolph Rd

Date: Tuesday, March 29, 2022 11:57:16 PM

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

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as public citizens, residents, stakeholders, and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

The primary reasons for objections are as follows:

- Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent property.

- 4. The proposed development which is surrounded by Churches, schools, and non-profit organizations will bring in undesirable people into the peaceful surrounding. Some of the concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Seventh-Day Adventists World Church Head Office, and some untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. Development of this land is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 11. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction of green space and mature trees as well as natural

- inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.
- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Best Regards, James Selvadurai From: Helina Somervell
To: Estes, Phillip

Subject: Stop rezoning and commercialization

Date: Monday, March 14, 2022 11:25:18 AM

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

Phillip Estes, AICP Planner III Montgomery County Planning Department 2425 Reedie Drive, Floor 13, Wheaton, MD 20902

Dear Mr. Estes,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD. First, as church members and property owners at and around the parcel of East Randolph Rd, it came as quite a surprise to our families, extended families, friends and neighbors to recently hear that the land that was part of or adjacent to Southern Asian Seventh-Day Adventist Church was a proposed site for commercialization by building 114 Townhouse, 100 Senior Apartments and 32000 SQ FT of grocery store. The primary reasons or concerns for objections are as follows:

- 1. Will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. The entrance of this proposed new development uses the existing Southern Asian Seventh-Day Adventist Church entrance; this will significantly affect the volume of traffic, safety and security of the church members, and their children. 3. 90% of the church members feel that the proposed development adjacent to the Southern Asian Seventh-Day Adventist Church will bring in bad actors into the peaceful minority campus. Some of the concerns are drugs, prostitutions, vandalism, theft, and crimes.
- 4. Such a proposed development as this would be out of character on this peaceful and serene neighborhood. This land is surrounded by churches for Asian minorities, Elementary School, Seventh-Day Adventists Church World Head Office, and some untroubled single-family homes
- 5. On a regular worship day, about 800-1000 members and visitors gather, mostly of ethnic East Indian origin. The church congregation enjoyed safety & security due to the private entrance and serene surroundings. A proposed development of this kind will pave the way for targeting minority communities since hate crimes towards Asian minorities are on the rise nationwide.
- 6. The traffic issue is not only for the Church adjacent to the land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of "Forcey Christian School", where they operate Elementary school.
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is correct, and there are other lands available for similar developments.
- 9. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on

Randolph Rd.

- 10.Development of this land is permanent and irreversible.
- 11. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans
- 12. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 13. This new development will cause destruction of green space and mature trees as well as driving natural inhabitants out of the area onto E. Randolph Rd and Route 29 intersection.

 14. Noise Pollution this would destroy the very nature of this peaceful area. 15. Vandalism

Issues – Illegal logging, vehicle ransacking in the parking lots. 16. This neighborhood is surrounded by churches and religious organizations, commercializing this land will significantly affect the tranquility of this surrounding.

17.The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative. By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends and church members, I know my opinions are shared by many, who will be sending in opposition letters to you shortly. Thank you for your continued service and support of our communities.

__

Warm Regards, Helina From: VERONICA STACK
To: Estes, Phillip

Subject: Development Of Townhomes/Apartments Old Columbia Pike

Date: Tuesday, March 22, 2022 9:51:13 PM

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

To whom it may concern,

I am, very concerned about the possibility of the new development across the road from my residence. It is very disturbing to see, the amount of houses and apartments that are planned for this area.

I feel that a development of townhouses/apartments, could potentially affect the value of my home in "Snowdens Mill". I am, worried that a large Volume of apartments, would affect our community.

The amount of traffic congestion, that the development would cause is frightening. The intersection of Old Columbia Pike and East Randolph, Is already an incredibly busy road, adding more traffic to this corner is unconscionable.

Please, rethink this development!!

Veronica Stack

Sent from my iPad

From: Eby Suresh
To: Estes, Phillip

Date: Monday, March 21, 2022 2:31:28 PM

Attachments: Revised-Rezoning of Land East Randolph Rd Silver Spring.pdf

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

Sent from my iPhone

From: <u>Kingston Thiyagarasan</u>

To: Estes, Phillip

Subject: Re: STOP RE-ZONING & STOP COMMERCIALIZATION

Date: Monday, March 21, 2022 3:23:36 PM

Attachments: Untitled document.pdf

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

Phillip,

Sending the email now with attachment. Thank you.

Kingston Thiyagarasan

On Mon, Mar 21, 2022, 3:22 PM Kingston Thiyagarasan < kingstonmt@gmail.com > wrote: Dear Phillip,

Please read the attached letter in regards to re-zoning at the intersection of E Randolph Rd and Old Columbia Pk. Thank you.

Kingston Thiyagarasan

From: Ethan Vinodh

To: Estes, Phillip; Estes, Phillip

Subject: Objection to Zoning Change on East Randolph Road - Zoning Request No. H-145

Date: Wednesday, March 23, 2022 12:07:03 PM

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

Good Morning Phillip,

I am writing this letter to express my strong opposition to allowing zoning change (zoning request No. H-145) from R200 to CRTF, 1.0.C-025, R-1.0, H-80 on East Randolph Rd, Silver Spring MD.

First, as a public citizen, resident, stakeholder, and property owner at and around the parcel of East Randolph Rd, it came as a surprise to our families, friends and neighbors to recently hear that the land that is adjacent to the Southern Asian Seventh-Day Adventist Church is a proposed site for commercialization, by building 114 Townhouses, 100 Senior Apartments and a large grocery store with an area of 32,000 square feet.

My primary reasons for objections are as follows:

- 1. This will change the character of the neighborhood, leading to crowding of more people, traffic, safety issues, crime, noise, and reduction in property values.
- 2. If approved, this application paves the way for 210+ Townhomes and Senior Apartments. The asphalt, concrete, and roofs will cover the naturally absorbent soils and contribute to runoff which will potentially harm and add to the already significant flood risk that exists on Randolph Rd.
- 3. The entrance of this proposed new development uses the existing Church entrance easement; this will significantly affect the volume of traffic, safety, security and conflicts of interest for both the new development and the adjacent properties.
- 4. The proposed development which is

- surrounded by Churches, schools, and nonprofit organizations will bring in undesirable people into the peaceful surrounding. Some of the major concerns are drugs, prostitution, vandalism, theft, and crimes.
- 5. Such a proposed development as this, would be out of character on this peaceful and serene neighborhood. This land is surrounded by church for Asian minorities, Forcey Elementary School, Forcey Church, Seventh-Day Adventists World Church Head Office, St. Mark's Episcopal Church and many untroubled single-family homes.
- 6. The traffic issue is not only for this land, but this will significantly impact the traffic in the neighborhood due to the new development in progress on Old Columbia Pike next to Guru Nanak foundation of America.
- 7. This new development will impact the safety and security of the innocent children in "Forcey Christian Elementary School."
- 8. There is no need for zone change, since the original R200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.
- 9. The potential damage caused by this proposed development is permanent and irreversible.
- 10. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.
- 11. Property values are most likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.
- 12. This new development will cause destruction

of green space and mature trees as well as natural inhabitants being driven out of the area onto E. Randolph Rd and Route 29 intersection.

- 13. Noise Pollution this would destroy the very nature of this peaceful area.
- 14. Vandalism Issues Illegal logging, vehicle ransacking in the parking lots etc.
- 15. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristics of this area to the negative.

By sending this email as a petition, I am saying "NO" to rezoning of any kind on East Randolph Rd. Zoning Application # H-145 proposes a zone change from building 17 single family homes to 200+ townhomes and the rest of the land to be used for building grocery stores. We strongly believe this is an inappropriate use of this land, all of which should permanently remain as R200 zoning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, friends, stakeholders and clients, I know my opinions are shared by many, who will be sending in opposition as public citizens, residents, stakeholders and property owners.

Thank you for your continued service and support of our communities.

Warm Regards,

Ethan Vinodh

Dear Montgomery County Office of Zoning.

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Run).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike, Tech Road, and nearby roads were not representative of pre-COVID -19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29. Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring housing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely,

4/3/22 12601 Stratford Garden Dr Address

Dear Montgomery County Office of Zoning.

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of Paint Branch (Willows Run).

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manors of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike, Tech Road, and nearby roads were not representative of pre-COVID -19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29. Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring housing and property values would be impacted due to the development of more "affordable housing" and "senior apartments," Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Sincerely,

Signature Date Date Address Silver Spring, MD 20904

phillip. Estose montgomery planning. org

We are writing to express our concern and opposition to the proposed rezoning and development plan requested by Nova-Randolph, LLC for 10.8195 acres of land on 2131 East Randolph Road, Silver Spring, MD, from the R-200 zone to the commercial CRTF-1.0, C-0.25, R-1.0, H-80 classification (Zoning Application H-145 04). Our concerns focus on the effects the proposed changes would have on neighboring communities, such as our own community, Manors of

This re-zoning effort is being proposed where an already established community of single family homes and town homes, consisting of Manora of Paint Branch (Willows Run) homeowners and across East Randolph Rd, Snowden's Mill and the recently developed homes on Old Columbia Pike. Adding 114 townhomes 100 senior apartments and a large grocery store will increase density in our community far beyond its current capacity.

First, the proposed development poses many unacceptable traffic risks to the surrounding communities. While the developer's traffic consultant conducted tests to determine existing traffic counts on October 27, 2021, traffic volumes and flows on East Randolph Road, Old Columbia Pike, Tech Road, and nearby roads were not representative of pre-COVID -19 pandemic levels since many commuters still telework. Development would greatly generate more cars per hour during morning and afternoon rush hours, and contribute higher traffic volumes to roads connecting to Route 29. Vehicular speeding on East Randolph Road and Old Columbia Pike could also pose dangers for increased pedestrian, bike, and traffic numbers resulting from the proposed development.

Second, the need to develop a 32,000 square foot grocery store in a residential area is questionable when many others are already located nearby. Large stores like Giant Food (2 stores), Aldi, Global Food, Target, and White Oak Market, Inc. Smaller specialty grocery stores nearby include Spicy Mart, Manna Food Center Market, Adarash Market, Favor International Food Store, and 7-Eleven. The proposed development of this area would also impact the open green space that currently serves as a habitat and corridor to Paint Branch Creek for various animal, bird, and insect species.

Third, neighboring housing and property values would be impacted due to the development of more "affordable housing" and "senior apartments." Senior apartments near the proposed development site already include Arbor Crest Senior Apartments, Avonlea Ridge, and Sylva Villas, to name a few. Also, the "affordable" townhouses proposed would still exceed the purchasing means of those truly needing affordable housing and cause instability in local housing markets due to speculative buyers.

We, the residents of Manors of Paint Branch (Willow Run) subdivision (on East Randolph Road) request your consideration of our concerns about the proposed zoning changes and development plan.

We, the undersigned, strongly oppose the proposed rezoning and development plan.

Wenger C. Wei Date 12601 Stretford Garber Dr. Silver Spr. Signature Date Address MD 20904

Paint Branch (Willows Run).

Subject: New development near Randolph and Ild Columbia Pike **Date:** Friday, April 1, 2022 at 10:46:20 AM Eastern Daylight Time

From: Alan Weiner
To: Estes, Phillip

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

I am against any plan for increasing growth which does not include viable plans to handle the increased traffic and infrastructure needs.

Thanks Alan Weiner 12808 Ruxton Road Silver Spring, MD 20904 Subject: Housing Development/shopping on E. Randolph and Old Columbia Pike

Date: Friday, April 1, 2022 at 5:28:32 PM Eastern Daylight Time

From: Nancy Whitcomb
To: Estes, Phillip

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

Hello Mr. Estes,

My husband and I are very much opposed to this new development plan, mainly because additional traffic will add to the already precarious road issues on East Randolph Rd. After many years of living in the Snowden's Mill community, the county finally installed a traffic light at Serpentine and Randolph. I have witnessed "near misses" at this intersection, even after light installation. We don't need more traffic, more congestion, more trash, more population density, but above all, we don't need more safety issues!

Please do not change the zoning! But, if you even consider that, you might FIRST FIX all the crevices, pot holes and unsightliness of most of Serpentine Rd. (One stretch was redone several years ago when the pipes beneath the street were replaced). Also, MANY of the roads in Snowden's Mill need resurfacing. Roads in Hidden Valley were resurfaced about 10 years ago, but the work stopped at Serpentine. Why was that??? Now, we are being asked to ok plans which will add more traffic (cutting through on Serpentine to get to Fairland Rd.) and MUCH MORE street decay!

During the 35 years we have lived in this community we have seen many changes...some good, and some bad. We really do not need more density, which adds to more traffic, which is guaranteed to bring more problems. Please say NO to this kind of development!

Sincerely, Edwin and Nancy Whitcomb 13110 Chalkstone Way Silver Spring 20904

Sent from my iPad

 From:
 Paul Y

 To:
 Estes, Phillip

Subject: RE-ZONING & COMMERCIALIZATION

Date: Friday, March 18, 2022 5:48:06 PM

Attachments: SASDAC Church Land Rezonning Objection Final.pdf

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

Dear Mr. Pillip Estes

I humbly request you to kindly preview the attachment and do the necessary. Thank you & have a blessed weekend.

Paul