

**Statement before the Montgomery County Planning Board by the Park Potomac Coalition regarding Foulger-Pratt's application to construct a 302-unit residential unit known as Building A/B**

June 1, 2023

Mr. Chairman and members of the Planning Board,

Thank you for the opportunity to speak to you today. My name is Bruce Fonoroff, and I represent the Park Potomac Homeowners Association. I am joined today by Richard Johnson who is a member of the Brownstones at Park Potomac Homeowners Association Board of Directors. Collectively known as the "Park Potomac Coalition," we represent more than 300 living units in the Park Potomac neighborhood.

We have previously written to you on two occasions regarding our concerns about pedestrian safety and the need for traffic calming on Park Potomac Avenue. In addition, we have met with the Planning Board staff to explore possible solutions to what we believe are very serious threats to our residents' health and safety. Rather than repeat that material I would simply like to make three points in the time allotted to me.

First of all, I want to make clear that we have the utmost respect for Foulger-Pratt and have had an outstanding relationship with them regarding the revision of the intended use of buildings A and B and have met regularly with them since before the sketch plan was approved at a hearing on June 13, 2019. The Coalition spoke at that hearing generally supporting the Foulger-Pratt application, but expressing our concerns that a new development, called Potomac Woods, that will directly connect to the northern terminus of Park Potomac Avenue, will create

an attractive shortcut that has the potential for dramatically changing the character of our neighborhood. A Planning Board member during the sketch plan hearing made clear for the record that Foulger-Pratt could not simply treat Park Potomac as an island, but, rather, had an obligation to consider the impact of nearby neighborhoods on additional traffic, speeding, reckless behavior, and pedestrian safety.

Second, while we have no doubt that Foulger-Pratt's transportation consultants have conducted the required traffic studies in accordance with existing codes and accepted standards, their resulting conclusions simply do not correspond to what is already observable and what is guaranteed to get dramatically worse when Potomac Woods comes online. In particular, the projection that there will be on average 14 or 15 "cut throughs" per day is wildly underestimated and simply unrealistic.

Finally, we want to thank the Planning Board staff for listening to our concerns and for their professionalism in proposing a number of reasonable conditions of approval to improve pedestrian safety, including "tightening" the intersection of Park Potomac Avenue and Cadbury Avenue, reforming the traffic circle at Park Potomac Avenue and the Private Road, and installing other traffic calming measures.

In summary, we respectfully request that the Planning Board make unequivocal and absolutely clear in their decision that pedestrian safety along Park Potomac Avenue is of the highest importance and an essential component of any further development at Park Potomac such as Building A/B.

Thank you for your attention.