

Attachment G - Community Correspondence

From: [Robert G](#)
To: egirard@milesstockbridge.com
Cc: [MCP-Chair](#); [Lindsey, Amy](#)
Subject: Improper Non-Public Pre-Submission Meeting for 9801 Georgia Ave Tonight
Date: Tuesday, July 11, 2023 8:22:01 PM

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Ms. Girard,

Your client JLB Realty LLC advertised a Pre-Submission Public Meeting to take place tonight on Tuesday, July 11th, 2023, at 7-8PM at Fellowship Hall, Montgomery Hills Baptist Church, 9727 Georgia Ave, to discuss the Preliminary Plan and Site Plan Applications for redevelopment at 9801 Georgia Ave. I attempted to attend that “public” meeting tonight shortly after 7PM but could not because every door to the Church was LOCKED, including the front door, side doors, and "Office" door. Several other people also tried to enter too, only to find every door to the Church locked. Along with those several other people, I tried and waited for a long time to enter the meeting location without success.

The Montgomery County Code requires Pre-Submission Public Meetings to actually be “public.” Your client’s failure to provide such a publicly accessible meeting by locking the doors to the meeting location and barring individuals who did not show up at exactly 7:00PM sharp for a meeting from 7-8PM is inexcusable. It is also extremely concerning when combined with your client’s similarly inexcusable violation of the notice provision for the development sketch plan pre-submittal meeting, which was already an issue repeatedly raised to you and your client and is currently on appeal. In fact, in light of that prior notice violation, it is inconceivable that your client did not act with extra care to make sure this pre-submittal meeting was conducted properly and simply locked the doors to it to bar folks from entering.

I assume that your client will promptly remedy this clearly illegal and improper act by rescheduling an adequately-noticed pre-submission meeting for this project and making that next one actually "public," as required by law.

-Robert

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From: [Michael Sidorov](#)
To: [Lindsey, Amy](#)
Cc: [MCP-Chair](#)
Subject: 9801 Georgia Ave comments
Date: Wednesday, July 12, 2023 4:29:56 PM

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

Dear Amy,

Hope you and your team are having a nice summer!

I attended last night's public meeting re: the 9801 Georgia Preliminary/Site Plans. I am writing to express my disappointment and frustration that the developer's presentation seemed incomplete. Very limited information was presented regarding the traffic study that they have performed/are performing. They repeatedly said during the meeting that their traffic study was "still cooking" and provided limited details. Many audience questions regarding the traffic study were met with a response that the study was "still cooking". The details of the traffic study are so important to our community because this traffic study forms the basis under which the developer seeks permission from the Planning Board to add a second entrance on Woodland Drive. This issue is so important to my family because I really worry about impacts on of this entrance on neighborhood pedestrian safety, especially of preschoolers and elementary school aged kids walking to school and their bus stops in the morning.

As you know, the Planning Board conditioned approval of the Sketch Plan on a preference for one vehicular access point on Georgia Ave, with the caveat that a second entrance on Woodland may be evaluated in the Preliminary Plan based on an operational traffic study. The developers stated in their slides last night that "Detailed traffic and circulation analysis shows that access is needed from Woodland Drive" and their presentation illustrated a Woodland Drive entrance with no alternate plans shown.

I am a bit confused why a public meeting was held and how these conclusions were made while this critically important traffic study was "still cooking." It seems as though this is the public's only opportunity to ask questions to the developer regarding the methodology and conclusions of the traffic study. For example, I asked last night how many children in our neighborhood walk to MCCA/KFG preschool and Flora Singer ES bus stops and how these pedestrian data were incorporated into the traffic study. My questions were not answered.

I feel powerless in my attempts to engage with the developers directly during public forums. I will continue to follow this project closely and hope that your team will evaluate their finalized operational traffic study with a critical eye. I hope that particular attention will be paid to how a Woodland Drive entrance would affect pedestrian safety not just at the site, but throughout our neighborhood. I hope that in particular your team will consider these questions that I was not able to ask last night, because data were not presented:

1. For any LATR numbers presented regarding net change: are these numbers for the site overall, or are they specific to Woodland Drive? That is - we will likely be presented with data projecting a net change of +X cars exiting in the morning (where X = a combination of new

trips added minus current trips). It is critical to note that the number of current trips exiting via Woodland is zero because there is currently no exit on Woodland. What is the expected net change in morning rush hour trips via the proposed Woodland Drive garage access point?

2. How does the traffic study project that trips exiting via Woodland and heading south towards DC will exit during AM rush? Do they project that all X cars will make a right turn on Woodland, a right turn on Forest Glen, and a left turn on Georgia? Or do they project that some percentage of these cars, if there is a backup at the Woodland/Forest Glen intersection, will seek an alternative route? If so, how many cars do they project will exit via Myrtle/Sherwood/Sanford to Forest Grove to Forest Glen? How many will exit via Myrtle/Sherwood/Sanford to Dameron to Forest Glen to Sligo Creek Parkway to avoid the Forest Glen/Georgia intersection entirely? What is the baseline traffic on Myrtle, Sherwood, and Sanford during the AM rush?

3. When was the traffic study conducted? Was this time window representative of typical traffic patterns?

4. What are the plans for the Georgia Ave / Tilton Drive intersection and how were these incorporated into the traffic study? (Currently there is no traffic light here, but another neighbor mentioned that this may be part of a separate plan. This is relevant because it would make U-turns easier.)

Sorry for the long email and no need to reply - I was just hoping to have my concerns heard. For what it's worth, aside from this I was impressed by the architect's presentation and think they have come a long way in terms of architectural design.

All the best,
Mike Sidorov
1804 Myrtle Rd.

Attachment G - Community Correspondence

From: [KIT GAGE](#)
To: [Folden, Matthew](#)
Cc: [Lindsey, Amy](#); [Smith, Parker](#); [Findley, Steve](#)
Subject: Re: seeking the lead on forest conservation plan F20240040
Date: Wednesday, August 30, 2023 8:45:35 AM

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Thank you. We'll be in touch

Sent from my iPhone so please excuse typos.

> On Aug 30, 2023, at 8:42 AM, Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

>

> Good morning,

>

> Thank you for contacting the Planning Department with your concerns. By copy of this email, I am forwarding your inquiry to Amy Lindsey and Parker Smith, the environmental and lead reviewers on the project, respectively.

>

> Amy will respond to your inquiry about the condition of the trees on the subject property.

>

> At this time, the development application is scheduled to be discussed by the Development Review Committee on September 12th and has a tentative Planning Board date of December 21st. The Planning Board date may change based on the applicant's response to comments and their ability to maintain the resubmittal schedule. Both of these elements are critical in ensuring that the application meets the requirements of the Subdivision Regulations, Zoning Ordinance, and Forest Conservation Law, among other applicable county requirements.

>

> I encourage you to coordinate with Amy and Parker with your initial concerns and throughout the review period as the applicant revises their proposal in response to agency comments. Thank you for your involvement in the process.

>

> Respectfully,

>

> Matthew Folden, AICP

> Regulatory Supervisor

>

> Montgomery County Planning Department

> 2425 Reddie Drive, Floor 14, Wheaton, MD 20902

> matthew.folden@montgomeryplanning.org

> o: 301-495-4539

> c: 240-578-2584

>

> -----Original Message-----

> From: KIT GAGE <kgage@verizon.net>

> Sent: Tuesday, August 29, 2023 3:38 PM

> To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

> Subject: seeking the lead on forest conservation plan F20240040

>

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

>

> Mr Folden and Mr. Findley

> i'm having trouble finding the lead for the requested variance on a forest conservation plan.

>

> The development, at Georgia and Forest Glen, involves removing a small forest. We believe the tree list in the application is inaccurate, and incomplete. Further, it is problematic, It hinges on an allegation that the trees are

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damaged beyond repair and so the forest should be removed.

>

> Our assessment, backed up by tree experts, indicates differently. Further the issue raised is that vines have damaged the trees irreparably. This at least in some cases is incorrect.

>

> We want a halt to this process until Planning can see our data.

>

> Let me know how we can proceed.

>

> Kit Gage

> Director of Advocacy

> Friends of Sligo Creek

From: [michael wilpers](#)
To: [Smith, Parker](#); [Lindsey, Amy](#)
Cc: [To: KIT GAGE](#); [Findley, Steve](#); [Folden, Matthew](#)
Subject: Fwd: 9801 Georgia Avenue site
Date: Thursday, August 31, 2023 2:02:23 PM

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

Hello Amy and Parker,

I'm writing from the Friends of Sligo Creek to comment on the Forest Preservation Plan for the woodland at the north end of 9801 Georgia Ave. The M-NCPPC file number is F20240040. We've been directed to your attention, as environmental and lead reviewers on this project, by Matthew Folden.

We noticed several mistakes in the developer's plan (to cut down the entire 58,000 sq. ft. woodland of about 60 trees) and request for a variance (to remove, in particular, 18 of the the significant trees of at least 24" DBH). The errors listed below cast doubt on the veracity of their plan. Regarding the "Significant & Tree Table," in particular:

1. It incorrectly states that the 33" DBH Tulip-tree (#7) has "many P. Ivy vines" when it actually has none at all. (See photos attached.) Poison Ivy vines would not be a concern, anyway, since they are (a) native, (b) do not threaten tree health, and (c) constitute an important food source for birds.
2. It lists only Poison Ivy among the vines on the trees, making no mention of the most rampant vine in this woodland: Winter Creeper (*Euonymus fortunei*). This non-native invasive species is the major threat to the trees and should be cut, but the developer's failure to correctly ID the vine is worrisome. See this report from iNaturalist (cut and paste the URL): <https://www.inaturalist.org/observations/180354610>.
3. It omits a very large Black Walnut tree which, even if the DBH is slightly less than 24", nevertheless towers over the woodland (See photos attached.) Needless to say, walnuts are a valuable food source for wildlife.
4. It makes no mention of the Japanese Pagoda Trees (*Styphnolobium japonicum*), which constitute about a third of the trees on the site. They seem to have been misidentified as Black Locust (which makes up another third of the trees, along with Box Elder). The reason may be that none of the Pagoda Trees reach 24" DBH. See this report on the Pagoda Trees on iNaturalist (cut and paste the URL): <https://www.inaturalist.org/observations/180348056>.
5. It justifies removal of four significant trees by virtue of being "mostly dead", failing to recognize the value of dying trees and dead snags for wildlife, such as nesting woodpeckers and other cavity nesting birds and mammals.

All told, the errors and oversights in the developer's tree survey should put a pause on review of their Forest Conservation Plan. Rather than cut down the entire woodland, we would like to know how to formally recommend alternatives, such as (a) removing the Japanese Pagoda

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Trees, (b) cutting Winter Creeper vines at the base of each afflicted tree (as someone has already done for the massive elm at the southeast corner of the woodland), (c) removing Bush Honeysuckle in the shrub layer, and (d) replacing of the Pagoda Trees with native substitutes.

Please let me know how best to move forward with our concerns and recommendations.
Many thanks.

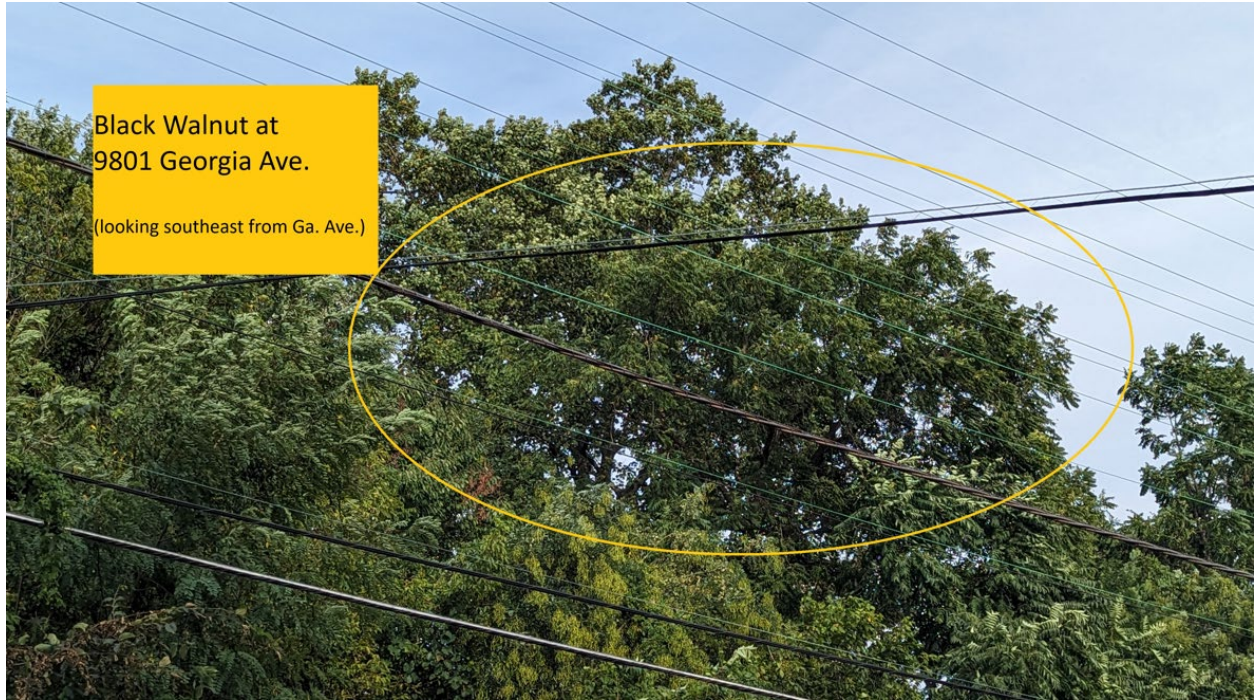
-- Michael

Michael Wilpers
Advocacy Committee
Friends of Sligo Creek

cc: Kit Gage, Chair, FOOSC Advocacy Committee









Re: Site Plan #820230130, Development at 9801 Georgia Avenue

September 8, 2023

Dear Members of the Development Review Committee,

I am writing to express my concern with the Woodland Drive garage entrance proposed in the Site Plan for 9801 Georgia Avenue. **My primary concern remains pedestrian safety in our neighborhood (Forest Grove/Forest Estates) and the impact of the proposed Woodland Drive garage entrance on neighborhood pedestrian safety.**

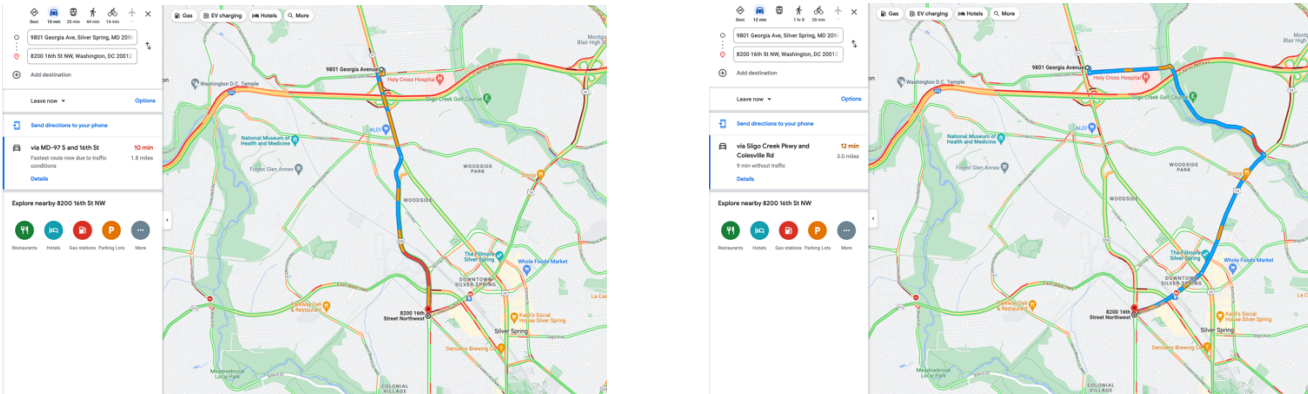
I am writing as a neighbor and homeowner and as a parent of two young boys. I grew up here in Montgomery County (Blair '03) and my family chose to put our roots down in Forest Grove in large part because we know this neighborhood well and love how walkable it is. We walk daily to preschool, to friends' houses, to two lovely parks, to the elementary school bus stop, to the metro (for my commute) and to Holy Cross (for my wife's commute where she works as a nurse). We look forward to improvements along the Georgia Avenue corridor that make it safer to walk to Sniders, Aldi, CVS, Meleket, etc.

In addition to writing as a neighbor and parent, I am also writing from my background and experience as an academic scientist. Professionally, I direct a neuroscience research laboratory at Children's National Hospital. In this role, I regularly review scientific manuscripts. My job as a scientist reviewing a paper is to evaluate the data and methods presented, and to determine if the authors' conclusions are accurate based on the data. I am not a traffic expert, but I am an expert in evaluating data. I have read carefully through the applicant's 240-page Traffic Impact Analysis and wanted to share my opinions. My top-level analysis is that **the applicant has provided useful traffic data, but that their conclusion that a Woodland Drive garage entrance is necessary is not backed by these data.**

My analysis comes entirely from the perspective of neighborhood pedestrian safety. From this perspective, the single most important question addressed by the applicant's Traffic Impact Analysis is the following: during the morning rush hour, **how long will cars have to wait at the intersection of Woodland Drive and Forest Glen Road?** The reason this is the single most important question is explained in detail:

1. The vast majority of cars exiting 9801 Georgia Avenue during the AM rush hour will be heading southbound: towards 495, downtown Silver Spring, and the District. In order to head south, they will make a right turn on Woodland, a right turn on Forest Glen, and an immediate left turn on Georgia.
2. Westbound Forest Glen Road is typically at a standstill between Dameron Drive and Georgia Avenue during AM rush hour. This is confirmed by the applicants' speed data. In the 8:00 am hour, the most common speed of westbound traffic on Forest Glen Road between Forest Grove Drive and Woodland Drive was 1-15 mph (pages 217-218). For reference, the average speed across the entire day for this stretch was 29 mph. I must add that the speed counts provided are an underestimate of how bad the gridlock is here. The traffic counts were performed on June 13 and June 14. These light traffic early summer days are not representative of typical gridlock at this intersection. Regardless, the applicant has not and cannot dispute that traffic regularly backs up on westbound Forest Glen Rd. during the AM rush hour all the way beyond Dameron Dr.
3. During AM rush, cars exiting Woodland Drive encounter a line of cars on Forest Glen that are stopped and waiting for the traffic light at Georgia. Making a right turn into this line, and ultimately having to cross two lanes of this line to turn left on Georgia, is difficult and usually takes a cycle or two of the light to get in. I urge the committee to please try making this turn on a typical Wednesday at 8 am!
4. So who cares if cars exiting 9801 Georgia Avenue have to wait a bit longer at this intersection? The report acknowledges that this intersection is in a Red policy area (section 1.1 on page 4 and appendix on page 99). **I care, and my neighbors care**, because of what happens next if a car is waiting too long at this intersection. The

driver will make the rational choice to take a shortcut! Below are two screenshots from 8:30 am on Tuesday, September 6th, 2023 on routes to get from 9801 Georgia Ave to the DC line:



The route on the left (via Georgia Ave and 16th St) takes 10 minutes. The route on the right (via Sligo Creek Parkway and Colesville Rd) takes 12 minutes. Any rational driver sitting in a line waiting to turn from Woodland on to Forest Glen will take this well-known shortcut if an additional delay exceeds 2-3 minutes. I often take this shortcut!

5. Cars taking this shortcut will go down either Sherwood or Myrtle Road, make a right turn on Dameron, and use the traffic light on Dameron to turn left on Forest Glen. (It is not feasible to make a left from Forest Grove or Woodland onto Forest Glen during AM rush – no traffic light and gridlock). Based on experience and common sense, I strongly disagree with the applicants’ assumption that “it is unlikely that vehicles will travel a longer route, through a narrow neighborhood street to access Forest Glen Road further from MD 97” (page 30). If delays at Woodland and Forest Glen exceed 2-3 minutes, using Sherwood and Myrtle will be the fastest way for residents of 9801 Georgia Avenue to get to downtown Silver Spring and points beyond into DC.
6. Myrtle and Sherwood Roads are narrow neighborhood streets with no sidewalks, parked cars on both sides, and typically only one car can pass at a time. Myrtle and Sherwood both go down a big hill east of Forest Grove where visibility is extremely limited coming over and down the hill. It is hard to see pedestrians here! There are no crosswalks at the intersection of Myrtle @ Forest Grove, Myrtle @ Dameron, Sherwood @ Forest Grove, or Sherwood @ Dameron.
7. **Preschool and school age kids regularly walk down Myrtle, Sherwood, Forest Grove, and Dameron.** Our community is served by MCCA Kensington Forest Glen preschool, St. John the Evangelist preschool, Flora Singer ES, and Sligo MS. Below is a map of the location of these preschools (marked with red X) and locations of bus stops for Singer (marked with orange dots). I personally walk my 4-year old down Myrtle to MCCA KFG preschool and walk my 7-year old to the Singer ES bus stop at the corner of Sherwood and Forest Grove. These walks are exclusively on narrow streets with no sidewalks, no crosswalks, and limited traffic.



Neighborhood map – orange dots are Flora Singer ES bus stops.

Points 1-7 above illustrate the single most important question in this proposal: **how long will cars typically wait at the intersection of Woodland Drive and Forest Glen Road during the AM rush?** If it is more than 2-3 minutes, we can expect that these cars will cut through the narrow streets in our neighborhood, where kids walk and bike to school with no sidewalks, in order to get to work faster. So how long will these cars wait? The applicants’ proposal provides data to address this question, but their conclusions do not support their own data.

The first mistake made in this Traffic Impact Analysis is an improper use of LATR trip generation rates. The applicant states (Exhibit 5B) that this project will result in a net increase of 78 car trips in the AM peak hour. This is because the existing land use generates 60 AM peak hour trips, and the proposed land use will generate 138 AM peak hour trips (126 residential + 12 commercial). $138 - 60 = 78$ net trips. **The reason this rationale is flawed is that there is currently no site exit on Woodland Drive.** Therefore existing land use generates 0 AM peak hour trips via an entrance on Woodland Drive. The correct number of additional net trips per hour on Woodland Drive during AM rush is 138 (total new trips) minus the subset of trips expected via the Georgia Avenue exit.

Not all of these 138 additional trips will use the Woodland Drive exit, but the vast majority will during AM rush hour. Cars headed northbound on Georgia Ave towards Wheaton will use the Georgia Ave exit. Cars headed southbound on Georgia (including those headed east/west on 495) and cars headed east/west on Forest Glen will use the Woodland Drive exit. If 90% of drivers use the Woodland exit during AM rush hour, this results in 124 additional hourly net trips via Woodland (90% of 138 is 124).

The applicant’s traffic count (Appendix G, page 230-231) states that during the 8:00 am hour, 51-57 cars (average = 54) currently travel southbound on Woodland between Sherwood and Myrtle. The proposed garage entrance on Woodland would therefore result in a 230% increase in traffic on Woodland Drive during AM rush ($124/54 = 2.296$). **This represents a TRIPLING of current traffic from 54 to 178 cars per hour.** Even if the committee does not accept some of my assumptions above – for example, if 70% of cars head south on Georgia instead of 90% – this assumption would still result in a near tripling of traffic from 54 to 151 cars per hour.

Under current traffic conditions, my experience is that there are typically 1-3 cars lined up to turn at the Woodland/Forest Glen stop sign during AM rush hour. (Note: the applicant’s traffic study does not measure this number directly and this is an estimate based on my experience.) These cars are lined up waiting because there is a line of cars westbound on Forest Glen stopped and waiting for the light on Georgia. Again, this line of cars regularly backs up beyond

Dameron Drive during weekday AM rush hour. Typically for each cycle of the Georgia/Forest Glen traffic light, 1-2 cars are able to get in and turn right from Woodland to Forest Glen. Thus, under current traffic conditions, most cars wait one cycle or less to make a right hand turn. During AM rush, the length of the red light at Georgia is ~1:53 and the length of the green light is ~1:07 (I timed it this morning). The length of the entire cycle is ~3 minutes. If traffic triples, drivers will have to wait multiple cycles of the traffic light (6+ minutes) to turn onto Forest Glen. If there is a line of 8 cars and 2 cars can turn per 3 minute cycle, it is not unreasonable to expect that cars may have to wait in excess of 10 minutes to turn!

However, the applicants claim that each additional vehicle backed up at the Woodland/Forest Glen intersection increases their delay by only 7.3 seconds (page 68). I urge the committee to please use this intersection at 8 am on a typical weekday and test this conclusion for yourself. There is no universe where a car sitting 3rd in line to turn onto Forest Glen will wait only 21.9 seconds. There is no universe where a car sitting 9th in line (in the future) would wait 65 seconds. Again, my concern is not about the traffic per se. This intersection is in a Red zone, and honestly, at 8 am on a weekday, all of Montgomery County is a red zone! I care about what happens when drivers see a line of 6-8 cars, cut down Sherwood Road at 8 am, and encounter families walking their toddler to KFG preschool, 3rd graders walking by themselves to the bus stop, and 7th graders riding their bikes to Sligo.

So what will happen if the Woodland entrance is approved? The worst case scenario is horrible – a kid is hit by a car. I pray this never happens in our neighborhood. As a parent, my number one job is to protect my kids. If the Woodland Drive garage is approved, parents in our neighborhood will protect our kids' safety. Instead of walking ¼ mile to KFG preschool, that becomes a car trip. Instead of walking two blocks to the elementary bus stop, that becomes a car trip to Singer for drop off and pick up. The result is that we've taken a lovely walkable neighborhood and made it car-dependent, at least during the morning rush hour. And for what purpose? To make it more convenient for car commuters in a building that is 500 feet from a Metro entrance. To improve garage circulation and allow for more parking spaces in a building that is 500 feet from a Metro entrance. This goes against every principle of the Sector Plan.

In their Traffic Impact Statement, the applicants have included some ideas on how to improve traffic flow at the Woodland/Forest Glen intersection. These ideas include recommending Do Not Block the Intersection signage and pavement markings (page 70), angling the proposed garage driveway to prevent cars from going straight down Sherwood (page 30), putting no left turn on Myrtle signs (page 31), constructing sidewalks on Forest Grove Rd (page 34), and constructing crosswalks at Myrtle @ Woodland and at Sherwood @ Woodland (page 31). These ideas establish that the applicant understands the problems that a Woodland Drive garage entrance creates. However, none of these ideas and recommendations are actually incorporated into the applicant's Site Plan. As an example, Site Plan drawings 004-007 all show a Woodland Drive garage entrance but none of these drawings show the entrance angled to the right. I ask that the DRC please take any recommendations provided by the applicant with a grain of salt until these recommendations are actually written into the formal Site Plan.

The alternative to a Woodland Drive entrance is a single garage entrance on Georgia Avenue. The applicants claim that this is not feasible, but two of their conclusions are factually incorrect. First, the applicants claim that "forcing site traffic to utilize a single access along MD 97 require all vehicles exiting the site and destined to the south to perform a dangerous weave and u-turn maneuver along a high-speed, heavy volume arterial." There are a number of things that are factually inaccurate with this statement. First, due to the traffic light at Forest Glen Rd and Georgia Avenue, there will be no need for a dangerous weave. There are natural breaks in northbound Georgia traffic when this light is red – this is a safe and easy turn, not a dangerous weave. I know this because I regularly make a right turn from Tilton onto Georgia safely. Second, there is no reason that a u-turn at the intersection of Georgia Avenue and Sanford Rd is an inherently dangerous maneuver. There is a dedicated u-turn lane here, and my understanding is that there has also been discussion of adding a traffic light at this intersection in the future. Third, Georgia Avenue north of Forest Glen Rd is not a high-speed arterial. The speed limit for this stretch of road was recently reduced from 35 mph to 30 mph. The applicants' speed data confirm that the average speed on northbound Georgia Ave is 33 mph (page 210).

The second misleading conclusion made by the applicant is that "the Montgomery County Complete Streets Guidelines state that 'access from lower classification streets should be prioritized per the Department of Permitting Services' Driveway Construction Policy'". The County Zoning Ordinance for driveway access (section 59.6.1.4.E) states

that access from lower classification should be prioritized “unless the road is classified as a residential road”. Woodland Drive is a residential road. Indeed, it is standard practice in Montgomery County to have a single access point to an apartment building from a main road and no access from an adjacent residential road. During the Sketch Plan hearing on March 30, 2023, Matt Folden (Planning Department Staff) is asked explicitly by the acting Planning Board Chair if their team is okay with a single entrance on Georgia Avenue. Mr. Folden states that a single garage access point on Georgia Avenue would work for the project (6:46:10 of video: https://mncppc.granicus.com/MediaPlayer.php?view_id=7&clip_id=2779).

I acknowledge that 9801 Georgia Ave is a difficult site, and understand why the applicant is seeking approval for a second garage entrance on Woodland Drive. Forcing southbound commuters to exit via Georgia Avenue and make a u-turn is indeed inconvenient (though it is not unsafe). In addition, I understand that allowing two entrances will improve circulation in the parking garage and will likely enable the developer to add more parking spots. My view is that pedestrian safety is more important than the convenience of car commuters, especially for a building that is 500 feet from a metro entrance and directly on a bus line. Given the goals of the Sector Plan, is it really so bad to make it slightly more inconvenient for commuters to commute by car? The minor inconvenience of a u-turn may be just inconvenient enough that it actually encourages use of public transportation! Or that it makes the building slightly less appealing to everyday car commuters and slightly more appealing to everyday metro users!

Regardless of my personal views on a Woodland Drive garage entrance, the Montgomery County Planning Board has already ruled on this matter. Condition #14 of approval of the applicant’s Sketch Plan states that “Vehicular access on Georgia Avenue is preferred. Vehicular access on Woodland Drive may be permitted by the Planning Board at the time of the Preliminary Plan based on an operational traffic study of the site access point.” This recommendation by the Planning Board was based, in large part, on hearing testimony from members of our community. Many community members testified at the Sketch Plan hearing on March 30, 2023, and the top concern was the Woodland Drive garage entrance. **Nothing in the applicant’s Traffic Impact Analysis provides sufficient rationale to change the Planning Board’s recommendation.**

Thank you for listening to my admittedly long-winded perspective on the proposed Woodland Drive garage entrance. I am now on page 5, which is too long, but still not close to the 240-page document that the applicant has presented. Please do not let the length or complexity of that document overwhelm you. I urge you to dig into the data itself and not accept the applicant’s conclusions at face value. They are flawed.

To conclude, the applicant’s request for permission to include a Woodland Drive garage entrance: (a) endangers pedestrian safety in our neighborhood, (b) is in direct opposition to the wishes of the majority of members of our community and the explicit guidance of the Planning Board, (c) provides no public benefit, and (d) is opposed to the spirit of the Sector Plan. **This issue is a simple choice between the convenience of car commuters and the safety of our kids.** I ask that you please hold the developers accountable to the guidance of the Planning Board and require Scenario 2 – a single garage entrance on Georgia Avenue.

Beyond the Woodland Drive garage entrance, I support the majority of this proposal which will bring much-needed housing near public transportation.

Sincerely,



Michael Sidorov

1804 Myrtle Road

Attachment G - Community Correspondence

From: [Michael Sidorov](#)
To: [Brown, Angela](#)
Cc: [Smith, Parker](#); [Lindsey, Amy](#); [MCP-Chair](#); [Folden, Matthew](#)
Subject: Re: 9801 Georgia Avenue Site Plan comments (for DRC review)
Date: Friday, September 8, 2023 12:56:02 PM
Attachments: [9801 Georgia Ave DRC letter Sidorov 2023 09 08.pdf](#)

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

So sorry, I must have sent the wrong attachment! My letter is attached this time. I am also cc'ing Matt Folden (per Mr. Smith's out of office message).

Thanks,
Mike

On Sep 8, 2023, at 12:45 PM, Brown, Angela
<angela.brown@montgomeryplanning.org> wrote:

Mr. Sidorov,

The attachment above that you sent, is the Planning Board Resolution for the associated "Sketch Plan". You did not send the letter that you have referenced in your email below.

The Lead Reviewer for the new Preliminary Plan and New Site Plan that is going to be discussed at the DRC Meeting on Tuesday, September 12, is Parker Smith. Send any correspondence, concerns, and letters to his attention. He is also cc'd on this email.

Let me know if you have any other questions.

Regards,
Angela Brown

Angela P. Brown
Planning Technician Manager
Public Information, Addressing & Permit Review
Intake & Regulatory Coordination Division (IRC)
The Maryland National Capital Park & Planning Commission
2425 Reedie Drive, Wheaton, Maryland 20902
301-495-4611 (Office)
301-495-1306 (Fax)
angela.brown@montgomeryplanning.org
www.montgomeryplanning.org

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From: Michael Sidorov <msidorov1@gmail.com>
Sent: Friday, September 8, 2023 12:29 PM
To: Brown, Angela <angela.brown@montgomeryplanning.org>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: 9801 Georgia Avenue Site Plan comments (for DRC review)

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

Dear Ms. Brown,

I am a homeowner and resident of 1804 Myrtle Road in Silver Spring. Attached is my letter regarding the 9801 Georgia Avenue Site Plan. Could you please send this letter to the Development Review Committee in advance of their meeting next Tuesday? Apologies if you are not the right person but I couldn't find any other contacts on the website.

Thanks,
Mike Sidorov
1804 Myrtle Road

<9801-Georgia-Ave-Sketch-Plan-No-320230020-MCPB-No-23-027.pdf>

Attachment G - Community Correspondence

From: [Lisa Moreau](#)
To: [Smith, Parker](#)
Subject: 9801 Georgia Avenue development concerns
Date: Monday, September 11, 2023 12:18:57 PM

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

Dear Mr. Smith,

I received notice that you will be discussing plans for the site at 9801 Georgia Avenue today. While I have numerous concerns about this development. I would like to voice my top concern about the incredible difficulties this development will have upon the already congested and unsafe traffic that streams through our neighborhood, especially in the morning and afternoon rush periods. I would like to propose that all entrances and exits be made from Georgia Avenue for the safety of our community as a whole.

Sincerely,
Lisa Moreau
1609 Myrtle Rd, Silver Spring, MD 20902
240-328-3048 (cell)

From: [Dennis O'Brien](#)
To: [Smith, Parker](#)
Subject: Development at 9801 Georgia Avenue
Date: Monday, September 11, 2023 1:52:35 PM

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

Mr. Parker Smith
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Committee

Dear Mr. Smith,

I am writing to you to register my concern with the proposed development plan at 9801 Georgia Avenue. Most importantly, I want to let you know that I am not opposed to development of the property, just the enormous scale proposed and the manner in which the applicant has conducted itself..

Catherine and I have resided on Forest Grove Drive, between Sherwood Road and Myrtle Road for over 38 years. During those years we have raised two children in the house and walked four dogs along the streets of the neighborhood. We have played ball and street hockey in the streets. The neighborhood has an old character, with narrow streets and old trees that are close to the curbs.

As I testified at the the arch 2023 Sketch Plan meeting, the proposed development does not fit the immediately adjoining neighborhood whatsoever. While the applicant has slightly reduced the size of the planned apartment building and parking garage, it is still way too large to directly adjoin the Forest Grove neighborhood I described above. A scaled down version, combining town homes (along Woodland Drive) and apartments, similar to what is present in Wheaton Forest, is more in keeping with the area.

My greatest concern is that the applicant insists the they need a primary access point on Woodland Drive which is a long time residential street. They insist on this because they feel that a Georgia Avenue access can not work. That is incorrect. A recent traffic study paid for by the applicant attempts to justify their point. This study is extremely one sided and an objective reader is left with the impression that "it was baked before it went in the oven." I use the word baked because the applicant's traffic representative used the term at a July 11, 2023 meeting presentation to the community where he indicated the likely result of the study in regard to the necessity of the Woodland access point while fully acknowledging that the study was not yet completed which is dated August 2, 2023. I, and others, attending the meeting, found this very alarming.

I have driven and walked the streets of the neighborhood for nearly four decades.

Allowing access on Woodland Drive, even a a southern adjusted access,, will result in cut through traffic through the neighborhood streets as the backup at Woodland Drive and Forest Glen Road builds due to the increase in net vehicles. Do not block intersection signs and No turn signs on Woodland (for Myrtle and Sherwood) will not be effective without constant police enforcement which is unrealistic. While I understand that the area is now deemed to be in a Red Zone, I understood that only applies to the western side of Woodland Drive. I understand that this one side of the street Red Zone designation occurred some time ago.. This is an interesting demarcation to say the least and points to a desire to facilitate a Woodland Drive access point for future development in a less than transparent manner well before the applicants submission.

I recently tested the existing exit at 9801 Georgia Avenue parcel onto Georgia Avenue to see for myself the condition of the dangerous weave the traffic study indicates needs to occur to perform a U turn at Tilton Drive or August Drive to then travel southbound on Georgia Avenue. I was able to perform the dangerous "weave" the study details in its Woodland Drive access point justification very easily and safely at 830am on a Wednesday morning by waiting for a break in the traffic which was 30 seconds as most traffic flows south on Georgia Avenue in the morning peak period. There is presently a light at August Drive as well which could easily be reconfigured to facilitate a U turn. I performed U turns at these two intersections without delay. I totally disagree that 9801Gorgia Avenue parcel residents will not utilize August Drive just slightly to the north as well. Obviously this point as an entrance could easily be accessed for 9801 residents traveling north.

Mr. Smith, I urge you to appropriately balance the real life concerns of the adjoining residents and tax paying property owners, many who are long time residents of Montgomery County, with those goals that the County proposes as more important to "improving" the quality of life for all residents. I invite you to walk and drive the area to better understand my above comments and concern, and would be happy to facilitate such. Thank you very much for you time and consideration.

Respectfully ,

Dennis O'Brien
9810 Forest Grove Drive
Silver Spring , MD 20902
410-371-1985

Attachment G - Community Correspondence

From: [Beth Scott](#)
To: [Smith, Parker](#)
Cc: [Nick Green](#)
Subject: Comments - 9/12 Development Review Committee meeting - 9801 Georgia Avenue
Date: Monday, September 11, 2023 10:17:17 AM

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

Hello,

I would like to submit the following comments to the Sept 12 Development Review Committee meeting on the topic of the proposed development at 9801 Georgia Avenue, Silver Spring.

We need more affordable housing in Montgomery County, especially right on top of Metro. However, we are concerned about how the proposed development at 9801 Georgia Avenue (Project ID320230020) would move cars and how that would impact safety and access.

The current plan calls for parking for over 500 cars and an entrance at Woodland and Sherwood. We oppose this traffic flow. Sherwood Road is narrow, about three car widths, and does not have a sidewalk for its entirety. Cars are frequently parked on both sides of the street, making it difficult to drive through, and we are concerned that adding more through-traffic would make this even more congested for cars and pedestrians. It is not appropriate or safe to direct car traffic from Woodland onto Sherwood.

The exit on Woodland would also give access to Forest Glen Road, which is also not appropriate or safe. Traffic is backed up throughout the day on Forest Glen between Georgia and Dameron, sometimes stretching back to Sligo Creek Parkway. Woodland is roughly twenty feet from the Forest Glen/ Georgia intersection and adding more cars from that turn will create more congestion and further endanger pedestrian and cyclist safety, especially since there is not a bike line and a sidewalk on only one side of Forest Glen.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure everyone is as safe as possible.

Sincerely,

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

From: [Tom Phelps](#)
To: [Smith, Parker](#)
Subject: 9801 Georgia Ave
Date: Wednesday, September 13, 2023 11:16:21 AM

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

Dear Parker Smith:

I am Thomas Phelps. I reside in my childhood home at 1811 Sherwood Rd. Silver Spring, MD 20902. I am writing today to express my opposition to the entirety of the development proposal at 9801 Georgia Ave. The scope of the project is not compatible with the existing neighborhood.

I am especially concerned that the development's main egress point will be at the intersection of Woodland Dr. and Sherwood Rd. Our traffic in the Forest Grove and Forest Estates neighborhoods is already bad due to many factors, including proximity to the Forest Glen Metro Station and having a large employer (Holy Cross Hospital) located in the adjacent neighborhood. I fear that I and my neighbors will not be able to get out from Sherwood onto Woodland without a significant struggle if this proposal passes in its current form. I thank you for your time in reading this email.

Sincerely,
Thomas R. Phelps
1811 Sherwood Rd.
Silver Spring, MD 20902
(301) 385-8496
phepst28@gmail.com



Virus-free www.avg.com

From: [Brett Gellman](#)
To: [Smith, Parker](#)
Subject: 9801 Georgia Avenue Project and Proposed Lay-by
Date: Friday, September 22, 2023 11:16:33 AM

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

Hi Parker,

My name is Brett Gellman and I reside at 1812 Myrtle Road in Silver Spring which is directly across from the proposed development at the Forest Glen Medical Building, plan number 320230020.

While I am pro-development, I am very concerned about the proposed lay-by in the Sector Plan that will be located on Woodland Drive. While our house is on Myrtle the driveway entrance is on Woodland. Per the Sector Plan, this lay-by would be opposite our driveway.

Given that there is already a Kiss and Ride at the Forest Glen Metro Station I personally do not believe this lay-by is necessary.

Furthermore, any sort of short-term parking should be located in the proposed development's parking garage of 9801 Georgia Avenue.

In addition, the development should also include a roundabout for cars dropping off individuals to their residence and/or retail located inside the building instead of being dropped off onto Woodland, further congesting a major road in the Forest Grove neighborhood.

Having lived at this property for more than nine years, the amount of litter that has been deposited on my yard because of the proximity to the Metro has been staggering. Adding a lay-by with actual parking spots for parking would be even more problematic in regards to trash.

I am hoping the County and/or developer will be installing trash receptacles on their side of Woodland Drive in an effort to reduce the amount of trash left by cars dropping off Metro passengers, contractors waiting for rides, and so forth.

Thank you and I look forward to hearing from you.

- Brett Gellman

Attachment G - Community Correspondence

From: [Smith, Parker](#)
To: [Richard Simons](#)
Subject: RE: 9801 Georgia Avenue Question
Date: Thursday, October 12, 2023 12:03:00 PM

Hi Mr. Simons,

Thank you for your question.

Your reading of the Zoning Ordinance is correct. You are correct that unbundled parking, which is defined as parking that is sold/rented separately than the dwelling units themselves, allows the developer to provide fewer parking spaces if they so choose. In the case of the 9801 Georgia Avenue application, the Applicant is proposing 465 parking spaces that will serve the 390 dwelling units and 5,000 square feet of retail proposed on site. This number of spaces is within the range of spaces prescribed in the parking table in Section 6.2.4.B of the zoning code, which prescribes a minimum of 379 spaces and a maximum of 507 spaces. You are correct that the minimum number decreases when using the unbundled parking adjustment factor in 6.2.3.1.5, but it does not change the requirements placed on the developer because they already propose to exceed the minimum.

Please let me know if you have any further questions.

Thanks,

Parker Smith

Planner II

Montgomery County Planning Department
2425 Reedy Drive, Floor 14, Wheaton, MD 20902
parker.smith@montgomeryplanning.org
301-495-1327

From: Richard Simons <rjsimons84@yahoo.com>
Sent: Tuesday, October 10, 2023 11:15 PM
To: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Subject: 9801 Georgia Avenue Question

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

Good Evening Mr. Smith,

I have a quick question about required parking in the Montgomery County Zoning Ordinance which in turn relates to proposed parking amount at the 9801 Georgia Avenue development that you are lead reviewer on.

Based on my understanding of Section 6.2.3, Calculation of Required Parking/Paragraph I, Adjustments to Vehicle Parking/Subparagraph 5, Unbundled Residential Space if a developer proposes unbundled parking then they can use the baseline minimums in that table when calculating proposed residential parking. Asked another way, the developer, if it chooses, only needs to calculate using the baseline minimum and, once that number is known, is not required by the zoning ordinance to propose any further parking above that number for residential use. Proposing

Attachment G - Community Correspondence

unbundled parking for residential space essentially frees the developer to use the table of baseline minimums for its calculations should it choose.

Am I understanding the Ordinance correctly?

Any assistance you can provide on this is appreciated.

Thank you for your time.

Richard Simons
1809 Sherwood Rd

From: [Adam Lenarz](#)
To: [MCP-Chair](#)
Cc: [Smith, Parker](#); [Brockmyer, Richard](#); [Sanders, Carrie](#)
Subject: Improving Safety for Planning Application #120230160
Date: Saturday, October 14, 2023 4:08:23 PM

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

Hello,

I'm writing to express concern about the planned development near the Forest Glen Metro Station, application #120230160. I'm overall supportive of the development, but am concerned around the the traffic plan for Woodland. I live right on the corner of Woodland and Forest Glen (1809 Forest Glen Rd.) and have personally witnessed >10 accidents at the Woodland/Forest Glen intersection in the last 6 years since we've been here.

The core problem is that Forest Glen opens from 1 lane to 2-3 lanes right at this intersection. Vehicles pulling left onto Forest Glen from Woodland have almost no visibility of oncoming traffic moving East on Forest Glen. With the new development, and planned increase in traffic on Woodland, this will further increase the likelihood of a serious accident.

Please, could the committee consider:

- Eliminating the planned lay-by planned on Woodland
- Implementing traffic calming measures on Woodland
- Restrict Southbound Woodland traffic from turning Eastbound, at the very least during rush hours
- Improve the Georgia/Forest Glen intersection (including a dedicated left hand signal for Southbound Georgia traffic to turn Eastbound onto Forest Glen)
- Improve pedestrian access with sidewalks on Forest Glen North and elsewhere in the neighborhood

Thanks for reading,
Adam

Attachment G - Community Correspondence

From: [Anna Irving](#)
To: [Sanders, Carrie](#); [Smith, Parker](#); [Brockmyer, Richard](#)
Subject: Removing the 9801 Georgia Ave Garage Exit on Woodland Drive
Date: Wednesday, October 18, 2023 9:32:13 PM

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

Dear Development Review Committee,

This past Sunday, my heart was warmed as my fellow residents on Sherwood Rd gathered for our annual block party. Over homemade spinach dip, grilled chicken, and pasta salad, we caught up with old friends and welcomed the newest families, bonding over our shared interests and upbringing.

Coincidentally, the parking entrance/exit of the proposed development by JLB Realty at 9801 Georgia Ave is supposed to line up directly with Sherwood Road (crossing over Woodland Drive). I am extremely concerned about the overflow of traffic out of this development onto our street.

I understand that JLB has funded a traffic study that minimized our neighborhood's concerns. However, I am skeptical of this traffic study's conclusions given the obvious conflict of interest between JLB and the study administrator. There are grassroots fundraising efforts in place to organize an independently funded traffic study. To JLB Realty, the traffic study was a trivial administrative fee. However, relatively, for our neighborhood, it seems like an insurmountable fundraising effort. It is upsetting to think that the fate of this decision lies in the difference of our wallet sizes.

I ask you to review the proposed plans and visit the site yourself during morning rush hour. For the safety of our neighborhood pedestrians, **please mandate against the garage entrance/exit on Woodland Drive**. It is the only change I ask before being in full support of the development.

For reference, please see attached pictures of Forest Glen Rd during both the morning and evening commutes. Forest Glen Rd. gets backed up as far as the eye can see. Adding additional residents would make it impossible to turn out of Woodland Dr., creating an incentive for people to cut down Sherwood Rd.

Thank you for your consideration,
Anna Irving





Attachment G - Community Correspondence

From: [MONICA BRADFORD](#)
To: [Brockmyer, Richard](#)
Cc: [Dennis O'Brien](#); [Phillip Jakobsberg](#); [Folden, Matthew](#); [Smith, Parker](#)
Subject: RE: Update on the reviews for 9801 Georgia Avenue
Date: Friday, October 20, 2023 4:23:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Thank you so much for the quick response. I will get back to you next week if I have additional questions.
Have a good weekend,
Monica Bradford

On 10/20/2023 3:47 PM EDT Brockmyer, Richard
<richard.brockmyer@montgomeryplanning.org> wrote:

Monica,

Thank you for your interest in the project.

MCDOT and MDOT SHA have both completed their initial review of the TIS and provided comments back to the applicant's transportation consultant. My understanding is that the applicant is reviewing my comments and the other agency comments and will be submitting an updated TIS document. Unfortunately, I do not have a timeline on when that updated version will be submitted since that is up to the applicant. However, once we receive the updated TIS, we will review the revised TIS. The findings of the study must be accepted by each agency before the project can go to the Planning Board to seek entitlements. So, there may be another round of comments, or there may not be, depending on what is submitted. Before the project goes to the Planning Board, both MCDOT and MDOT SHA will provide a letter that will be included in the staff report, which is typically posted 10 days prior to the Planning Board date. This project has a tentative Planning Board date of December 21, 2023. However, this may change if the applicant requests an extension.

As for your question on who is reviewing the TIS from the other agencies, the primary contact at MDOT SHA is Kwesi Woodroffe, although multiple people within the agency review the document and provide comments. At MCDOT the primary contact is Deepak Somarajan.

Please let me know if you have any further questions. I believe Parker will be back on Monday and he can also respond to any additional questions or concerns you may have.



Richard Brockmyer, AICP

Transportation Planner III

Montgomery County Planning Department

2425 Reedie Drive, Floor 13, Wheaton, MD 20902

richard.brockmyer@montgomeryplanning.org

o: 301-495-4526



From: Monica Bradford <bradfords2@comcast.net>
Sent: Friday, October 20, 2023 11:35 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>
Cc: Dennis O'Brien <Dennyob58@aol.com>; Phillip Jakobsberg <pjakobsberg@gmail.com>
Subject: Fwd: Update on the reviews for 9801 Georgia Avenue

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

Dear Mr. Folden and Mr. Brockmyer:

I have received an out-of-the office email from Mr. Smith so I am forwarding this email to both of you. My apologies, Mr. Brockmyer, for spelling your name incorrectly in the original email.

I would appreciate your help with my questions below. I look forward to hearing from you.

Sincerely,

Monica

Begin forwarded message:

From: Monica Bradford <bradfords2@comcast.net>

Subject: Update on the reviews for 9801 Georgia Avenue

Date: October 19, 2023 at 5:16:25 PM EDT

To: richard.brockmeyer@montgomeryplanning.org,
parker.smith@montgomeryplanning.org

Cc: Dennis O'Brien <Dennyob58@aol.com>, Phillip Jakobsberg
<pjakobsberg@gmail.com>

Dear Mr. Smith:

I am writing to inquire if additional reviewer comments are available for the Preliminary Plan for 9801 Georgia Avenue. The document containing the reviewer comments that is posted on the DAIC is dated September 8, 2023. I believe during the September 12th meeting of the DRC with the developer a statement was made that reviews from the SHA and MCDOT were not complete but would be finished in mid-October. Have those reviewer comments been submitted? If so, when will they be made available to the public?

I note that Mr. Brockmeyer is listed as the reviewer for Area Transportation and that no name is listed as the SHA reviewer. In addition, MCDOT is not listed as a reviewer on the first page of Department Review Status from September. I was somewhat surprised not to see MCDOT listed as assessment of the conclusions of the LATR document from Lenhart Traffic Consultants is central to determining if one of the conditions of the Sketch Plan approval has been addressed adequately. Is MCDOT reviewing the traffic study? If so, will that review be available? If not, how will the conclusions of the traffic study be assessed?

I'm happy to discuss these points in a phone conversation if that would be useful. I look forward to hearing from you.

Sincerely,
Monica M. Bradford

9807 FOREST GROVE DR
301-254-8189

From: [Andrea Dunathan](#)
To: [Sanders, Carrie](#); [Smith, Parker](#); [Brockmyer, Richard](#)
Subject: in support of planned development at 9801 Georgia Ave, Silver Spring
Date: Friday, October 27, 2023 2:52:38 PM

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

Hi DRC members,

My name is Andrea Dunathan and I live at 1709 Sanford Rd, Silver Spring MD 20902. I've been receiving a lot of flyers from local groups opposing the proposed development at 9801 Georgia Ave, which spurred me to write in support of the project. As our county grows rapidly in population, infill development makes good sense. The proposed location is underutilized at present and is the perfect location for multi-family housing due to its proximity to the metro station and bus stops as well as beltway access. I look forward to having a local cafe or similar community gathering space on the site, with indoor/outdoor seating and perhaps a small park or other pleasant green space, that I can walk to. I do have some concern about traffic since the intersection of Georgia & Forest Glen Road is already overburdened, so I hope that traffic can be routed smartly to north- and south-bound Georgia Ave. I appreciate the work you're doing and I hope this project proceeds.

Thanks, Andrea Dunathan

Attachment G - Community Correspondence

From: [Eric Brenner](#)
To: [Smith, Parker](#); carrie.sanders@montgomeryplanning.gov; [Brockmyer, Richard](#)
Cc: Councilmember.Fani-Gonzalez@montgomerycountymd.gov
Subject: 9801 Georgia Ave., proposed development
Date: Sunday, October 29, 2023 6:45:03 PM

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

TO: Carrie Sanders, Parker Smith, Richard Brockmyer

I've commented previously on the proposed development at 9801 Georgia Ave., mostly in favor, particularly with the most recent modifications, and the caveat that the construction of the Forest Glen Metro tunnel feels absolutely critical to the success of the development AND to providing something of value (safety wise) to the existing neighborhood.

I'm reluctant to weigh in yet again, but have seen an uptick in activity from those opposed to allowing any access to the development via Woodbine Ave. Demanding that the only entrance/exit be on Georgia Ave. feels like a de-facto way of hoping to kill the development.

This isn't to say that concerns about increased traffic in the neighborhood, and a reduction in bike/pedestrian safety, are unfounded.

The developer (who has been less than impressive in some of the public meetings) has reluctantly reduced the number of proposed parking spaces, but still seems to think that apartments at this location without parking will not be attractive. This feels like it is based on outdated thinking (both pre-COVID and maybe based on other projects that are not adjacent to a metro stop). Additional reductions in the number of parking spaces, as a way of reducing traffic concerns of neighbors, while still allowing for access from Woodbine Ave., feels like a compromise that might get this project across the finish line.

Eric Brenner
1610 Sanford Rd.

cc Councilmember Fani-Gonzalez; thank you for attending the recent meeting on bike/pedestrian safety at the Wheaton Recreation Center. Your history with the planning board, and your current position on the county council (and thus is a better position to ensure that the WMATA/Forest Glen tunnel is completed along with the 9801 Georgia development) puts you in a position where you can get the compromises needed to show that Montgomery County is capable of actually building new housing that is consistent with the master plan, while still taking into account legitimate safety concerns of long-time neighbors.

From: [Martha Jenkins](#)
To: [Smith, Parker](#)
Subject: 9801 Georgia Ave Development Project
Date: Sunday, October 29, 2023 9:54:31 PM

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

Dear Mr. Smith,

As a life long resident of the Forest Grove neighborhood (79 years) which adjoins the development project, I understand that progress and change are important. However under the present plans, our community would be devastated by the traffic that this apartment will bring to our narrow streets. I live on the corner of Forest Grove Dr. and Myrtle Rd. When two cars are parked across from each other, on many occasions I have answered a blaring horn beeping because a truck, bus etc. could not pass through the tight space. A car would have to be moved in order for large vehicles to pass. Our streets were designed in the late 1930's and they are very narrow. Please keep too much traffic from causing accidents and safety issues on our streets by not allowing cars to exit the development onto Woodland Dr. Our neighborhood's sanity, peace, value, and safety is in your hands.

Sincerely,
Martha Jenkins
9806 Forest Grove Drive
Silver Spring, MD. 20902

DM

Modified on: 11/16/2023 9:12 PM

Email from:   David Miller Closed



Plan application #120230160 and site plan application #820230130

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

Greetings, I'm emailing regarding the pending preliminary plan application #120230160 and site plan application #820230130.

I support the development and entrance on Woodland Dr only WITH reductions in parking, bike/ped safety improvements, sidewalks on Woodland, Sherwood, and Myrtle, raised crosswalks, and other necessary safety improvements. As planned the number of units and parking spaces is not compatible with our neighborhood.


Thank you, David Miller

9812 Dameron Dr, Silver Spring, MD 20902

Modified On: 11/16/2023 9:12 PM

View less



Case:  Plan application #120230160 and site plan application #820230130



Hello Matthew, Parker, and Amy.

I've attached here our draft letter from FOSC to the Planning Board about the woodland at 9801 Ga. Ave.

It's been suggested that we run this letter past you for any comments or recommendations you can offer to make the letter as effective as possible. As the letter states, we're aware that you are working with the developer to revise their proposal, so it's possible that some of our points can be updated before sending. One easy question:

Which documents should we attach: (a) notice of application, (b) tree variance request, (c) FCP, (d) Sketch Plan, (e) any others?

Thanks in advance for your help.

-- Michael

Michael Wilpers
Advocacy Committee
Friends of Sligo Creek
[Home - Friends of Sligo Creek](#)

[insert logo]

Friends of Sligo Creek
P. O. Box 11572
Takoma Park, MD 20913

December X, 2023

Artie Harris, Chair
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902
MCP-Chair@mnccppc-mc.org

Dear Chair Harris:

I am writing on behalf of the Board of Directors of the Friends of Sligo Creek (FOSC) to express our opposition to the Forest Conservation Plan (FCP) submitted to the Planning Department as part of the developer's application for the site at 9801 Georgia Avenue (M-NCPPC File Number F20240040). While FOSC generally supports dense residential development near public transit, it need not force the county to destroy valuable green infrastructure at the same time.

The site at 9801 Georgia Avenue currently features a 1.25-acre woodland that the FCP would cut down in its entirety, 55 trees (plus shrubs and wildflowers) to be replaced by a narrow buffer with sidewalk and 12 planted young trees between the building's north edge and neighboring homes (Sketch Plan, p. 14). We argue that the woodland should be preserved (and improved by removal of invasive trees and vines) so that the county can honor its laudable public commitment to addressing the global climate crisis. An aerial photo of the site, showing the woodland, is inserted at right.



Figure 1: 9801 Georgia Avenue Sketch Plan No. 320230020
(Montgomery Planning, 3/20/2023)

We are aware that the developer is working with staff at the Planning Department to significantly revise their initial proposal for the site, including the Forest Conservation Plan. We look forward to reviewing the new plan upon completion.

The 2020 Sector Plan governing this site calls for “**increased biodiversity and habitat protections, including improved tree canopy**” (3.1.7 Forest Glen Medical Center, pp. 74-75). These priorities fully mesh with the county’s 2021 Climate Action Plan (CAP) and its public commitment to “enhance the wide array of benefits” from “**nature-based solutions, including forest, meadow, and wetland ecosystems, greenspaces, and trees.**” The CAP commits the county to “work across sectors and integrate nature-based solutions [to] support and implement policies and strategies for land conservation [and] **retain, increase, and restore terrestrial ecosystems including forests, meadows, wetlands, green spaces, and urban trees**” (CAP, p. xvii).

Unfortunately, the Sector Plan confuses its intentions by also stating that the developer should be given “maximum flexibility . . . for providing an area of equal environmental benefit” to the woodland. Given the proposed hardscape footprint of the development, there is no space even remotely close to that necessary to provide “equal environmental benefit” elsewhere on the site. In addition to its 55 trees, the woodland also supports a generous shrub layer; a ground layer of wildflowers, grasses, and ferns; and deep woodland soil, none of which can be replicated by planting. The FCP therefore clearly fails to prioritize the “increased biodiversity and habitat protections” stipulated by the Sector Plan.

The veracity of the developer’s original FCP is further compromised by the multitude of errors it contains with regard to the nature of the woodland itself, which should cause the county to doubt all aspects of the FCP: (1) It describes the woodland as encompassing only a third of its actual size (0.43 acres compared to the 1.25 acres stated in the county’s Sector Plan, a size easily confirmed using Google Maps); (2) it mis-identifies all of the Japanese Pagoda trees as Yoshino Cherries; (3) it lists a large elm as Slippery Elm (a species that does not grow naturally in the Sligo watershed) when it is an American Elm, an identification obvious from the bark, even in winter; (4) it lists for removal a significant Tulip-tree citing that it is endangered by vines, when it is actually free of any vines; (5) it lists the proliferating vines on the site as native Eastern Poison Ivy when most of them are invasive Winterberry; and (6) it justifies the removal of significant Black Locust trees on the basis that they are “dead” or “1/2 dead,” which ignores the tremendous value of older trees to wildlife, such as cavity nesting woodpeckers, chickadees, and titmice, and mammals like opossums and squirrels, as well as insects and the birds that eat them.

Adjustments to the developer’s plan would allow the woodland to be preserved. The north-south footprint of the building can be reduced and therefore (a) reducing the number of housing units or (b) raising the building height to maintain the same occupancy level. The former solution

would have the added benefit of lowering the local traffic impact of the development, a major concern of the neighborhood.

For all these reasons, Friends of Sligo Creek urges the Planning Board to reject the current Forest Conservation Plan as inimitable to the Sector Plan's clear priority for enhancing habitat quality and forest cover and the CAP's visionary commitment to nature-based solutions to the climate crisis.

Sincerely,

Elaine Lamirande
President
email: president@fosc.org

cc: Matthew Folden (Montgomery Planning Department)
Parker Smith (Montgomery Planning Department)
Amy Linsdey (Montgomery Planning Department)
Natali Fani-González (Montgomery County Council)

From: [Mcfranco2000](#)
To: [Smith, Parker](#)
Subject: 9801 Georgia Avenue
Date: Sunday, January 21, 2024 6:48:02 AM

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

Hello Mr. Smith,

I am writing to you to express my concern over allowing an entrance onto Woodland Drive from the planned development at 9801 Georgia Avenue.

I live at Forest Glen and Dameron Drive and during rush hour I see the cars backed up from the light at Georgia Avenue all the way up Forest Glen Road past Dameron. There is simply no more available space on this road for additional traffic, especially given the fact that we need to keep traffic moving so that ambulances can make it to the hospital.

Additionally, adding a huge volume of additional traffic to small residential streets in the Forest Grove and Forest Estates neighborhoods is going to make these streets much less safe for neighborhood pedestrians and children.

Traffic from this new development should be funneled onto Georgia Avenue which, while already over capacity, at least is designed to handle large volumes of traffic.

Thank you,
Heidi McAllister
1601 Forest Glen Road

Attachment G - Community Correspondence

From: [Lindsey, Amy](#)
To: [Smith, Parker](#)
Subject: FW: Traffic Concerns Regarding 9801 Georgia Ave Plan
Date: Monday, January 22, 2024 9:06:18 PM

FYI

From: Anna Irving <anna.c.irving@gmail.com>
Sent: Monday, January 22, 2024 8:09 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: Re: Traffic Concerns Regarding 9801 Georgia Ave Plan

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

Hello,

Following up on my email from this past December regarding safety concerns regarding the 9801 Georgia Ave development by JLB Realty, I wanted to share [this video](#) that our neighborhood association created summarizing our concerns about the traffic flow. The safety of our neighbors and children are at risk. I am wary that the voices of individuals who are most affected most on a day-to-day basis are overpowered by the wealth of real estate developers. Could you please help me share this video with the decision-makers regarding this matter?

Thank you again,
Anna Irving
1815 Sherwood Rd, Silver Spring, MD 20902

On Wed, Dec 14, 2022 at 6:08 PM Anna Irving <anna.c.irving@gmail.com> wrote:

To Whom It May Concern:

I'm writing with my individual opinion and concerns about the proposed JLB development at 9801 Georgia (Forest Glen Medical Center).

1) Increased congestion

Please see attached pictures of Forest Glen Rd during both the morning and evening commutes. Forest Glen Rd. gets backed up as far as the eye as see. Adding additional residents would make it impossible to turn out of Woodland and create back-ups. The "solution" explained during the community meeting is to have two dedicated lanes turning north onto Georgia. However, this does not alleviate any concerns because all these cars are waiting to turn south to get onto the Beltway 495.

2) Dangerous neighborhood through-traffic

Attachment G - Community Correspondence

As Woodland Drive gets backed up, drivers are going to drive through the Forest Glen neighborhood (Myrtle Rd. and Sherwood Rd.). These are NARROW neighborhood streets without sidewalks, where children and young families are frequently walking. We must foresee and prevent the tragedy that is inevitable when frustrated drivers from this new development are trying to get out.

My recommended changes to building plans:

- Remove garage entrance/exit onto Woodland Drive
- Reduce the number of residential units **and** scale of building (too many floors, footprint is too large)
- Reduce number of parking spots
- Increase green space accessible for public use
- Increase retail space and decrease number of residential units to reduce rush hour traffic from residents leaving for and returning from work. Higher retail rent and taxes on business will hopefully make this change budget neutral.
- Prioritize development of tunnel (or pedestrian bridge) to cross Georgia Ave safely to Forest Glen metro stop
- Remove “kiss and ride” section on Woodland Drive

We recently moved to the neighborhood and hope the county makes the right decision to keep the Forest Glen neighborhood safe!

Thank you for your service to our county,
Anna Irving

Attachment G - Community Correspondence

From: [Sanders, Carrie](#)
To: [Smith, Parker](#); [Folden, Matthew](#)
Subject: FW: Petition Opposing Woodland Dr. entrance to Proposed Development at 9801 Georgia Avenue (Preliminary Plan No. 120130160 and Site Plan No. 820230130)
Date: Friday, January 26, 2024 4:44:40 PM
Attachments: [Community Letter re 9801 Georgia Ave MoCo Planning Board 01.26.2023.pdf](#)
[Petition Opposing Woodland Entrance.pdf](#)
[Signatures to Petition 01.26.2023.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Harris, Artie <Artie.Harris@mncppc-mc.org>
Sent: Friday, January 26, 2024 4:30 PM
To: Sartori, Jason <Jason.Sartori@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Subject: FW: Petition Opposing Woodland Dr. entrance to Proposed Development at 9801 Georgia Avenue (Preliminary Plan No. 120130160 and Site Plan No. 820230130)

FYI. Also don't recall if this is Elza's or Carrie's territory.

Artie



Artie L. Harris

Chair

Montgomery County Planning Board
2425 Reedie Dr, 14th Floor, Wheaton, MD 20902

MCP-CHAIR@mncppc-mc.org
o: 301.495.4628



From: Nandini Arunkumar <nandini.arunkumar@gmail.com>
Sent: Friday, January 26, 2024 3:59 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; Harris, Artie <Artie.Harris@mncppc-mc.org>; Pedoeem, Mitra <Mitra.Pedoeem@mncppc-mc.org>; Linden, Josh <Josh.Linden@mncppc-mc.org>; Hedrick, James <James.Hedrick@mncppc-mc.org>; Bartley, Shawn <Shawn.Bartley@mncppc-mc.org>
Cc: Marc Elrich <Marc.Elrich@montgomerycountymd.gov>;
Councilmember.Glass@montgomerycountymd.gov; Fani-Gonzalez's Office, Councilmember <Councilmember.Fani-Gonzalez@montgomerycountymd.gov>;
Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Balcombe@montgomerycountymd.gov;
Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Luedtke@montgomerycountymd.gov;

Attachment G - Community Correspondence

Councilmember.Mink@montgomerycountymd.gov;
Councilmember.Sayles@montgomerycountymd.gov;
Councilmember.Stewart@montgomerycountymd.gov; Phillip Jakobsberg <pjakobsberg@gmail.com>;
Robert G <georgetown02@gmail.com>; Abigail Sztejn <Abigail.rosalind@gmail.com>; Pam Stanziani
<pam_stanziani@yahoo.com>; Monica Bradford <bradfords2@comcast.net>; Hathway, John J.
<jhathway@wtplaw.com>; Dennis O'Brien <dennyob58@aol.com>; Mickey Manuel
<mickeymanuel@gmail.com>

Subject: Petition Opposing Woodland Dr. entrance to Proposed Development at 9801 Georgia Avenue
(Preliminary Plan No. 120130160 and Site Plan No. 820230130)

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

Dear Chairman Harris and Planning Board Commissioners,

Please accept the attached letter, petition opposing the Woodland Dr. Entrance and citizen's signatures into the record of proposed development at 9801 Georgia Avenue (Preliminary Plan No. 120130160 and Site Plan No. 820230130).

Respectfully,
Nandini Arunkumar
1821 Sherwood Road

Phillip Jakobsberg
1709 Belvedere Blvd

cc:
Marc Elrich, Montgomery County Executive
Montgomery County Council

January 26, 2024

Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive
14th Floor
Wheaton MD 20902

CC:
Montgomery County Planning Board
Marc Elrich, Montgomery County Executive
Montgomery County Council

Re: Proposed Development at 9801 Georgia Avenue
Preliminary Plan No. 120130160 and Site Plan No. 820230130

Dear Chairman Harris and Commissioners,

We are residents of the Forest Estates and Forest Grove neighborhoods and are writing to express our opposition with the planned development as presently proposed. We are writing to ask for your help in having our voices - the community's voice heard.

At the outset and as we have stated in previous letters, we want to acknowledge that there are potential positives from properly planned and properly sized improvements to that site which is situated directly across from the Forest Glen Metro station. However, the current plan is to build a 390 rental unit apartment building with 455 parking spaces with a primary exit for the 455-car garage on Woodland Drive. This we believe does not conform to the vision laid out for this site in the Forest Glen / Montgomery Hills Sector Plan.

The community has had and continues to have several concerns with the lack of conformance of this development to the Sector Plan, including amongst others:

- Location of the primary entrance to the development on Woodland Drive
- Excessive number of parking spots for a development that is less than 1000 ft from a Metro Station
- Design of the development as a tall, monolithic building spread across 2 city blocks that is not compatible in size and scale with the existing residential neighborhood of single family homes
- Clear cutting and removal of all (over 1 acre) trees and remnant forest on the site
- Refusal to comply with affordable housing targets set forth in the Sketch Plan

Concerns and Opposition to Entrance on Woodland Drive

Our biggest concern and point of opposition has been and continues to be the location of a primary entrance to the development on Woodland Drive and the resulting traffic and safety issues for the neighborhood. Woodland Drive is a "secondary residential road" and designated to be a Neighborhood Greenway in the Forest Glen/Montgomery Hills Sector Plan. Introducing a full-movement entrance where none currently exists, onto this neighborhood road, will have significant detrimental effect on traffic and hence the safety of our neighborhood. In addition, we also question the need for 455 parking spaces in a building across from a Metro Station and numerous bus routes.

The proposed full-movement entrance and loading dock will allow the new residents of 9801 Georgia Avenue and service/delivery/trash trucks to enter and exit the development from all directions from Woodland Drive. We strongly believe this will result in:

- **Safety hazards for children & commuters** walking and biking to school and Metro.
- **Decreased safety on neighborhood roads** as the new residents take alternate routes and cut through our neighborhood on the narrow neighborhood streets to avoid delays on Woodland Drive.
- **Increased vehicle traffic volume** which is the opposite of giving priority to walking and biking as is appropriate for a Neighborhood Greenway.
- Serious delays for residents trying to exit our neighborhood, **worsening congestion** and making the intersection of Woodland Drive at Forest Glen Road more dangerous.

Background and History:

Since September 2022 when we were made aware of the proposed development, the Community has actively voiced its opposition to multiple facets of the project. The Planning Board received over 400 pages of letters from the community (attached) with over 85% in opposition to the Sketch Plan that was proposed by the developer. In March of 2023, the Planning Board held a public hearing for the approval of the Sketch Plan. Over 25 people from the community testified, again with an overwhelming majority opposed to the development.

Per the Resolution passed by the Planning Board approving the Sketch Plan ([9801-Georgia-Ave-Sketch-Plan-No-320230020-MCPB-No-23-027](#)), the Board stated that, “*Vehicular access on Georgia Avenue is preferred.*” and that “*Vehicular access on Woodland Drive may be permitted by the Planning Board at the time of the Preliminary Plan based on an operational traffic study of the site access point*”. Pursuant to the Planning Board’s instructions, the developer submitted a traffic study report. As one could reasonably expect from a study funded by a biased party, it concluded that the Woodland Drive entrance was needed and that it would have a minor impact on our neighborhood. We strongly disagree with many of the assumptions, methods, and conclusions of this traffic study.

After the traffic report was published, we attempted to set up meetings with the responsible County and State transportation officials. Our intent was to better understand what the study means (none of us have a background in traffic engineering), and to better understand how the study meshes with our real-world, lived experiences. We have received no responses to repeated attempts. We have been forced to hire a traffic consultant to help us understand this report, run our own “traffic experiment” simulating cars exiting on Woodland Drive and have showed that the conclusions of the developer’s traffic study are biased. Please watch the short summary of our traffic experiment [here](#).

Over the course of this process, one thing has become clear - our concerns are being ignored by all stakeholders: the developer, the Planning Board and the county and state transportation officials and our elected representatives. To many of us living here, the design, layout and details of the development seem to be a foregone conclusion - something the County and developer have agreed to without our input. But given the massive impact of this development on our neighborhood and on the safety of our streets, we need a voice in the process.

We, the existing community, matter. Our neighbors’ voices matter. Our families’ voices matter. The Planning Board and our elected representatives should respect and protect those voices. As Commissioner Bartley from the County Planning Board forewarned when declining to approve JLB’s sketch plan application, “there’s a perception that we don’t listen to the community.” That is exactly what is happening – on multiple levels.

Attachment G - Community Correspondence

We want our concerns to be represented and taken seriously before this process goes any further. Toward that end, we implore you as the Planning Board to understand the serious concerns and focused opposition that have been voiced by the community based on our lived experiences and deny the entrance on Woodland Drive.

We include with this letter, a petition opposing the Woodland entrance with signatures from over 290 residents in the immediate neighborhood and ask for your help in denying this entrance.

Thank you,
Voices of Forest Estates
Forest Grove Citizens Association

Signed

Nandini Arunkumar
1821 Sherwood Rd
Secretary, Forest Grove Citizens Association

Phil Jakobsberg
1709 Belvedere Blvd
Resident, Forest Estates

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/7/2023 8:04:42	Phillip	Jakobsberg	1709 Belvedere Blvd	pjakobsberg@gmail.com	Yes	
11/7/2023 8:07:37	Monica	Bradford	9807 Forest Grove Rd	monicabradford6@gmail.com	Yes	
11/7/2023 9:35:43	Nandini	Arunkumar	1821 Sherwood Rd	nandini.arunkumar@gmail.com	Yes	
11/15/2023 17:33:57	Rachel	Rushforth	1817 Tilton Drive	rachel.rasband@gmail.com	Yes	Yes
11/15/2023 17:38:45	Behrooz	Ghoraishi	10017 Woodland Drive	beh12rooz@gmail.com	Yes	Yes
11/15/2023 17:56:31	Lisa	Moreau	1609 Myrtle Road	moreaus@gmail.com	Yes	Yes
11/15/2023 18:08:16	Karen	Hathcock	1705 Sherwood Rd	Ksh20902@gmail.com	Yes	Yes
11/15/2023 18:16:06	Teresa	Driskell	1801 Sanford Rd.	driskelltw@aol.com		Yes
11/15/2023 18:16:47	Michael	Driskell	1801 Sanford Rd.	Tiredhungrybroke@aol.com	No	Yes
11/15/2023 18:21:39	Susan	Carr	1803 Sanford Rd	sundancesue@gmail.com	No	No
11/15/2023 18:22:11	John	Lee	1706 Sanford Rd.	Johnlee48@comcast.net	Yes	Yes
11/15/2023 18:22:31	Matthew	Grussing	1618 Belvedere Boulevard	matthew.grussing@gmail.com	Yes	Yes
11/15/2023 18:28:56	Paul	Zovko	10312 Folk Street Silver Spring, MD	pzbcc@aol.com	Yes	Yes
11/15/2023 18:45:49	Elizabeth	Scott	1602 Sherwood Rd	elizabetho.scott@gmail.com	Yes	Yes
11/15/2023 18:48:32	Caroline	Hanover	1805 Forest Glen Rd	carolinehanover@yahoo.com	Yes	Yes
11/15/2023 18:48:55	Robert	Garagusi	1804 Sherwood Rd	rgaragusi@bancstarmortgage.com	Yes	Yes
11/15/2023 18:49:44	Jennifer	Chorpening	1711 Forest Glen Rd	Chorpie1@hotmail.com	No	Yes
11/15/2023 18:55:12	Erin	Gajarsa	1702 Myrtle Road	Erin.ortolan@gmail.com		Yes
11/15/2023 18:56:49	Nathanael	Green	1602 Sherwood Rd	nathanaelgreen@msn.com	Yes	Yes
11/15/2023 19:18:11	Lisa	Moreau	1609 Myrtle Road	moreaus@gmail.com	Yes	Yes
11/15/2023 19:31:25	Rebecca	Vogel	1814 Tilton Dr	beccavogel@gmail.com	No	Yes
11/15/2023 19:38:14	Catherine	O'Brien	9810 Forest Grove Drive	cso9810@aol.com	Yes	Yes
11/15/2023 19:43:56	Steve	Pomponi	1607 Brisbane St	SRPOMPONI@NETSCAPE.NET	No	Yes
11/15/2023 19:53:47	Michelle	McLean	1700 Sherwood Rd	ephesians688@gmail.com	No	Yes
11/15/2023 19:54:44	Barbara	Sanders	1621 Sherwood Rd	basanders01@gmail.com	No	Yes
11/15/2023 19:55:54	Sarah	Summerlin	1725 Cody Drive	sarahesummerlin@gmail.com	Yes	Yes
11/15/2023 20:08:47	Mitzi	Kelley	1705 Sanford Road	mmcgkelley@aol.com	Yes	Yes
11/15/2023 20:10:22	Amy	Mitchell	1800 Sherwood Rd.	Amy.mitchell92@gmail.Com	Yes	Yes
11/15/2023 20:15:29	Jim	Sandiford	1805 Forest Glen Road, Silver Spring	jimsandiford@gmail.com	Yes	Yes
11/15/2023 20:17:31	Candace	Campbell	1610 Myrtle Rd	bccc59@hotmail.com	Yes	Yes
11/15/2023 20:22:35	Whitney	Warren	9808 Dameron Drive	Wmwdad99@yahoo.com	Yes	Yes
11/15/2023 20:23:39	Christopher	Bort	1706 Myrtle Rd, Silver Spring, MD 20902	chrisbort@gmail.com	No	Yes
11/15/2023 20:27:07	Donna	Rinaldo	1610 Brisbane St. Silver Spring MD	drinaldo40@gmail.com	No	Yes
11/15/2023 20:39:57	Naomi	Mulligan Kolb	9801 Forest Grove Dr	nkmulligan@gmail.com	No	Yes
11/15/2023 21:05:11	Brad	Christie	1610 Myrtle Rd	bccc59@hotmail.com	Yes	Yes
11/15/2023 21:20:20	Mike	Sidorov	1804 Myrtle Rd	msidorov1@gmail.com	No	Yes
11/15/2023 21:44:05	Mike	Krause	10306 Julep Avenue	mikekrause@erols.com	No	Yes
11/15/2023 21:52:29	Edward and Martha	Jenkins	9806 Forest Grove Drive	EandMJenk@msn.com	Yes	Yes
11/15/2023 22:31:10	Dennis	O'Brien	9810 Forest Grove Drive, Silver Spring	dennyob58@aol.com	Yes	Yes
11/15/2023 22:41:09	Kim	Levone	1704 Sherwood Road Silver Spring	kim.levone@gmail.com	Yes	Yes
11/15/2023 22:45:13	Caroline	Garagusi	1804 Sherwood Rd	carolinegaragusi@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/15/2023 23:01:38	Nandini	Arunkumar	1821 Sherwood Rd	nandini.arunkumar@gmail.com	Yes	Yes
11/15/2023 23:28:06	Richard	Simons	1809 Sherwood Road	rjsimons84@yahoo.com	Yes	Yes
11/16/2023 0:06:58	Oliver	Pagan	1704 sanford rd ss md 20902	Opagan1@verizon.net	Yes	Yes
11/16/2023 3:22:28	Paul	OBrien	9804 Dameron Drive	obrienp44@gmail.com	No	Yes
11/16/2023 5:16:10	Brenda	Lorenzo	1708 Tilton Drive Silver Spring, MD 2	Brendalorenzo516@yahoo.com	No	Yes
11/16/2023 7:16:20	Mary Catherine	Mindling	1809 Sanford Rd	cmindling@gmail.com	Yes	Yes
11/16/2023 7:17:38	Barbara	O'Brien	9804 Dameron Drive	bmob69@verizon.net	No	Yes
11/16/2023 7:28:36	Carole	Tomayko	1631 Belvedere Blvd	tomaykoc@hotmail.com	Yes	Yes
11/16/2023 7:33:37	Deryl	Davis	9808 Dameron Drive	derylandrewdavis@gmail.com	Yes	Yes
11/16/2023 7:34:40	Stephen	Haykin	1619 Sherwood Rd, Silver Spring, M	Smhaykin@gmail.com	Yes	Yes
11/16/2023 7:52:07	Becca	Knox	1638 Belvedere Boulevard	Neccabox@gmail.com	Yes	Yes
11/16/2023 8:17:44	Khin	Brody	1812 Sanford Road	khin.brody@gmail.com	No	Yes
11/16/2023 8:27:35	Peggy and Chuck	Kullberg	306 Timberwood Ave Silver Spring, M	Kullberg@verizon.net	Yes	Yes
11/16/2023 8:34:16	Wendy	Rainey	1811 Myrtle Road, Silver Spring, MD	oakviewgirl1500@gmail.com	Yes	Yes
11/16/2023 8:36:50	Zelda	McBride	1426 Woodman Avenue	zmcbride@starpower.net	No	No
11/16/2023 8:47:27	Frances	Hanley	1717 Cody Dr	Franciegal@aol.com	No	Yes
11/16/2023 8:50:17	Deborah	Williams	9900 Woodland Drive, Silver Spring,	williams.deboraha@gmail.com	Yes	Yes
11/16/2023 9:12:00	Daniel	Chapman	10201 Forest Grove Drive, Silver Sp	chapman20002@gmail.com	Yes	Yes
11/16/2023 9:14:11	Amelia	Kinter	1611 Sherwood Road, Silver Spring,	amelia.kinter@gmail.com	Yes	Yes
11/16/2023 9:24:48	Brett	Gellman	1812 Myrtle Road	bjgellman@gmail.com	Yes	Yes
11/16/2023 9:35:08	Sandra	Marquardt	1636 Brisbane Street, Silver Spring,	smarquardt2@gmail.com	Yes	Yes
11/16/2023 10:02:14	Tom	Davis	1704 Myrtle Rd	Tdavis_e@msn.com	Yes	Yes
11/16/2023 10:40:18	John	Saville	9909 Dameron Drive	jhn.saville@gmail.com	No	Yes
11/16/2023 11:10:09	Tanya	Olson	9822 Woodland Drive	tanya.olson33@gmail.com	Yes	Yes
11/16/2023 11:49:13	Chris	Lowther	1719 Dublin Drive	clowther06@gmail.com	Yes	Yes
11/16/2023 12:15:44	Donna	Diamante	1614 Sherwood Road	donnadiamante@aol.com	Yes	Yes
11/16/2023 12:31:20	Matthew	Dean	9900 Woodland Drive	matthew.dean208@gmail.com	Yes	Yes
11/16/2023 13:28:06	Miriam	Davidson	1604 Myrtle Road	thedavidsons@outlook.com	Yes	Yes
11/16/2023 14:06:27	Edson	Perez	1716 Tilton Drive silver Spring MD 2	edson@profish.com	Yes	Yes
11/16/2023 14:18:00	Linda	Nemec	1706 Myrtle Road	lindanemec@gmail.com	Yes	Yes
11/16/2023 15:03:59	Elizabeth	Peters	1714 Tilton Drive	Estocum@gmail.com	No	Yes
11/16/2023 15:08:27	Stephanie	Steele	1707 Cody Drive	steele0722@gmail.com	No	Yes
11/16/2023 16:20:44	Anne	Gregal	1814 Sherwood Rd	anne.gregal@gmail.com	Yes	Yes
11/16/2023 16:57:27	Allan	Jaworski	1601 Cody Drive, Silver Spring, MD	allan.jaworski@gmail.com	No	Yes
11/16/2023 17:52:06	Dawn	McCann	1707 Sherwood Road Silver spring M	dawnmccann@gmail.com	Yes	Yes
11/16/2023 18:11:22	Linda and Jack	Taylor	1703 Sherwood Road	j_and_l_taylor@yahoo.com	No	Yes
11/16/2023 19:07:42	Michael	Miller	1807 Sherwood Road	Michaelmiller1949@gmail.com	No	Yes
11/16/2023 19:33:56	Eileen	Kraus-Jakobsberg	1709 Belvedere Blvd	ejakobsberg@gmail.com	No	Yes
11/16/2023 19:44:22	Deborah	Winn	1601 Cody Drive	debbiewinn2@gmail.com	Yes	Yes
11/16/2023 20:59:11	Geoffrey	Irving	1815 Sherwood	girving143@gmail.com	Yes	Yes
11/16/2023 21:23:42	Naomi	Walker	1812 Tilton Dr	naomiawalker@gmail.com	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/16/2023 21:51:57	Molly	Holden	1820 Tilton Dr	M.33.Holden@gmail.com	No	Yes
11/16/2023 21:52:50	Dawn	Vest	1807 Belvedere Blvd	Dvest3@gmail.com		Yes
11/16/2023 21:58:12	Sara	Cartmill	1601 myrtle road	Saracartmill@gmail.com	No	Yes
11/16/2023 22:01:40	David	Lott	1601 Myrtle Rd	daveglott@gmail.com	Yes	Yes
11/17/2023 7:55:25	Aaron	Rising	1607 Myrtle Rd	aaron.rising@gmail.com	Yes	Yes
11/17/2023 8:19:59	Thomas	Phelps	1811 Sherwood Rd	phelpst28@gmail.com		Yes
11/17/2023 9:14:20	Sean	Smith	1735 Dublin Drive	stsmith42@yahoo.com	No	Yes
11/17/2023 10:34:55	Oliver	Pagan	1704 sanford rd	Opagan1@verizon.net	Yes	Yes
11/17/2023 12:09:06	Meghan	Maskew	1513 Sanford Road	meghanmaskew@gmail.com	Yes	Yes
11/17/2023 12:10:38	Tisha	Cherry	9908 Forest Grove Drive	talktotisha@gmail.com	Yes	Yes
11/17/2023 12:59:12	Tamara	Sidorov	1804 Myrtle Road	tamarajoy6@gmail.com	No	Yes
11/17/2023 13:48:05	Eliza	Davis	9808 Dameron Drive	elizamwdavis@gmail.com	No	Yes
11/17/2023 16:05:34	Anna	Irving	1815 Sherwood Rd	anna.c.irving@gmail.com	Yes	Yes
11/17/2023 17:04:50	Lynn	Pomponi	1607 Brisbane street	breeze2902@yahoo.com	Yes	Yes
11/18/2023 11:52:10	Joel	Johnson	1603 Myrtle Rd	joelrjohnson@gmail.com	Yes	Yes
11/18/2023 22:00:04	Robert	Cmarik	1717 Dublin Drive	bcmarik@gmail.com	Yes	Yes
11/18/2023 22:41:32	M	Klein	1717 Dublin Dr	mbkleindc2@gmail.com	Yes	Yes
11/19/2023 13:05:14	Joshua	Milton	1819 Sherwood Road, Silver Spring	jmilton18@gmail.com	Yes	Yes
11/19/2023 13:08:06	Suzanne	Milton	1819 Sherwood Road, Silver Spring	smilton18@gmail.com	Yes	Yes
11/19/2023 14:28:29	Mary	Petrizzo	1801 Belvedere Blvd.	marypetrizzo@verizon.net	Yes	Yes
11/19/2023 14:29:40	Bebe	Edmondson	1805 Belvedere Blvd.	bebese@rcn.com	No	Yes
11/19/2023 14:30:52	Jose	Chieng	1805 Belvedere Blvd.	bebese@rcn.com	No	Yes
11/19/2023 14:32:27	tucker	chieng	1805 Belvedere Blvd.	tuckerchieng@gmail.com	No	Yes
11/19/2023 14:35:23	Bev	Vest	1807 Belvedere Blvd	Dvest3@gmail.com	No	Yes
11/19/2023 14:36:35	Karen	Robison	1809 Belvedere Blvd.	krobison@gmail.com	No	Yes
11/19/2023 14:37:34	Ed	Robison	1809 Belvedere Blvd.	erobison@gmail.com	No	Yes
11/19/2023 14:38:09	Erika	Sparks	1603 Brisbane St	sparks.erika@gmail.com	No	Yes
11/19/2023 14:39:13	Dan	Kunitz	1811 Belvedere Blvd.	Dan100@kunitzarchives.com	Yes	Yes
11/19/2023 14:39:24	Russell	Burnett	1701 Sherwood Road, Silver Spring	russell.burnett@gmail.com	Yes	Yes
11/19/2023 14:40:20	Danielle	Kunitz	1811 Belvedere Blvd.	danielle@violetcreative.com	Yes	Yes
11/19/2023 14:41:38	Jeanette	Moses	1815 Belvedere Blvd.	jmose3ym@gmail.com	Yes	Yes
11/19/2023 14:43:02	Edgar	Artero	1803 Belvedere Blvd.	edgarartero@gmail.com	No	Yes
11/19/2023 14:44:14	Celia	Voyles	1707 Belvedere Blvd.	celiavoyles@gmail.com	Yes	Yes
11/19/2023 14:46:06	Helen	Gray	10001 Forest Grove Drive	don't have 301-681-8041	Yes	Yes
11/19/2023 14:46:47	Victoria	Gray	10001 Forest Grove Drive	na	Yes	Yes
11/19/2023 15:23:37	Jeff	Archer	1639 Belvedere Blvd.	jeffrarcher@email.com	No	No
11/19/2023 15:25:17	Myrtle	Sutphin	1613 Belvedere Blvd.	Mgsutphin@aol.com	No	Yes
11/19/2023 15:27:19	Timothy	Fiocchi	1613 Belvedere Blvd.	TimFiocchi@aol.com	No	Yes
11/19/2023 15:28:21	Tom	Gilguny	1615 Belvedere Blvd.	gilguny@yahoo.com	No	Yes
11/19/2023 15:40:03	Austin	Villanneva	1611 Belvedere Blvd.	Villanneva3@gmail.com	No	Yes
11/19/2023 15:42:12	Alex	Villanneva	1611 Belvedere Blvd.	alexvillanneva3@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/19/2023 15:44:57	Felice	DAgnillo	1705 Belvedere Blvd.	fballa@hotmail.com	No	Yes
11/19/2023 15:46:12	Bianca	Pastran	1807 Belvedere Blvd.	faim.1807@gmail.com	No	Yes
11/19/2023 15:48:42	Meghan	McCormick	1803 August Dr.	na	No	Yes
11/19/2023 15:49:41	Jill	Tran	1600 Belvedere Blvd.	na	No	Yes
11/19/2023 15:50:49	Monica	Weber	1607 Belvedere Blvd.	monicaweber88@gmail.com	No	Yes
11/19/2023 15:51:39	Matt	White	1607 Belvedere Blvd.	na	No	Yes
11/19/2023 15:57:40	Marfa	Barros	1608 Belvedere Blvd.	marfayjorge@gmail.com	No	Yes
11/19/2023 15:59:06	Cara	Pasquale	1612 Belvedere Blvd.	cara.pasquale@gmail.com	Yes	Yes
11/19/2023 16:02:56	Matt	Coin	1616 Belvedere Blvd.	ksg030@gmail.com	Yes	Yes
11/19/2023 16:07:43	Rebecca	Jelfo	10004 Forest Grove Dr.	RJelfo@gmail.com	Yes	Yes
11/19/2023 16:11:04	Elliott	Alderman	1800 Belvedere Blvd.	eald1@verizon.net	Yes	Yes
11/19/2023 16:12:56	Becca	Knox	1638 Belvedere Blvd	neccabox@gmail.com	Yes	Yes
11/19/2023 16:14:39	Brian	Livelsberger	10315 Julep Ave.	livelsbe@gmail.com	No	Yes
11/19/2023 16:16:11	Gulnar	Nagashybayera	10315 Julep Ave.	gulnarn@gmail.com	No	Yes
11/19/2023 16:18:06	H	Ward	1804 Everett St.	hw394502@gmail.com	No	Yes
11/19/2023 16:20:34	Kevin	Sidwell	1701 Belvedere Blvd.	kevinsidwell@hotmail.com	No	Yes
11/19/2023 16:22:59	Erin	Sidwell	1701 Belvedere Blvd.	erinmilesidwell@gmail.com	No	Yes
11/19/2023 16:24:39	John Michael	Bloomquist	100315 Dutch Ship Court	johnmichael.Bloomquist@gmail.c	Yes	Yes
11/19/2023 16:25:45	Heather	Cassidy	1800 Belvedere Blvd.	Heathercass@gmail.com	Yes	Yes
11/19/2023 16:27:08	Reneu	Kramer	1606 Tilton	reneudkramer@gmail.com	No	Yes
11/19/2023 16:30:14	Matt	Stilmell	1606 Tilton Dr.	matthew.d.stilmell@gmail.com	No	Yes
11/19/2023 16:32:29	Joe	Kruger	1614 Brisbane	joe.kruger@gmail.com	No	Yes
11/19/2023 16:52:26	Joanne	Moses	1815 Belvedere Blvd.	rubypepper14@gmail.com	Yes	Yes
11/19/2023 18:31:11	Leslie	Weiner-Leandro	1603 Belvedere Blvd.	lweinerleandro@gmail.com	No	Yes
11/19/2023 19:03:48	Robert V.	Rebois	1705 Forest Glen Rd.	vicrebois@gmail.com	Yes	Yes
11/19/2023 19:56:23	Paul	Rades	9909 Forest Grove Dr.	babbabogo@gmail.com	Yes	Yes
11/19/2023 22:34:32	Everett	Redmond	1609 Sherwood Rd	everett.redmond@gmail.com	Yes	Yes
11/22/2023 20:28:31	Cindu	Artero	1803 Belvedere Blvd	cindyartero@gmail.com	No	Yes
11/24/2023 18:52:50	Allison	Garagusi	1804 sherwood	garagusi@verizon.net	Yes	Yes
11/24/2023 18:53:34	Brendon	Garagusi	1804 sherwood rd	bgaragusi@gmail.com	No	Yes
11/24/2023 18:55:12	Christian	Garagusi	1804 sherwood rd	GARAGUSC@email.sc.edu	No	Yes
11/24/2023 22:23:13	Abigail	Sztein	1816 Sherwood Road	abigail.rosalind@gmail.com	Yes	Yes
11/25/2023 10:36:14	Salah	Elmana	9820 Woodland Drive	none	No	Yes
11/25/2023 10:37:06	Serena	Washington	1712 Cody Dr.	none	No	Yes
11/25/2023 10:38:33	Barry	Smith	1624 Belvedere Blvd.	none	No	Yes
11/25/2023 10:39:31	David	Fosnocht	1812 August Dr.	none	No	Yes
11/25/2023 10:40:14	Muriel	Hasbun	1812 August Dr.	none	No	Yes
11/25/2023 10:41:12	Maria	Gorrick	1810 Sherwood Dr.	mgorrick2@gmail.com	No	Yes
11/25/2023 10:41:46	Tim	Whistler	1810 Sherwood Dr.	none	No	Yes
11/25/2023 10:42:24	Brian	Frey	1609 Forest Glen Road	none	No	Yes
11/25/2023 10:45:33	Chris	Ryan	1519 Forest Glen Rd.	none	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/25/2023 10:47:04	Prathima	Kathiresan	1511 Forest Glen Rd.	none	No	Yes
11/25/2023 10:47:54	Randy	Scope	1700 Myrtle Rd.	none	No	Yes
11/25/2023 10:48:58	Jennifer	Scope	1700 Myrtle Rd	jenscope@yahoo.com	Yes	Yes
11/25/2023 10:49:46	Kenneth	Fox	1624 Brisbane Street	Winderfox@aol.com	Yes	Yes
11/25/2023 10:51:02	James	Teague	1707 Myrtle Road	none	No	Yes
11/25/2023 10:51:40	Adam	Sand	9808 Forest Grove Rd.	none	No	Yes
11/25/2023 10:52:16	Kathleen	Kantor	9808 Forest Grove Drive	none	No	Yes
11/25/2023 16:39:07	Rosa	Guixens-Fox	1624 Brisbane St. Silver Spring, MD	felixguix@aol.com	Yes	Yes
11/26/2023 17:06:06	Mary	Snieckus	1700 Dublin Drive	msnieckus@gmail.com	Yes	Yes
11/30/2023 7:25:17	Gayle	Miller	1807 Sherwood Rd, Silver Spring 20	gaylemiller50@gmail.com	Yes	Yes
12/3/2023 15:43:46	Carlos	Milanes	11812 Belvedere Blvd.	ccmilanes@gmail.com	Yes	Yes
12/3/2023 15:45:02	Olga	Gonzalez	1812 Belvedere Blvd.	olgaicerqueira@gmail.com	Yes	Yes
12/3/2023 15:46:31	Julia	Sloan	1806 Belvedere Blvd.	osprey599@aol.com	Yes	Yes
12/3/2023 15:47:40	Edward	Sloan	1806 Belvedere Blvd.	edward.sloan@gmail.com	Yes	Yes
12/3/2023 15:49:20	Czarina	Biton	1636 Belvedere Blvd.	Czarina.Biton@gmail.com	Yes	Yes
12/3/2023 15:50:45	Lisa	Feldman	1707 Tilton Drive	isalayeld-manafay@yahoo.com	Yes	Yes
12/3/2023 15:51:39	Ian	Feldman	1707 Tilton Drive	ianfeld1@umbc.edu	No	Yes
12/3/2023 15:52:20	Teresa	Perez	1807 Tilton Dr.	na	No	Yes
12/3/2023 15:54:10	Robert	Sutton	1813 Tilton Drive	rwsutton1@gmail.com	No	Yes
12/3/2023 15:55:16	Robert	Jones	1815 Tilton Dr.	debbobbrooke@msn.com	Yes	Yes
12/3/2023 15:56:22	Blake	Rushforth	1817 Tilton Dr.	blake.rushforth@gmail.com	Yes	Yes
12/3/2023 15:58:02	Thomas	O'Herron	1819 Tilton Dr.	na	No	Yes
12/3/2023 15:59:03	Marlee	Miller	1823 Tilton Dr.	marlee.miller@gmail.com	Yes	Yes
12/3/2023 16:00:25	Drew	Fiorandi	1822 Tilton Dr.	na	No	Yes
12/3/2023 16:02:33	Leo	Domingues	1818 Tilton Drive	Domingues1022@gmail.com	Yes	Yes
12/3/2023 16:03:52	Jon	Wills	1814 Tilton Dr.	jwillsjwills@gmail.com	No	Yes
12/3/2023 19:15:10	Cheryl	Hogue	1820 Sanford Rd.	cheryl.hogue@gmail.com	No	Yes
12/3/2023 19:17:05	Jason	Acevedo	1818 Sanford Rd.	acevedojason1@gmail.com	No	Yes
12/3/2023 19:18:10	Margaret	Richey	1817 Sanford Rd.	margaretrichey@gmail.com	No	Yes
12/3/2023 19:19:07	David	Richey	1817 Sanford Rd.	daverichey@gmail.com	Yes	Yes
12/3/2023 19:20:07	Anne	Yau	9905 Woodland Dr.	anne.mcguire@gmail.com	Yes	Yes
12/3/2023 19:21:29	Megan	Keister	9902 Woodland Dr.	mekk9@verizon.net	Yes	Yes
12/3/2023 19:22:50	Jacqueline	Luna Cruz	1818 Sanford Rd.	jlunac7@yahoo.com	No	Yes
12/3/2023 19:23:43	Timothy	Powers	1811 Sanford Rd.	tepwing@yahoo.com	Yes	Yes
12/3/2023 19:24:33	Seung	Lee	1811 Sanford Rd.	s56Lee@yahoo.com	No	Yes
12/3/2023 19:25:41	Likun	Bowden	9824 Woodland Dr.	bowdenandfamily@gmail.com	Yes	Yes
12/3/2023 19:26:28	Scott	Bowden	9824 Woodland Dr.	bowdenandfamily@gmail.com	No	Yes
12/3/2023 19:27:42	Katie	Howard	9901 Woodland Dr.	katieanneh78@hotmail.com	Yes	Yes
12/3/2023 19:28:35	Michael	Murray	1821 Sanford Rd.	mcmurr@gmail.com	Yes	Yes
12/3/2023 19:29:12	Amy	Morgan	1821 Sanford Rd.	mcmurr@gmail.com	No	Yes
12/3/2023 19:30:22	Shelby	Marrero	1816 Sanford Rd.	shelbypmarrero@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
12/3/2023 19:31:19	Robert	Marrero	1816 Sanford Rd.	marrero504@gmail.com	Yes	Yes
12/3/2023 19:33:04	Marge	Gillis	1806 Sanford Road	nana6gc@verizon.net	Yes	Yes
12/3/2023 19:34:05	Kathleen	Johnson	1800 Sanford Rd.	kj11@comcast.net	Yes	Yes
12/3/2023 19:34:48	Yang Jian	Chen	1807 Sanford Rd.	n/A	No	Yes
12/3/2023 19:35:39	Bana	Cowden	1815 Sanford Rd.	michael.cowden@gmail.com	No	Yes
12/3/2023 19:36:21	Mike	Cowden	1815 Sanford Rd.	michael.cowden@gmail.com	No	Yes
12/8/2023 13:33:37	Michael	Manuel	1809 Myrtle Road	mickeymanuel@gmail.com	Yes	Yes
12/9/2023 22:11:25	Connor	Christie	1610 Myrtle Rd, SS MD 20902	cchristie92@hotmail.com	No	Yes
12/10/2023 2:44:26	Kristi	O'Malley	1806 Myrtle Road, Silver Spring, MD	knomalley@gmail.com	Yes	Yes
12/10/2023 2:49:05	Andrew	O'Malley	1806 Myrtle Rd, Silver Spring, MD 2	anomalley@gmail.com	No	Yes
12/10/2023 11:27:41	Barry	Wasco	1702 Forest Glen Rd.	Barry.Wasco@yahoo.com	Yes	Yes
12/10/2023 11:31:37	Jeri	wasco	1702 Forest Glen Rd.	JeriWasco@outlook.com	Yes	Yes
12/10/2023 11:33:14	Joe	Petrizzo	1801 Belvedere Blvd.	Petrizz@verizon.net	Yes	Yes
12/10/2023 11:37:18	Elliott	Alderman	1800 Belvedere Blvd.	elliott@thecontentlamp.com	Yes	Yes
12/10/2023 11:59:16	Heather	Cassidy	1800 Belvedere Blvd.	heathercass@gmail.com	Yes	Yes
12/10/2023 12:00:20	Aimee	Lacosta	1810 Belvedere Blvd.	lacosta1810@gmail.com	Yes	Yes
12/10/2023 12:01:28	Bill	Lacosta	1810 Belvedere Blvd.	lacostabill@gmail.com	Yes	Yes
12/11/2023 11:19:18	Michele	Rovins	1807 Forest Glen Road	michele.rovins9@gmail.com	Yes	Yes
12/11/2023 11:20:25	Luis	Diaz Bonilla	1807 Forest Glen Road	ldiazb72@gmail.com	No	Yes
12/11/2023 22:44:00	Pamela	Stanziani	1810 Myrtle Road	Pamela.Stanziani@fda.hhs.gov	Yes	Yes
12/11/2023 22:45:02	Bruce	Bromley	9804 Forest Grove Road	None	Yes	Yes
12/11/2023 22:45:38	David	Sandiford	1805 Forest Glen Road	None	Yes	Yes
12/13/2023 22:53:12	Rajesh	Rai	1821 Sherwood Rd	rajraipv@gmail.com	Yes	Yes
12/14/2023 9:06:22	Melanie	Tarutani	1802 Sherwood Rd	Mtarutani@gmail.com	Yes	Yes
12/14/2023 9:28:10	Neil	Morgan	9809 Forest Grove Dr Silver Spring,	nmorgan111@aol.com	Yes	Yes
12/14/2023 9:41:01	John	hathway	1803 Myrtle road silver spring	mmhathway@gmail.com	Yes	Yes
12/14/2023 9:47:12	Mary Margaret	hathway	1803 Myrtle road silver spring	mmhathway@gmail.com	Yes	Yes
12/14/2023 16:48:35	A.J.	Emerson	1616 Tilton Dr.	ajemerson@gmail.com	No	Yes
12/14/2023 16:50:14	Janna	Chesno	Chesno	jchesno@comcast.net	Yes	Yes
12/14/2023 16:55:02	Marina	Miller	1605 Tilton Dr.	mileledeva@hotmail.com	Yes	Yes
12/14/2023 16:57:18	Ky	Printup	1615 Tilton Dr.	kyerionp@gmail.com	Yes	Yes
12/14/2023 16:58:51	Pilar	Martinez	1711 Tilton Dr.	pmartinez377@aol.com	Yes	Yes
12/14/2023 17:01:52	Suzanne	Lofhjelm	1715 Tilton Dr.	s.lofhjelm@gmail.com	Yes	Yes
12/14/2023 17:07:50	James	Teague	1707 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:09:33	Adam	Sand	9808 Forest Grove Rd.	n/a	No	Yes
12/14/2023 17:10:22	Kathleen	Kantor	9808 Forest Grove Rd.	n/a	No	Yes
12/14/2023 17:11:09	Peter	Stone	1808 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:12:25	Renard	Jenkins	9903 Forest Grove Dr.	n/a	No	Yes
12/14/2023 17:13:56	Rafael	Pulupa	1712 Tilton Dr.	n/a	No	Yes
12/14/2023 17:15:02	Laurie	Anderson	1700 Tilton Dr.	n/a	No	Yes
12/14/2023 17:17:07	Mary	Hathaway	1803 Myrtle Rd.	mmhathaway@verizon.net	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
12/14/2023 17:18:17	John	Hathaway	1803 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:20:17	Dorothy	Haldeman	1703 Myrtle Rd.	dahaldell@verizon.net	Yes	Yes
12/14/2023 17:25:40	Otto	Gonzalez	1705 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:27:18	Jessica	Gajarsa	1705 Myrtle Rd.	jessica.gajarsa@gmail.com	Yes	Yes
12/14/2023 17:29:10	Joseph	Wong	1701 Myrtle Rd.	joejameswong@gmail.com	Yes	Yes
12/14/2023 17:33:44	Melissa	Carle	1702 Sherwood Rd.	melissamcarle@gmail.com	Yes	Yes
12/14/2023 17:34:44	Timothy	Carle	1702 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:36:15	Susan	Aldridge	1711 Sherwood Rd.	saldridge0313@gmail.com	Yes	Yes
12/14/2023 17:37:05	James	Aldridge	1711 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:38:43	Karen	Rajan	1801 Sherwood Rd.	karenflute@comcast.net	Yes	Yes
12/14/2023 17:39:50	Elaine	Lewis	1806 Sherwood Rd.	elainelewis1@gmail.com	No	Yes
12/14/2023 17:41:08	Larry	Baizer	1806 Sherwood Rd.	lbaizer@yahoo.com	Yes	Yes
12/15/2023 13:18:33	Anika	Rai	1821 Sherwood Rd	anika.ra@gmail.com	Yes	Yes
12/19/2023 21:41:03	Marge	Kumaki	1503 Woodman Ave	mkumaki1446@gmail.com	Yes	Yes
1/3/2024 18:31:01	Mary	Spring	1713 Sanford Rd.	n/a	Yes	Yes
1/3/2024 18:32:16	John	Kelley	1705 Sanford Rd.	n/a	No	Yes
1/3/2024 18:33:45	Christopher	Newman	1703 Sanford Rd.	cwnewman1992@gmail.com	Yes	Yes
1/3/2024 18:34:37	Shaina	Newman	1703 Sanford Rd.	n/a	No	Yes
1/3/2024 18:36:01	Amri	Joyner	1613 Sanford Rd.	ahjoyner@gmail.com	No	Yes
1/3/2024 18:36:49	Paul	Joyner	1613 Sanford Rd.	n/a	No	Yes
1/3/2024 18:38:40	Hilary	Park	1609 Sanford Rd.	mhryon@gmail.com	No	Yes
1/3/2024 18:40:16	Maureen	Hearn	1605 Sanford Rd.	hellroaringtrail@yahoo.com	No	Yes
1/3/2024 18:41:20	Dyanne	Griffith	1601 Sanford Rd.	n/a	No	Yes
1/3/2024 18:43:14	Kathleen	Ortner	1724 Dublin Drive	kortner28@yahoo.com	No	Yes
1/3/2024 18:44:49	Karen	Mason	1508 Sanford Rd.	kitmason@gmail.com	No	Yes
1/3/2024 18:45:51	Clifford	Rand	1604 Sanford Rd.	n/a	No	Yes
1/3/2024 18:46:36	Beverly	Rand	1604 Sanford Rd.	n/a	No	Yes
1/3/2024 18:48:17	Michael	Murray	1606 Sanford Rd.	michael.murray988@gmail.com	Yes	Yes
1/3/2024 18:50:27	Emily	Madlangbayan	1700 Sanford Rd.	madlaem@msn.com	No	Yes
1/3/2024 18:56:37	Caroline	Abdu	1700 Sanford Rd.	clineabdu@gmail.com	No	Yes
1/3/2024 18:57:55	Oliver	Pagan	1704 Sanford Rd.	opagan1@verizon.net	Yes	Yes
1/3/2024 18:58:46	Marie	Pagan	1704 Sanford Rd.	n/a	Yes	Yes
1/3/2024 19:24:34	Margo	Kelly	1702 Sanford Rd.	mmkelly40@aol.com	Yes	Yes
1/20/2024 22:32:55	Caitlin	Craig	1700 Brisbane St	caitmsheehan@gmail.com	No	Yes
1/20/2024 22:41:26	Monica	Weber	1607 Belvedere Blvd	Monicaweber88@gmail.com	Yes	Yes
1/20/2024 22:50:38	Ann	Foxen	1907 AUGUST DR	whitefoxen@gmail.com	No	Yes
1/20/2024 23:22:51	Sara	Cartmill	1601 myrtle road	Saracartmill@gmail.com	No	Yes
1/20/2024 23:26:24	Jamie	Sullivan	1708 Cody Drive, Silver Spring, MD	Jlamson09@gmail.com	No	Yes
1/21/2024 0:15:44	Shawn	Sullivan	1708 Cody Drive, Silver Spring MD	Shawnsllvn@yahoo.com	Yes	Yes
1/21/2024 5:23:59	Mary	Mindling	1809 Sanford Rd	cmindling@gmail.com	Yes	Yes
1/21/2024 6:33:15	Behrooz	Ghoraishi	10017 Woodland Drive	beh12rooz@gmail.com	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
1/21/2024 7:32:46	Allison	Becker	1605 Cody Drive, Silver Spring, MD	anavratil@gmail.com	Yes	Yes
1/21/2024 12:20:24	Sandra	Marquardt	1636 Brisbane Street	smarquardt2@gmail.com	No	Yes

Attachment G - Community Correspondence

From: [Michael Sidorov](#)
To: [Smith, Parker](#); [Sanders, Carrie](#); [Folden, Matthew](#); [Brockmyer, Richard](#)
Subject: Comments re: 9801 Georgia Ave
Date: Wednesday, January 31, 2024 2:46:56 PM
Attachments: [9801 letter 2024 01 31.pdf](#)

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

Hi all,

Thanks again for chatting with us last night. Attaching a letter with some comments that I hope will be added to the record and taken into consideration.

Thanks,
Mike Sidorov
1804 Myrtle Rd.

January 31, 2024

Dear Montgomery Planning Staff,

Thank you for coming out to our Forest Grove Community Association community meeting last night at Sligo MS. I appreciate your perspectives on the process for Preliminary Plan submission at 9801 Georgia Ave, and understand that a Staff Report is due to be released with recommendations in late February prior to the March 7th Planning Board meeting. I want this project to succeed, but to do so in a way where our neighborhood remains safe for pedestrians.

My top concern remains the impact of the Woodland Drive garage entrance on neighborhood pedestrian safety. In particular, as a parent of two young kids, I worry that cars will use Myrtle and Sherwood roads as a shortcut to exit the property and head south towards Silver Spring and DC via Sligo Creek Parkway, a well-known shortcut when traffic is backed up on Georgia Avenue. I wrote a long letter back in September with more technical details about why I have this concern and why the developer-funded traffic study was not equipped to address these concerns. My concern about pedestrian safety is shared by many neighbors, and I also signed on to the neighborhood letter.

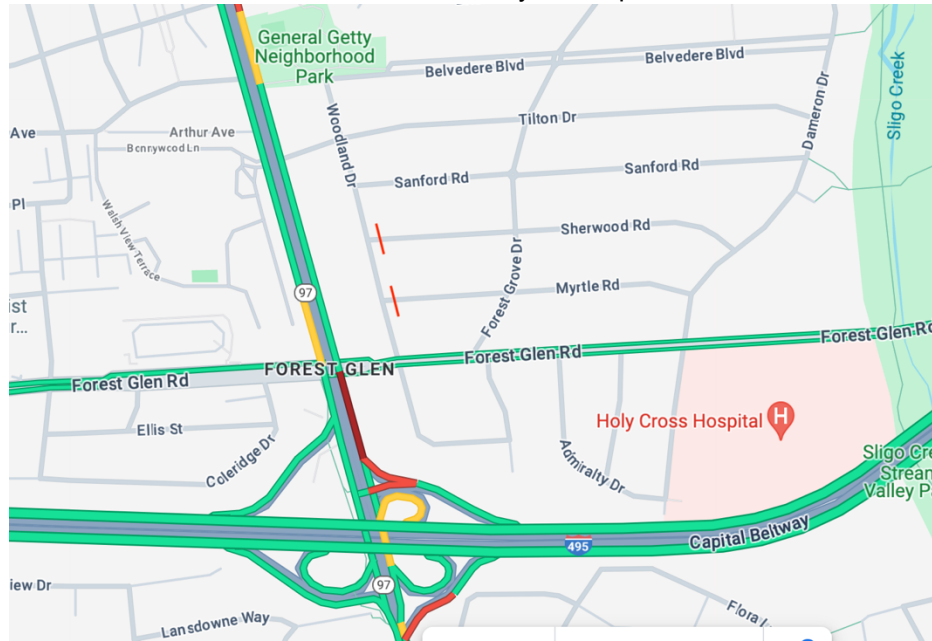
After hearing your perspectives last night, I am disappointed to learn that SHA and DOT are likely to support a Woodland Drive entrance. I am disappointed because SHA and DOT recommendations, and ultimately the Staff Report recommendation, are based on the developer's traffic study, which is not equipped to assess the impact on pedestrian safety in the neighborhood. For example, this traffic study does not consider how many children walk to KFG/MCCA preschool daily, how many children walk to the bus stop at the corner of Sherwood and Forest Grove at 9am, or what the baseline traffic is on Sherwood and Myrtle Roads. (Reminder: these roads are narrow, have poor visibility with a hill, and have no sidewalks – kids walk in the street).

I remain hopeful that the Planning Board will hear our testimony and agree that pedestrian safety should be a top priority, but I also wanted to reach out directly at the Staff level in the hope that my perspective can influence the recommendations in the Staff Report, which is so important to the process. If Staff do decide to recommend a garage entrance on Woodland Drive, I ask that you all also consider recommendations that would mitigate concerns about pedestrian safety. Some creative thinking could go a long way towards making both the developers and the neighbors happy with the final outcome.

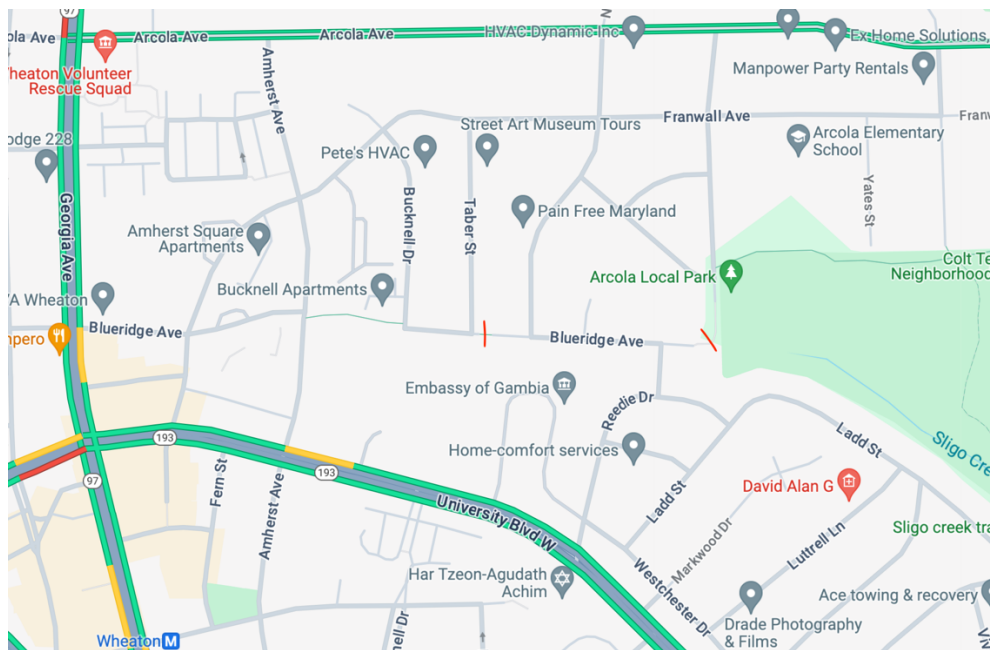
For example, I would be supportive of a proposal including a Woodland Drive garage entrance if the following conditions were also included:

1. Car access is blocked from Myrtle and Sherwood Roads to Woodland Drive (red lines on map below). I propose a physical barrier here. This would prevent cars from cutting down these streets and would force them to exit the way that the developers think they will exit (via Forest Glen Rd to Georgia or via Tilton Dr to Georgia). I would imagine the developers would not have any problem with these barriers in theory, other than whatever regulatory steps are needed to make it happen. I would imagine that blocking access to Sanford and/or Tilton (east of Woodland) might also be worth consideration.

Attachment G - Community Correspondence



Physical barriers are used regularly in Montgomery County to control traffic flow and keep pedestrians safe. A great example of this in 20902 is shown below, again with my red lines added for emphasis on where barriers already exist. In this case, the barrier between Blueridge Ave and Arcola Local Park prevents cars from cutting from University Blvd to Arcola Ave on a route that would take them past Arcola ES. (I know about this one because we have little league practice on the Arcola ES field, and the traffic breaks definitely do their job!) I'm sure there are other examples of this as well and I only include this one to say that there is a precedent for prioritizing pedestrian safety over car convenience – and it works.



2. Adding a traffic signal at the intersection of Georgia and Tilton. I understand that this is currently under consideration and it would make a big difference. A signal here would allow cars to exit the development by turning left on Woodland, left on Tilton, and left on Georgia. Currently a left from Tilton onto Georgia is not safe without a signal in rush hour.

Attachment G - Community Correspondence

Please note that #2, without #1, won't solve the problem. So long as there is physical access from 9801 Georgia onto neighborhood streets, drivers will take whatever shortcut is fastest. I struggle to see any downsides to this idea, aside from the bureaucracy of making it happen. I urge you all to please consider this option, among others, in your holistic review and recommendations.

Sincerely,
Michael Sidorov
1804 Myrtle Rd.

Attachment G - Community Correspondence

From: [Sanders, Carrie](#)
To: [Dennis O'Brien](#)
Cc: [MCP-Chair](#); [Somarajan, Deepak](#); [Kwesi Woodroffe](#); [Torma, Rebecca](#); [Brockmyer, Richard](#); [Folden, Matthew](#); [Smith, Parker](#)
Subject: RE: 9801 Georgia Avenue and Thank you
Date: Thursday, February 1, 2024 4:14:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Mr. O'Brien,

Thanks for having us at the meeting on Tuesday and thank you for your input on this project. By copy of this email I am also entering your comments into the public record and on to the Planning Board Chair's office. By copy of this email I am forwarding your comments to the MCDOT and SHA reviewers for this project, so they are aware of your request for a meeting regarding the transportation concerns voiced by the community.

The zoning changes effectuated by an approved Master or Sector Plan are enacted through a Sectional Map Amendment, or SMA. Section 59.7.2.3.A.1 defines the term, stating "A Sectional Map Amendment rezones or confirms the zoning of a substantial area of the County." Per the table in Section 59.7.5.1 of the Zoning Code, the notice required for a Sectional Map Amendment includes Newspaper Notice and Website Posting. The same table does not require an Application Sign or Application Notice.

The 2020 Forest Glen/Montgomery Hills Sector Plan included extensive outreach prior to the Planning Board public hearing on the Working Draft of the plan. The Sector Plan process kicked off in October of 2017, and the plan was approved and adopted in March of 2020. The Forest Grove neighborhood is not within the Sector Plan boundaries, and therefore individual residents did not receive mailers. Mailers regarding community meetings and plan updates, including those listed below, were sent to John Diamante at 1614 Sherwood Road, who was the listed contact person for the Forest Grove Community Association at the time of the Sector Plan.

Community engagement events and outreach for the development of the Forest Glen/Montgomery Hills Sector Plan Working Draft is shown on our website with the link below. In addition, planners visited association/organization meetings when invited to engage on the plan.

<https://montgomeryplanning.org/planning/communities/downcounty/forest-glen-montgomery-hills/forest-glen-montgomery-hills-sector-plan/forest-glen-montgomery-hills-outreach/>

As discussed at the meeting on Tuesday, the 9801 Georgia Avenue project is scheduled for a March 7th Planning Board Hearing. The Staff Report will be published to our website on February 26th, which is also the date when you will first be able to sign up to testify, virtually or in-person, at the March 7th Planning Board Hearing. The deadline to submit written testimony and to sign up to testify at the Planning Board Hearing will be March 6th at noon.

I hope this is helpful.

Thanks,
Carrie



Carrie Sanders

Chief, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedy Drive, Floor 13, Wheaton, MD 20902
carrie.sanders@montgomeryplanning.org
o: 301-495-4653



From: Dennis O'Brien <dennyob58@aol.com>
Sent: Wednesday, January 31, 2024 3:24 PM
To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Subject: 9801 Georgia Avenue and Thank you

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

Ms. Sanders,

I wanted to thank you very much for attending last night's FGCA meeting at Sligo Middle School along with Richard, Parker and Matthew. Your team's and your patience with our questions was much appreciated.

Thanks for help in getting us in a room with the transportation folks at MCDOT and SHA in the very near future. That will be very helpful for the community.

We spoke briefly about the actual sector plan based zoning revision of the 9801 Georgia Avenue property at the conclusion of the meeting. I noticed you had a pretty comprehensive sheet of outreaches, mailings, etc. related to the sector plan in your hand which you referred to at times. I ask that you send me a list of the physical mailings that were made to Forest Grove Residents (like we are receiving now from) during the months/years leading up to the March 2020 sector plan approval. Also, any information regarding any physical sign posting (prior to March 2020) announcing the planned rezoning would be helpful as well or, absent that, information as to why the utilized planning process for the sector plan revision did not require the posting of physical signs on the property to tangibly alert affected residents of the planned rezoning. Thanks for helping me gain a full understanding of the process that preceded the process we are currently in, which your team explained last night to all that attended.

Again, thank you for all your team's and your time last evening.

Very best regards,

Dennis

Dennis O'Brien
410-371-1985

Attachment G - Community Correspondence

From: [Sorrento, Christina](#)
To: [Smith, Parker](#)
Cc: [Balmer, Emily](#); [Pam Stanziani](#); [Vaias, Emily](#)
Subject: RE: Follow up - traffic study review with FGCA and MCDOT and FOIA documents for 9801 Georgia Ave Proposed development
Date: Tuesday, February 6, 2024 10:10:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good morning Parker and Pam-

The MPIA request we received on October 10, 2023 was quite large. Under law, the first two hours are free but any time after that is charged to the requestor before releasing records. We accommodated the requestor by breaking it up into a number of requests so he was able to receive the responsive documents for the majority of his requests for free. We released documents responsive to all requests except one that was overly broad. That request has over 3,000 documents that will need to be reviewed prior to release. We suggested that the request that generated the large number of documents could be narrowed. Regardless, we are charging \$113.10 for over 3,000 documents to be released, which is less than the actual time and cost accrued to gather, review, and release these documents. If Mr. Gajarsa would still like those documents, he can pay the amount and receive them. Thank you.



Christina Sorrento

Chief, Intake and Regulatory Coordination Division

Montgomery County Planning Department
2425 Reedy Drive, 14th Floor, Wheaton, MD 20902
christina.sorrento@montgomeryplanning.org
o: 301.495.4649



Let's Plan Our Future. Together. THRIVE
THRIVEMONTGOMERY.COM

From: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Sent: Tuesday, February 6, 2024 9:24 AM
To: Sorrento, Christina <christina.sorrento@montgomeryplanning.org>
Cc: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Pam Stanziani <pam_stanziani@yahoo.com>
Subject: FW: Follow up - traffic study review with FGCA and MCDOT and FOIA documents for 9801 Georgia Ave Proposed development

Hi Christina,

Attachment G - Community Correspondence

We received the email below as a follow-up to a community meeting we had with the Forest Grove Citizens Association, who are concerned about the 9801 Georgia Avenue development. Our contact person with that Citizens Association, Pam Stanziani, is copied on this email. Could you please provide us with an update regarding the highlighted FOIA request below?

Thanks,

Parker Smith

Planner II

Montgomery County Planning Department
2425 Reedy Drive, Floor 14, Wheaton, MD 20902
parker.smith@montgomeryplanning.org
301-495-1327

From: Pam Stanziani <pam_stanziani@yahoo.com>
Sent: Saturday, February 3, 2024 11:46 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: pamela.stanziani@fda.hhs.gov; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>; Smith, Parker <Parker.Smith@montgomeryplanning.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Nandini Arunkumar <nandini.arunkumar@gmail.com>; Robert G. <georgetown02@gmail.com>; John J. Hathway <jhathway@wtplaw.com>; Monica Bradford <bradfords2@comcast.net>; Abigail Sztejn <abigail.rosalind@gmail.com>; Dennis O'Brien <dennyob58@aol.com>; Mickey Manuel <mickeymanuel@gmail.com>
Subject: Re: Follow up - traffic study review with FGCA and MCDOT and FOIA documents for 9801 Georgia Ave Proposed development

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

Hi Matt,

I appreciate the quick follow up based on our conversation on Tuesday and have shared your email with our board. You had also mentioned you would facilitate a meeting with the MCDOT representatives to go through the traffic requirements and the traffic study with us page by page. We would appreciate if this could occur soon - over the next 2 weeks possibly? That would be very helpful as our board members had attempted to get this done months ago to no avail. I have copied Monica Bradford who could tell you who she contacted.

Also, with regard to the FOIA request from over a year ago submitted by Robert Gajarsa, one of our board Co-Presidents, he recently received an email about his FOIA request (I will forward to you as well) and that he'd have to pay for the documents? As a fed employee I was surprised to hear this in addition to the fact that there are timeframes for response that were not adhered to in receiving all (most) of the information, including all Board and JBL docs submitted, statements, meetings, etc. If you would please advise- we can talk further but I believe our board is very interested to learn how this all evolved from the onset of the project, moving forward.

Attachment G - Community Correspondence

Thank you again for your and your colleagues assistance, we appreciate the attention and hope to have further discussions on this as well as on the Sector Plan evolution and development. We have also reached out to the County Executive, Marc Elrich, on these issues too.

Have a great weekend and enjoy the beautiful days!

Pam Stanziani

FGCA

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, January 31, 2024, 10:08 AM, Folden, Matthew
<matthew.folden@montgomeryplanning.org> wrote:

Pam,

Thanks again for inviting us to speak with your neighbors last night. I am following-up with some additional information we discussed. Please let me know if I've forgotten anything you requested.

State Highway Administration Approval Letter

MD SHA issued their approval letter yesterday afternoon. I have attached their letter to this email and I've requested that our system administrator publish the letter to our DAIC page for the 9801 Georgia project. The letter should be available on the website within the next few days. If you have questions regarding MD SHA's review of the traffic study, I recommend contacting Mr. Kwesi Woodroffe, MD SHA District 3 Regional Engineer, at 301-513-7347 or KWoodroffe@mdot.maryland.gov.

Maintenance of Traffic Plans

As discussed last night, coordination of work zone traffic controls fall under the jurisdiction of the Department of Permitting Services Right-of-Way Section. These plans are reviewed and approved closer to the time projects break ground to ensure that existing conditions in the vicinity are taken into account and coordinated with other construction projects. Questions on Maintenance of Traffic Plans should be directed to Mr. Atiq Panjshiri, Manager of Right-of-Way Plan Review, at 240-777-6352 or Atiq.Panjshiri@montgomerycountymd.gov.

Attachment G - Community Correspondence

Neighborhood Traffic Controls

The County Department of Transportation is responsible for evaluating and implementing traffic calming (i.e. speed humps, small traffic circles, or other traffic control devices) through the Residential Traffic Calming program. More information about that program is available on the MCDOT webpage at: https://www.montgomerycountymd.gov/DOT-Traffic/traffic_calming.html. Questions on the 9801 Georgia Avenue traffic study and MCDOT review should be directed to Mr. Deepak Somarajan, MCDOT Engineer, at 240-777-2194 or deepak.somarajan@montgomerycountymd.gov and Ms. Rebecca Torma, Manager of Development Review, at 240-777-2118 or Rebecca.Torma@montgomerycountymd.gov.

Public Process

As discussed last night, the best way to document your concerns to the Planning Board is to submit written testimony and sign-up to speak at the Planning Board's Public Hearing on March 7th. The Staff Report will be published on the Board's website (<https://montgomeryplanningboard.org/on>) February 26th and that will be the first day to sign-up to testify (both virtual and in-person options will be available). Testimony can be directed to either Parker Smith, lead reviewer, or directly to the Board at mcp-chair@mncppc-mc.org. Staff will append any testimony received prior to publication to the Staff Report for the Board's review. Testimony sent following publication of the Staff Report will be sent directly to the Board.

Regards,

Matt

Matthew Folden, AICP

Regulatory Supervisor

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

matthew.folden@montgomeryplanning.org

o: 301-495-4539

c: 240-578-2584

Attachment G - Community Correspondence

From: [Beth Scott](#)
To: [Smith, Parker](#); [MCP-Chair](#)
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Thursday, February 8, 2024 7:08:49 AM
Attachments: [Comments submitted to Planning Board re ID 320230020 .pdf](#)

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

Dear Montgomery County Planning Board,

Thank you for the opportunity to submit testimony on the proposed development at 9801 Georgia Avenue. We have submitted several comments previously (enclosed) and wish to reiterate our stated concerns.

We need more affordable housing in Montgomery County, especially right on top of Metro. However, we are concerned about how the proposed development at 9801 Georgia Avenue (Project ID320230020) would move cars and how that would impact safety and access.

The current plan calls for parking for over 400 cars and an entrance at Woodland and Sherwood. We oppose this traffic flow. Sherwood Road is narrow, just about three car widths, and does not have a sidewalk for its entirety. Cars are frequently parked on both sides of the street, making it difficult to drive through, and we are concerned that adding more through-traffic would make this even more congested for cars and pedestrians. It is not appropriate or safe to direct car traffic from Woodland onto Sherwood.

The exit on Woodland would also give access to Forest Glen Road, which is also not appropriate or safe. Traffic is backed up throughout the day on Forest Glen between Georgia and Dameron, sometimes stretching back to Sligo Creek Parkway. Woodland is roughly twenty feet from the Forest Glen/ Georgia intersection and adding more cars from that turn will create more congestion and further endanger pedestrian and cyclist safety.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure everyone is as safe as possible.

Sincerely,

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

Planning Board Comment #5

September 11, 2023

We need more affordable housing in Montgomery County, especially right on top of Metro. However, we are concerned about how the proposed development at 9801 Georgia Avenue (Project ID320230020) would move cars and how that would impact safety and access.

The current plan calls for parking for over 500 cars and an entrance at Woodland and Sherwood. We oppose this traffic flow. Sherwood Road is narrow, about three car widths, and does not have a sidewalk for its entirety. Cars are frequently parked on both sides of the street, making it difficult to drive through, and we are concerned that adding more through-traffic would make this even more congested for cars and pedestrians. It is not appropriate or safe to direct car traffic from Woodland onto Sherwood.

The exit on Woodland would also give access to Forest Glen Road, which is also not appropriate or safe. Traffic is backed up throughout the day on Forest Glen between Georgia and Dameron, sometimes stretching back to Sligo Creek Parkway. Woodland is roughly twenty feet from the Forest Glen/ Georgia intersection and adding more cars from that turn will create more congestion and further endanger pedestrian and cyclist safety, especially since there is not a bike line and a sidewalk on only one side of Forest Glen.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure everyone is as safe as possible.

Sincerely,

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

Planning Board Comment #4

March 30, 2023

Comments submitted March 30, 2023 Planning Board Hearing on 9801 Georgia Avenue (320230020)

Dear Montgomery County Planning Board,

We're writing about the proposed development at 9801 Georgia Avenue, Silver Spring MD (Project ID320230020). We need more affordable housing in Montgomery County, especially right on top of Metro. However, we are concerned about how the project would move cars and how that would impact safety and access.

The current plan calls for parking for over 500 cars and an entrance at Woodland and Sherwood. We oppose this. Sherwood Road is narrow, about three car widths, and does not have a sidewalk. Cars are frequently parked on both sides of the street, making it difficult to drive through, and we are concerned that adding more through-traffic would make this even more congested for cars and pedestrians. It is not appropriate or safe to direct car traffic from Woodland onto Sherwood.

The exit on Woodland would also give access to Forest Glen Road, which is also not appropriate or safe. Traffic is backed up throughout the day on Forest Glen between Georgia and Dameron, sometimes stretching back to Sligo Creek Parkway. Woodland is roughly twenty feet from the Forest Glen/ Georgia intersection and adding more cars from that turn will create more congestion and further endanger pedestrian and cyclist safety, especially since there is not a bike line and a sidewalk on only one side of Forest Glen.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure everyone is as safe as possible.

Sincerely,

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

Planning Board Comment #3

March 25, 2023

Dear Montgomery County Planning Board,

We're writing about the proposed development at 9801 Georgia Avenue, Silver Spring MD (Project ID320230020). We need more affordable housing in Montgomery County, especially right on top of Metro. However, we are concerned about how the project would move cars and how that would impact safety and access.

The current plan calls for parking for over 500 cars and an entrance at Woodland and Sherwood. We oppose this. Sherwood Road is narrow, about three car widths, and does not have a sidewalk. Cars are frequently parked on both sides of the street, making it difficult to drive through, and we are concerned that adding more through-traffic would make this even more congested for cars and pedestrians. It is not appropriate or safe to direct car traffic from Woodland onto Sherwood.

The exit on Woodland would also give access to Forest Glen Road, which is also not appropriate or safe. Traffic is backed up throughout the day on Forest Glen between Georgia and Dameron, sometimes stretching back to Sligo Creek Parkway. Woodland is roughly twenty feet from the Forest Glen/ Georgia intersection and adding more cars from that turn will create more congestion and further endanger pedestrian and cyclist safety, especially since there is not a bike line and a sidewalk on only one side of Forest Glen.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure everyone is as safe as possible.

Sincerely,

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

Planning Board Comment #2

January 13, 2023

Dear Montgomery County Planning Board,

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

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

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

Planning Board Comment #1

December 10, 2022

Dear Montgomery County Development Review Committee,

We are the owners of 1602 Sherwood Road, Silver Spring, MD 20902 and are submitting comments in response to the proposed Medical Center development at the intersection of Forest Glen and Georgia Avenue.

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

We are not alone in this concern. We have spoken with many neighbors, including the Forest Grove Citizens Association, and almost everyone is concerned about this proposed entrance onto Woodland and its impact. There is almost universal opposition to this element of the proposed development.

Thank you for the opportunity to share our comments. We look forward to participating in the process to ensure our community is safe and that any development serves the needs of everyone.

Sincerely,

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

Attachment G - Community Correspondence

From: [Aaron Rising](#)
To: [Smith, Parker](#)
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Sunday, February 11, 2024 10:09:21 PM

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

Hi Mr. Smith

We are writing to voice our concerns and opposition to the current proposed development (Preliminary Plan No. 120130160 and Site Plan No. 820230130). We do not oppose development in general and do want that corner to be developed into a more suitable, better utilized and beneficial space to the community at large.

However, the plan being proposed will not benefit the community. The massive increase of 400 some odd rental units and 466 accompanying parking places puts to much burden on the local traffic and community without a equal benefit to larger county goals.

The fact that the proposal is all rental does nothing to help bring down affordable housing in the long run. It does not address the missing middle housing issue. The developer even has stated the target group for the project is young adults, which would be fine, but if the majority of the units are 2 bedroom, it is not conducive to long term housing for a young family and defeats the purpose of the development of sustainable affordable housing to the community at large. If you can't buy affordable (again, note the proposal is all rentals) you are going to move elsewhere to buy which defeats the purpose of the county's push for a development of this type. A suggestion to fix this would be to have a subset of 3 bedroom condo units that could be purchased at reasonable price. This would mean a reduction in the total number of units, but would keep with the thrust of the county to provide that missing middle housing. Additionally, a pivot to targeting families for the rentals would be better.

The 400+ units are an eye-popping number. Yes, we need more density near metro stations, but that number will certainly strain the water, sewer and gas utilities that have already been failing over the years. The property will just tap into this 60+ year old system. Will the developer help pay for upgrading these along the lengths of Myrtle and Sherwood which will be most directly affected by the massive increased use? If they are, it would help but not eliminate the pressure on the system.

Additionally, as I am sure you have heard from others is the issue of traffic associated with the 466 parking units. If, as the developer says, traffic shouldn't be an issue, then there should be no problem appeasing the community with a full traffic study (the one done was during the summer around a holiday, hardly an appropriate time to demonstrate common traffic congestion) I think it will show some major issues that currently are being voiced by the Community. The developer states there is a need for such parking given there are no amenities near by. There are two grocery stores (Aldis and Sniders) within about .5 miles, a 12 minute walk or so. There also restaurants, a CVS and other amenities closer or just a 1/10 of a mile or so further down the road. The future tenants would have ample access to these amenities without a car, unlike what the developer suggests. Walking a quarter of a mile to get food may not be what some people want, but it doesn't mean we need to have more than one parking

spot per unit.

More acutely, the entrance (being proposed on Woodland) to the complex will funnel traffic right into the local neighborhood. It would be safe to say that ~2/3 of the units probably still commute by car and not be using the metro or teleworking on any given workday. That would be a huge increase to the streets around the neighborhood and the intersection the property sits on. Is the county willing to help mitigate the increased danger to kids walking to or from school by installing speed bumps, installing traffic cameras or closing off Myrtle and Sherwood on the west end? Keep in mind those two streets are narrow and have no sidewalks.

Forest Glen already comes to a crawl with the current number of cars trying to turn on from Woodland or Forest Grove (not to mention turning into the neighborhood from Forest Grove). Adding a potential 200+ additionally cars (or even 50!) trying to get out in morning or back for the evening commute times will just make it even worse. Any tenant of the future development will loath trying to get to work.

Such a massive increase in traffic will undoubtedly cause a negative impact on Holy Cross hospital just down the road on Forest Glen. If ambulances can't get to the ER because the traffic has increased by a substantial amount on that road, lives will be lost. Forest Glen is not that wide as it is and cars can't simply pull to the side to let the ambulance get to the ER.

Finally, our other concern is environmental. While not quite as high on the list as others, the number of units clearly will have negative impact on the local environment. With a lovely park nearby it is one of the many bright spots in the neighborhood. Along with a (proper) traffic study an environmental impact study should be done. The county plan has requested a certain amount of green space as a requirement for such developments but the developer has appeared to skirt this without a good alternative. The small green space on the north end of the property should be preserved (with a little clean up). Yes, this would decrease the possible footprint of the building, but even the new residents would appreciate it. Cleaning it up with a small walkway and some benches would be a fantastic amenity for the property and tenants.

We do not want to say no to any development at anytime at this location. Far from it. We just want one that addresses, appropriately and adequately, the counties desire to increase density near mass transit to fill the missing middle housing issues. A balance between that goal and the existing community is what is needed at this site. A suggestion, that is not fleshed out but is modest, would be a 200 units with at max 1.25 parking spots per unit with a mix of 2-3 bedroom condos for rent and sale. This would encourage families and young adults to move to the location. The decrease in units and parking would allow for a modest green space, potentially an increase in commercial space. Coming to the community first, and asking to work with us (not during the depths of a pandemic) would produce a fantastic property that everyone will enjoy. I'm sure you'll hear from people that want to develop this property but don't want the current proposal. Reach out to us (you have our emails now) and let us work hand in hand with the developer.

Thank you for taking the time to read this,

The Rising Family
1607 Myrtle Rd

Attachment G - Community Correspondence

From: [Nandini Arunkumar](#)
To: [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#)
Cc: [Marc Elrich](#); Councilmember.Glass@montgomerycountymd.gov; [Fani-Gonzalez's Office, Councilmember](#); Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov; [Folden, Matthew](#); [Sanders, Carrie](#); [Brockmyer, Richard](#); [Smith, Parker](#); [Robert G](#); [Abigail Szein](#); [Pam Stanziani](#); [Monica Bradford](#); [Hathway, John J.](#); [Dennis Obrien](#); [Phillip Jakobsberg](#)
Subject: Independent Review of the LATR traffic study for 9801 Georgia Avenue (Preliminary Plan No. 120130160 and Site Plan No. 820230130)
Date: Monday, February 12, 2024 6:41:31 PM
Attachments: [9801 GA Ave-Reveiw of Traffic Study Letter.pdf](#)
[FINAL 9801 Georgia Ave Report.pdf](#)
[Petition and signatures 02.12.2024.pdf](#)

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

Dear Chairman Harris and Planning Board Commissioners,

Please accept the attached letter, an independent third party review of the LATR traffic study for 9801 Georgia Avenue, petition opposing the Woodland Dr. Entrance and citizen's signatures into the record of proposed development at 9801 Georgia Avenue (Preliminary Plan No. 120130160 and Site Plan No. 820230130).

Respectfully,
Nandini Arunkumar
1821 Sherwood Road

Phillip Jakobsberg
1709 Belvedere Blvd

cc:
Marc Elrich, Montgomery County Executive
Montgomery County Council

February 12, 2024

Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive
14th Floor
Wheaton MD 20902

CC:
Montgomery County Planning Board
Marc Elrich, Montgomery County Executive
Montgomery County Council

**Re: Proposed Development at 9801 Georgia Avenue
Preliminary Plan No. 120130160 and Site Plan No. 820230130**

Dear Chairman Harris and Commissioners,

We are concerned residents in the Forest Grove and Forest Estates neighborhoods and are writing so our voices can be heard. We have serious concerns with the proposed development at 9801 Georgia Avenue, and we need for you to hear our concerns and give them your due consideration.

9801 Georgia Avenue is currently proposed to be redeveloped into a building housing 390 rental units and a 466-car parking garage, with the primary exit from the garage onto Woodland Drive. We support the concept of 'smart growth' - which we understand includes more residential housing close to Metro stops - and thus we do not oppose building residential housing to replace the current Medical Center building. However, we do oppose locating an entrance to this development on Woodland Drive.

We reiterate here what we and other residents have repeated in multiple communications to the Planning Board and meetings with the Planning department staff and elected officials. Our biggest concern and primary opposition to the development at 9801 Georgia Avenue has been and continues to be location of the primary entrance to the development on Woodland Drive. We have already submitted to you a [petition](#) opposing the Woodland Drive entrance with signatures from over 290 residents (attached) in the immediate community.

With this letter we attach a professionally produced report, which is a review of the traffic study submitted by the developer. This report highlights serious deficiencies and inaccuracies in the assumptions and methods used in the traffic study and invalidates the conclusions of the traffic study.

Concerns with and Opposition to an entrance on Woodland Drive

With a proposed parking capacity for 466 cars, the large volume of cars that will enter and exit onto Woodland Drive will create significant traffic and safety issues for the neighborhood. Woodland Drive is a "secondary residential road" and designated to be a Neighborhood Greenway in the Forest Glen/Montgomery Hills Sector Plan. Introducing a full-movement entrance where none currently exists, onto this neighborhood road, will have significant detrimental effects including safety hazards for pedestrians and bikers, decreased road safety on neighboring streets due to cut-through traffic, and worsening congestion resulting in significant delays and dangerous driving.

In response to the over 400 pages of letters and testimony from over 25 members of the community, majority of whom raised concerns regarding the entrance on Woodland Drive, the Planning Board reconsidered the entrance and called for a traffic study to be conducted to determine whether an entrance onto Woodland drive was necessary. The Resolution passed by the Planning Board approving the Sketch Plan, specifically states that “***Vehicular access on Georgia Avenue is preferred***” and that “*Vehicular access on Woodland Drive may be permitted by the Planning Board at the time of the Preliminary Plan based on an operational traffic study of the site access point*”. Pursuant to the Planning Board’s instructions, the developer has submitted a traffic study report which concludes that the Woodland Drive entrance would have a ***minor impact*** on our neighborhood. We strongly disagree with this conclusion. It is simply not true.

Per the study, an estimated 88 cars will drive southbound every morning heading for Washington DC and the Beltway. This translates to 88 cars pouring onto Woodland Drive, adding to the existing neighborhood traffic turning onto Forest Glen Road. Compounding matters, the intersection of Forest Glen Rd and Georgia Ave is an extremely busy, chaotic, and unsafe intersection. Today, cars squeeze their way into a line of traffic that is often backed up a quarter mile to Dameron drive, and sometimes beyond (see pictures below). This intersection features prominently as needing mitigation in the County’s own [traffic analysis](#) and there is no possible way that adding another 88 cars to this existing scenario will only have *minimal impact*.

Review of Traffic Study and “Traffic Experiment”

We are a neighborhood and community. We are NOT traffic engineers or traffic experts. However, we live in this neighborhood – many of us for over 30 years – and from our everyday experiences we know the conclusions of the traffic report are simply not credible. Members of our community attempted – multiple times – to contact County and State transportation officials to engage with them and seek their help to decipher the 350-page deeply technical report. But our repeated attempts were futile. **This is a serious and complete breakdown in due process.**

We have been forced to raise funds to hire a traffic consultant to help us understand this report. We hired Joe Mehra, founder of MCV Associates. Joe is a professional engineer (P.E., P.T.O.E.) with over 30 years of experience in transportation planning, traffic impact studies, traffic engineering and environmental planning.

The attached document is the result of Mr. Mehra’s review. Mr. Mehra found several deficiencies with the methods and analysis performed in the developer’s traffic study. Specifically, he found omissions of relevant existing conditions, violations of industry practice, scenarios that run counter to the Vision Zero statement in the Forest Glen sector plan, incorrect assumptions regarding the use of local streets, incorrect setup in a model which led to invalid results, recommendations that are not consistent with the expected use of the entrance, and a lack of consideration of a fourth scenario which would eliminate the need for the Woodland entrance. Overall, Mr. Mehra’s report demonstrates that there are significant problems with the study, and thus it cannot be relied upon to support its conclusions.

We also ran our own real world “traffic experiment”, simulating the traffic queue (per the developer’s traffic study) that will form every morning at the corner of Woodland Dr and Forest Glen Rd. The result was anything but minimal. The delay to exit our neighborhood exceeded 11 minutes for the eleventh car in the queue. This delay clearly frustrated drivers who were not part of the experiment and had queued behind us. They maneuvered to escape the queue, with some making U-turns to head northbound on Woodland Dr, and others heading east down Myrtle Rd. Long delays resulting in chaotic and unsafe driving are precisely the problems we predicted and have been concerned about since a Woodland Dr entrance was proposed. Please watch a three-minute summary video of this traffic experiment [here](#).

Attachment G - Community Correspondence

We live in this neighborhood. We understand the real-world traffic patterns better than anyone else, certainly better than simulations. Mr. Mehra's findings and the results of our traffic experiment is no surprise to us. Many of us battle the traffic and chaos every day. There was never a question that adding an entrance onto Woodland Dr with this large volume of cars entering / exiting it every day would create more chaos, further aggravating the safety hazards that already exist. Now we have direct evidence to support those conclusions.

We now ask that all those engaged in this process - the Planning Board, Planning department staff, our representatives, county, and state transportation officials - to carefully review the findings of the attached report to understand the serious deficiencies in the developer's traffic study. We, the community, and neighbors of this development, who will have to live with the results of your recommendations, deserve your full consideration on this matter.

Thank you!

Signed
Nandini Arunkumar
Secretary, Forest Grove Citizens' Association
1821 Sherwood Rd
nandini.arunkumar@gmail.com

Phil Jakobsberg
Resident of Forest Estates
1709 Belvedere Blvd
pjakosberg@gmail.com

Attachment G - Community Correspondence



From: [Brett Gellman](#)
To: [Smith, Parker](#)
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Monday, February 12, 2024 9:39:33 AM

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

Greetings,

My name is Brett Gellman and I reside at 1812 Myrtle Road in Silver Spring which is directly across from the proposed development at the Forest Glen Medical Building - Preliminary Plan No. 120130160 and Site Plan No. 820230130.

While I am pro-development, I am very concerned about some of the issues that will be raised by this project.

My primary concern is **pedestrian safety**. We have two school-age children that attend Flora Singer Elementary and walk down Myrtle and Forest Grove Drive each morning to get to their bus.

Both streets (in addition to Sherwood) do not have sidewalks which makes me incredibly anxious about my children's safety given the increase in vehicular traffic entering and exiting the building during rush hour.

At the very least, sidewalks should exist on these streets before the project moves any further.

Additionally, there are currently no crosswalks between Woodland Drive and Myrtle Road as well as Woodland Drive and Sherwood Road.

There are multiple families with children that walk to the bus stop to attend Flora Singer and Einstein High School in our neighborhood. There are also many families that utilize the MCCA childcare center on Dameron Drive who walk their kids over in strollers. It should be noted that this neighborhood does not have a bus for the local middle school (Sligo) because it is so close to said school. That means there will be many students (including my son next year) that will be walking from their house to Sligo Middle School.

Crosswalks opposite Myrtle Road & Woodland Drive and Sherwood Road & Woodland Drive are of utmost importance given how many cars currently use Woodland as an alternative route to bypass Georgia Avenue. I cannot even imagine how much more traffic Woodland will experience if a garage entrance/exit is placed there.

The **Woodland Drive garage entrance and proposed lay-by** is my next concern.

Should a garage entrance/exit exist on the Woodland Drive side of the neighborhood, it will increase the amount of vehicular volume to a point where aforementioned pedestrian safety is at risk in addition to a dramatic rise of traffic within the neighborhood resulting in cars speeding down our roads to use as detours, blocking driveways, and so forth.

Speaking of driveways, while our house is on Myrtle Road our driveway entrance is on Woodland Drive which is directly behind our house. Per the Sector Plan, *this lay-by would be directly opposite our driveway.*

Given that there is already a Kiss and Ride at the Forest Glen Metro Station I **do not believe that this lay-by is necessary.**

Furthermore, **any sort of short-term parking should be located in the proposed development's parking garage** of 9801 Georgia Avenue.

In addition, **the development should also include a roundabout for cars dropping off individuals to their residence and/or retail located inside the building** instead of being dropped off onto Woodland, further congesting a major road in the Forest Grove neighborhood.

One proposal would be to have the Woodland Drive garage entry be used as an entrance only. **Exiting vehicles would only be permitted on the Georgia Avenue side of the garage (in addition to entering via Georgia).** This would reduce vehicular traffic in the neighborhood during the morning rush hour and make it safer for our children, too.

My last major concern is **the amount of litter** this project could potentially bring.

Having lived at this property for nearly a decade, the amount of litter that has been deposited on my yard because of the proximity to the Metro has been staggering. Adding a lay-by with actual parking spots for parking would be even more problematic in regard to trash.

I am hoping the County and/or developer will be installing trash receptacles on the building side of Woodland Drive in an effort to reduce the amount of trash left by cars dropping off Metro passengers, contractors waiting for rides, and so forth.

Thank you and I look forward to hearing from you.

- Brett Gellman
1812 Myrtle Road
Silver Spring, MD 20902

Attachment G - Community Correspondence

From: [Caroline Hanover](#)
To: [Smith, Parker](#); [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#)
Cc: Marc.Elich@montgomerycountymd.gov; [Jim](#)
Subject: Proposed Development at 9801 Georgia Ave, Silver Spring
Date: Monday, February 12, 2024 12:24:35 PM

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

Dear Mr. Smith and Planning Board Members,

Please accept our comments on the proposed development at 9801 Georgia Ave. The preliminary plan number is 120130160 and site plan number is 820230130.

We have lived at 1805 Forest Glen Rd., Silver Spring, MD 20910 for the past 24 years. During that time, we have seen traffic increase significantly on Forest Glen Road and adjacent side streets. Our concern with the proposed development is the following:

- Increased traffic congestion on Woodland and Forest Glen during rush hour with a proposed Kiss & Ride at Woodland creating additional congestion.
- Pedestrian safety with increased traffic in the neighborhood during rush hour especially during hospital shift changes.
- The number of units and parking spaces will definitely increase traffic and create parking issues on side streets.
- The height of the proposed buildings will dwarf the houses in the adjacent neighborhood.

We welcome development of the site that is architecturally compatible with the neighborhood and considers mitigating congestion on Georgia, Forest Glen and Woodland Ave. As members of the neighborhood, we have written during the Sketch Plan phase and signed a petition so that our community concerns can be considered. The recent approval of a plan to move forward reduced slightly the number of units and parking spaces as well as suggested only one point of entry/exit onto Georgia Avenue which will make navigating the Forest Glen and Georgia intersection absolutely even more difficult. It is hard to believe that our concerns were taken seriously.

We ask that you please reconsider the development, the number of units, the number of parking spaces, and the preservation of the neighborhood aesthetic.

Thank you for your consideration.
Best regards,

Caroline Hanover and Jim Sandiford
1805 Forest Glen Rd.
Silver Spring Maryland
20910
301-518-9877

Sent from my iPad

Attachment G - Community Correspondence

From: [Geoffrey Irving](#)
To: [Smith, Parker](#); [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#); [Marc.Elrich@montgomerycountymd.gov](#); [Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#); [Councilmember.Balcombe@montgomerycountymd.gov](#); [Councilmember.Friedson@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Katz@montgomerycountymd.gov](#); [Councilmember.Luedtke@montgomerycountymd.gov](#); [Councilmember.Mink@montgomerycountymd.gov](#); [Councilmember.Sayles@montgomerycountymd.gov](#); [Councilmember.Stewart@montgomerycountymd.gov](#); [Nandini Arunkumar](#)
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Wednesday, February 14, 2024 1:29:19 PM

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

Hello Montgomery County Planning Board,

Reference: Preliminary Plan No. 120130160 and Site Plan No. 820230130

My name is Geoffrey Irving. I live at 1815 Sherwood Rd. Silver Spring, MD 20902. My family and I live a couple houses away from the proposed development. I am writing to highlight my specific concerns with the proposed development. Overall, I am pleased that the lot is being developed, however I have specific concerns about the density and the effect of traffic on our neighborhood. I would like you to consider two things: 1) eliminate the Woodland Dr entrance to the property, and 2) reduce current density by 10% to partially mitigate the effects of added vehicles to the surrounding neighborhood.

I have written previously to indicate my alternate vision of what this development COULD be. I'd like to incorporate that content by reference here. This lot could be an anchor of the local community, and we are giving up that opportunity for this rental block development.

To my specific asks, they do not deviate much from what you will hear from all my neighbors. A tenant entrance on Woodland will put my children, family, and neighbors at risk. We walk down our narrow, sidewalk-less streets every day, during daylight and nighttime. Having an omni-directional Woodland Dr. entrance that allows rental block traffic to spill out onto Sherwood will logically lead to tenants driving down Sherwood and the other streets in our neighborhood to avoid the Forest Glen & Georgia intersection. Putting increased traffic onto these streets will lead to a serious pedestrian-vehicle accident. This would run in direct conflict with the goals of Vision Zero. Please approve this plan without a Woodland Dr. entrance. The light at Tilton will enable tenants to access Georgia in both directions.

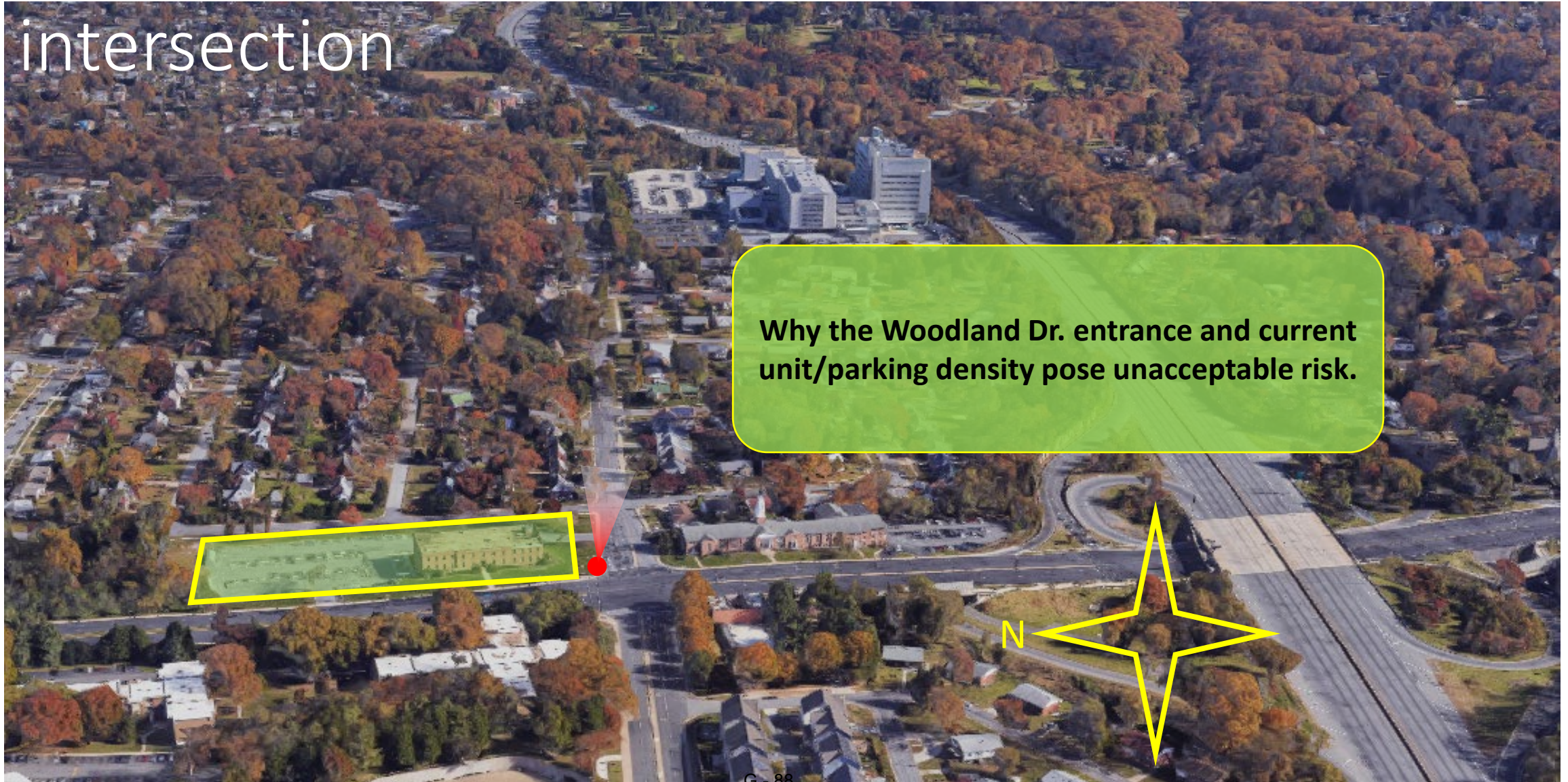
Secondly, and in addition to approving the development with a Woodland Dr. entrance, I'd like to ask the Planning board to consider requiring the development to reduce its density by 10%. While I appreciate the work that the development staff have done to conform the eastern section of the building to a more townhouse-like appearance, the inherent number of units proposed here will choke our transportation and recreation infrastructure. I'm asking the planning board to consider some minimal mitigation measures to alleviate that choking hazard.

Finally, I'd react more warmly to this development if it was not created as a rental building. Having condo owners or townhome owners who would move in and become invested in our community, our parks, and our schools would bolster the feeling of a cohesive neighborhood. Conversely, the planning board is tacitly permitting a Real Estate Investment Trust (whichever one JBL sells this project to) to join our neighborhood and direct future community policy.

Best,

Geoff Irving

Understanding the intersection



Understanding the intersection



Understanding the intersection



Understanding the intersection



20 March 2023

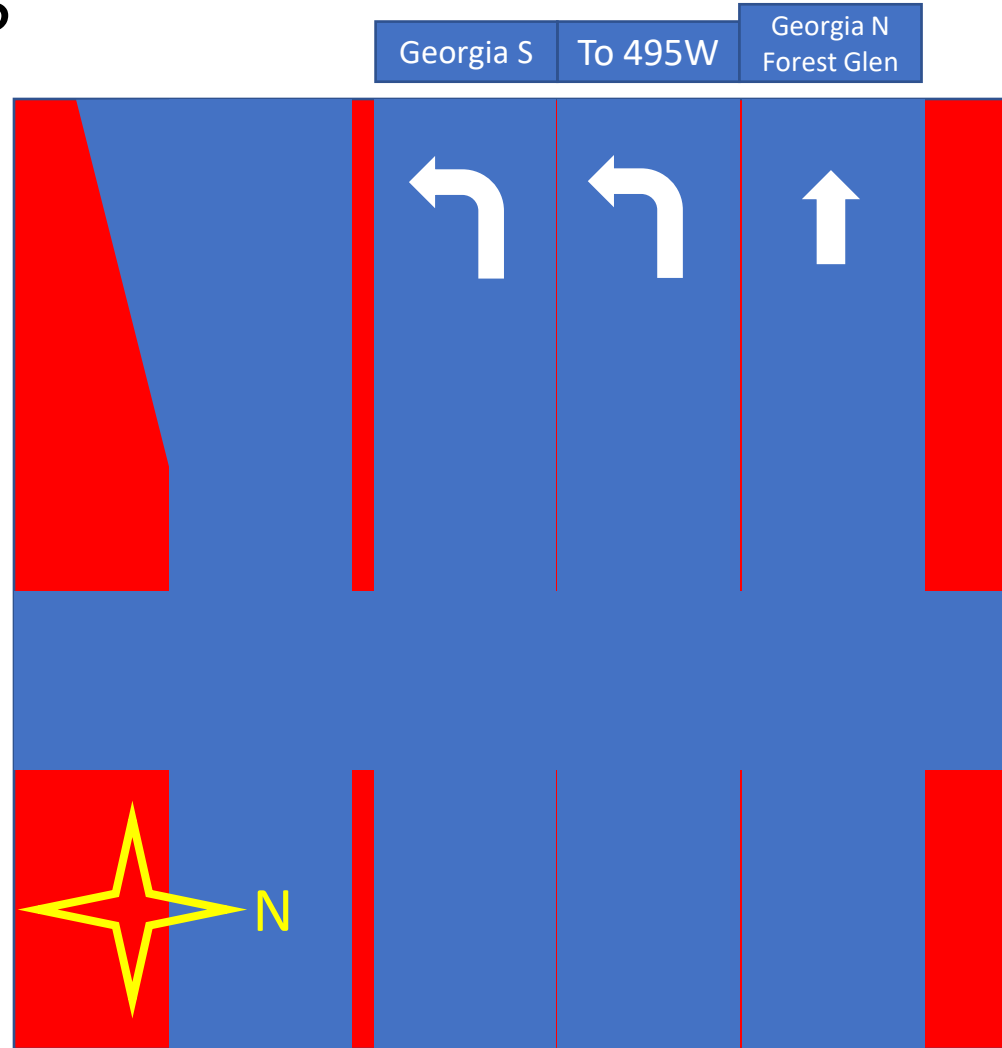
Understanding the intersection



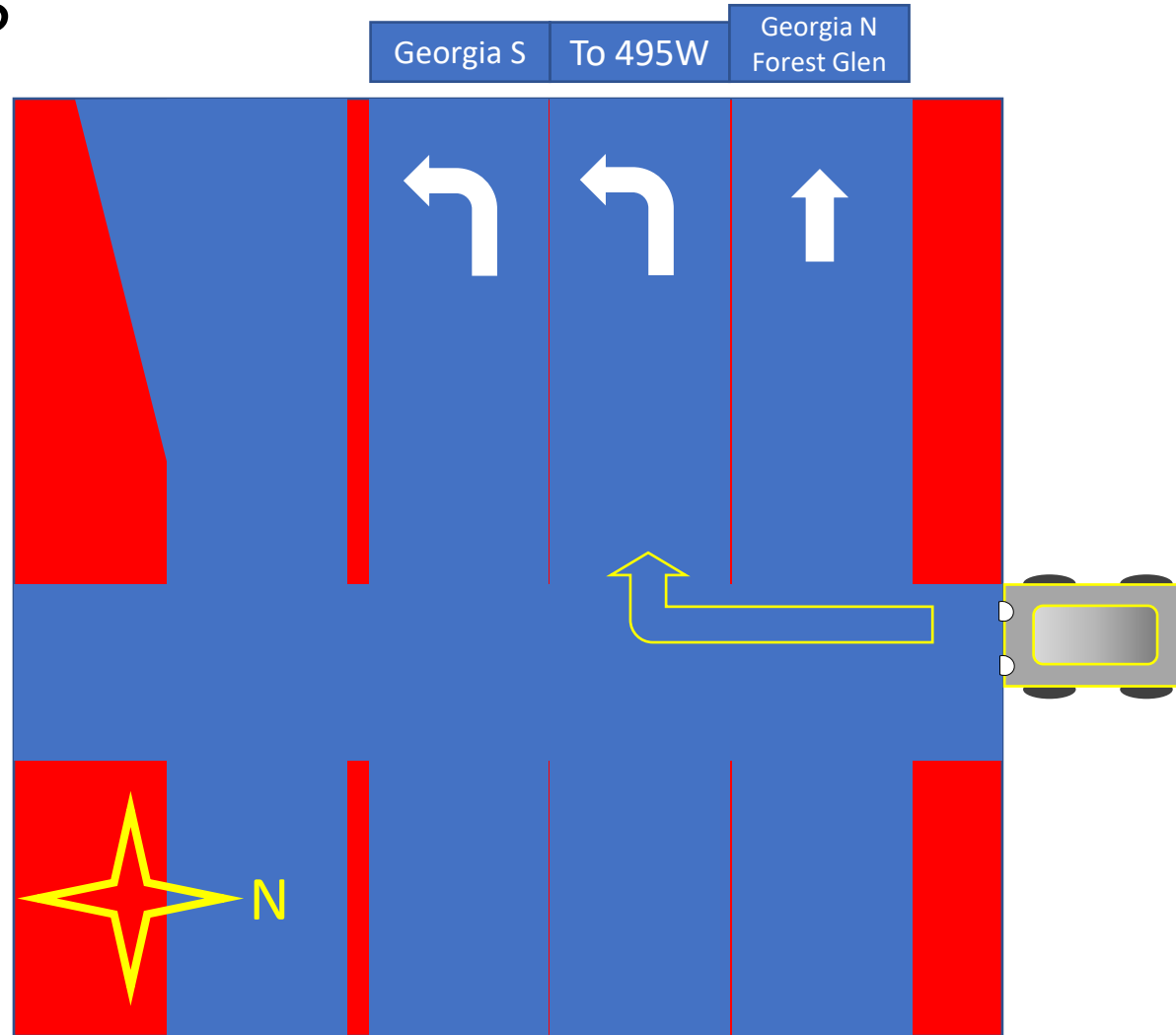
Understanding the intersection



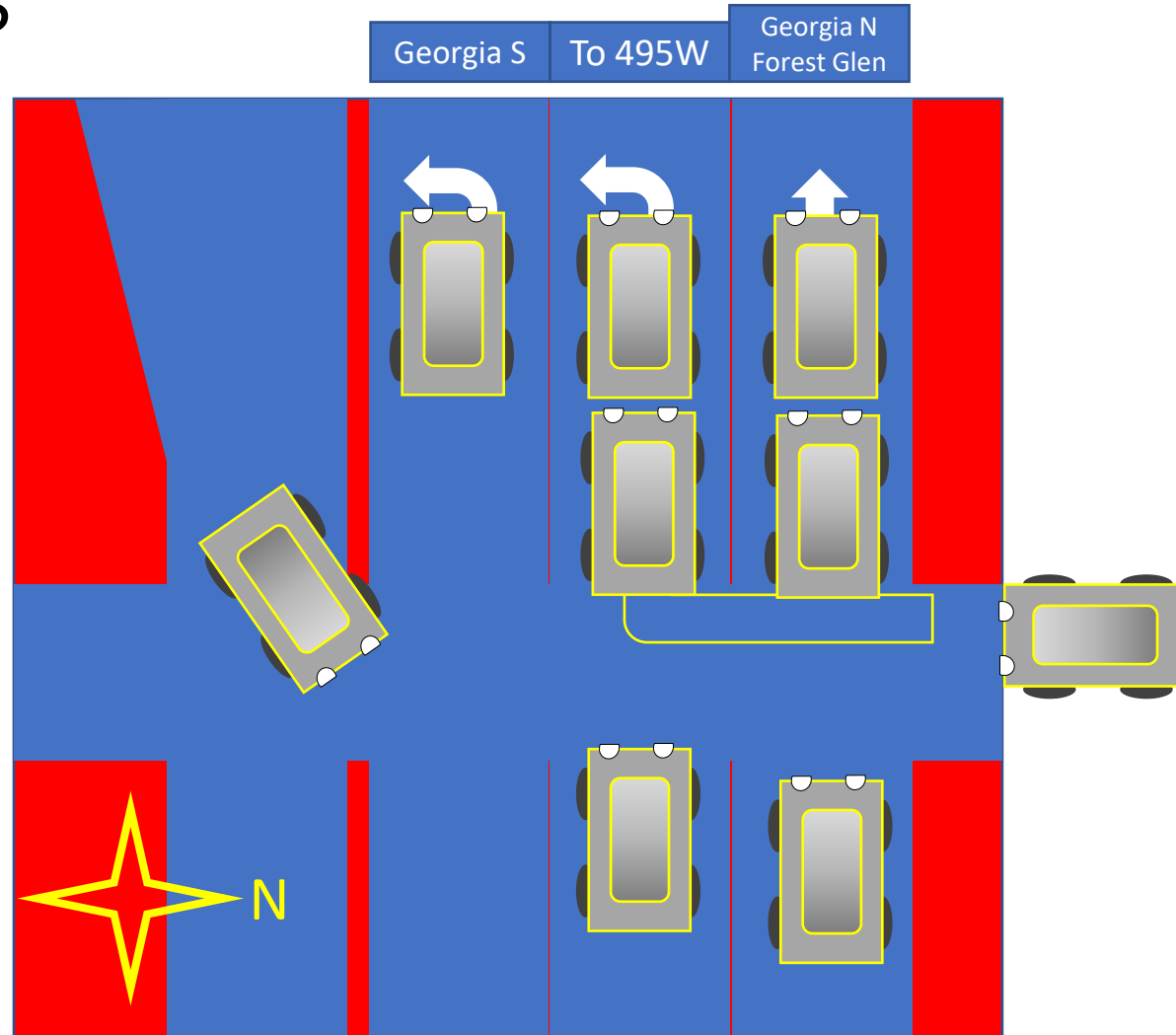
Understanding Forest Glen Rd



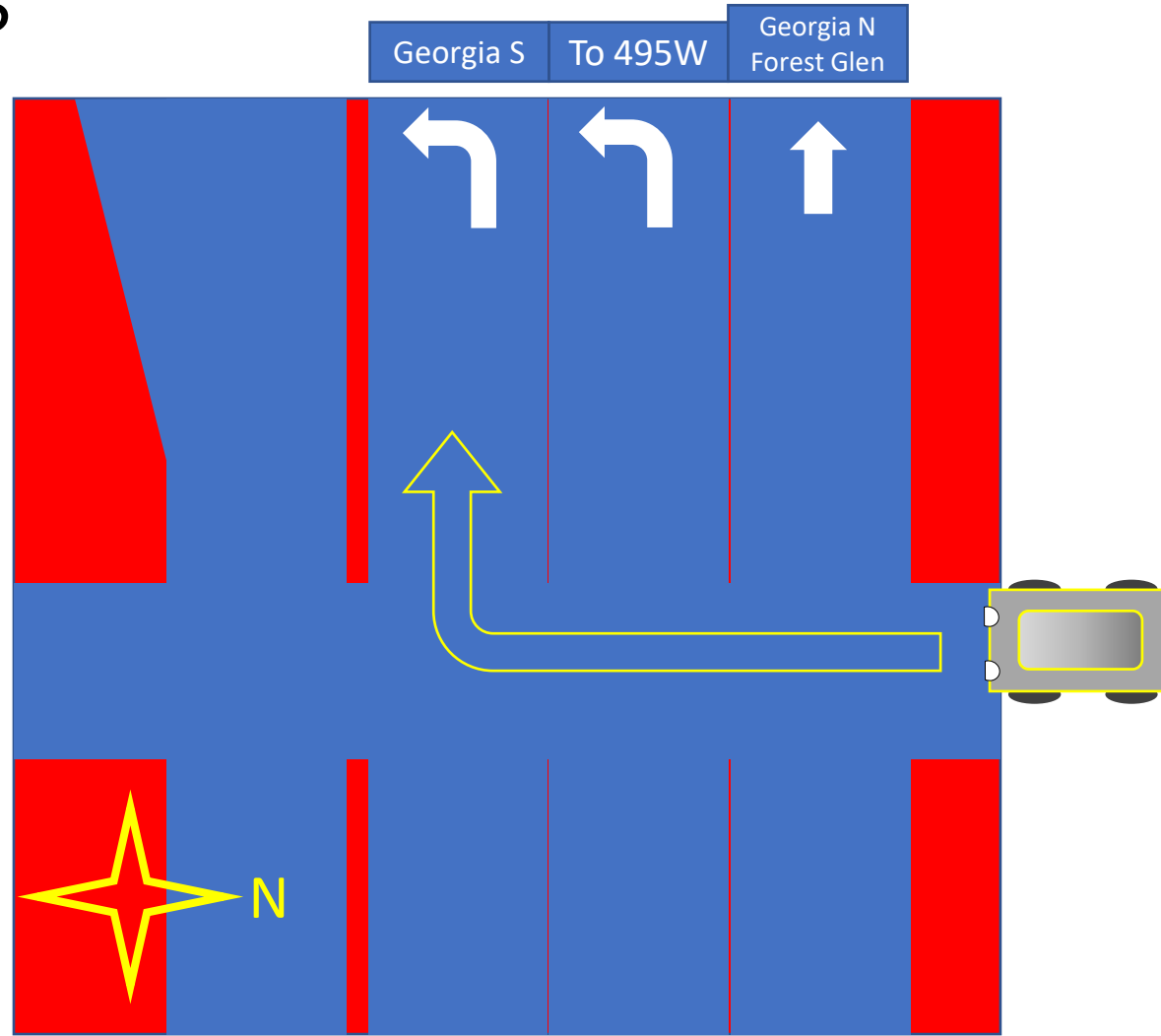
Understanding Forest Glen Rd



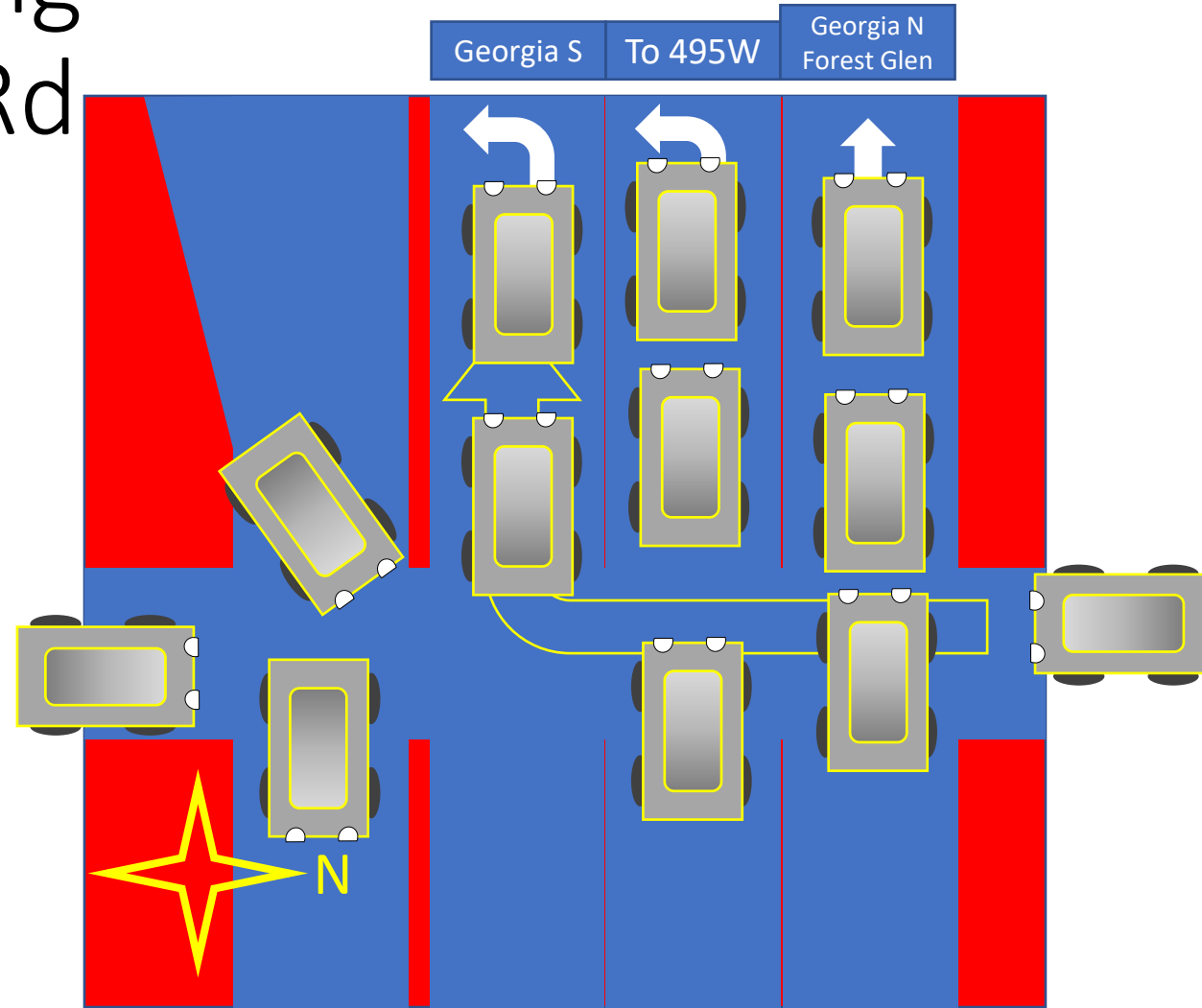
Understanding Forest Glen Rd



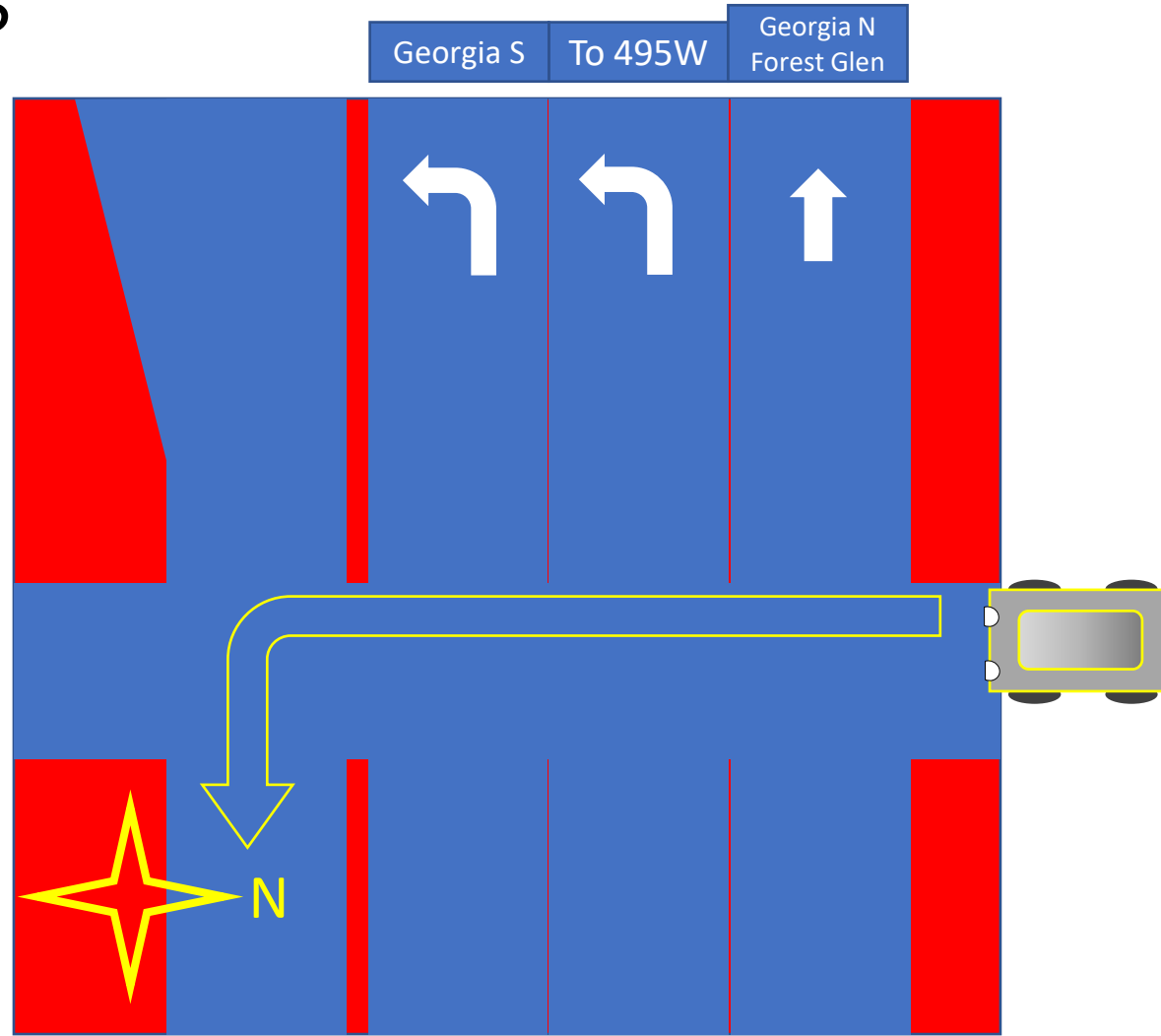
Understanding Forest Glen Rd



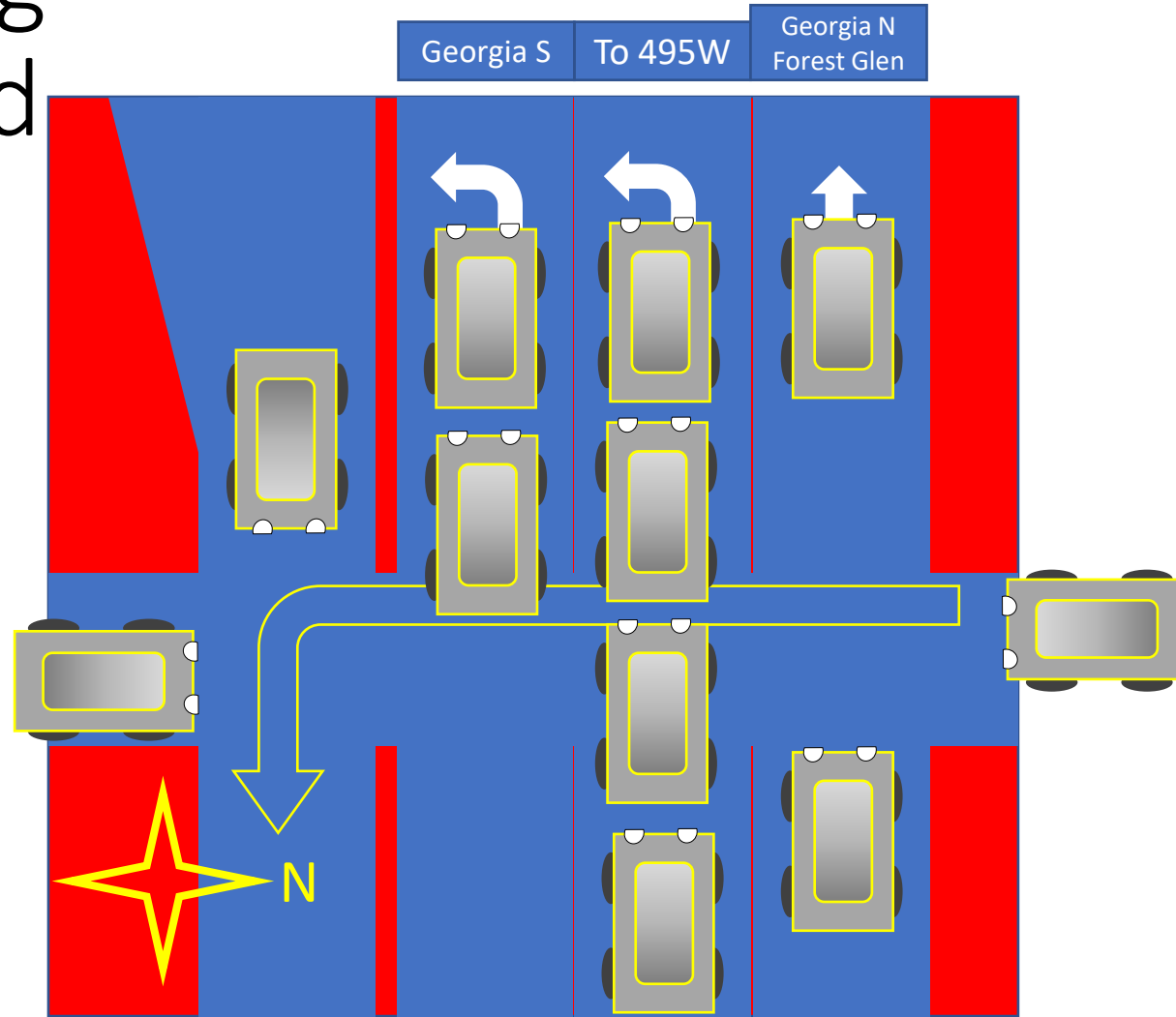
Understanding Forest Glen Rd



Understanding Forest Glen Rd



Understanding Forest Glen Rd



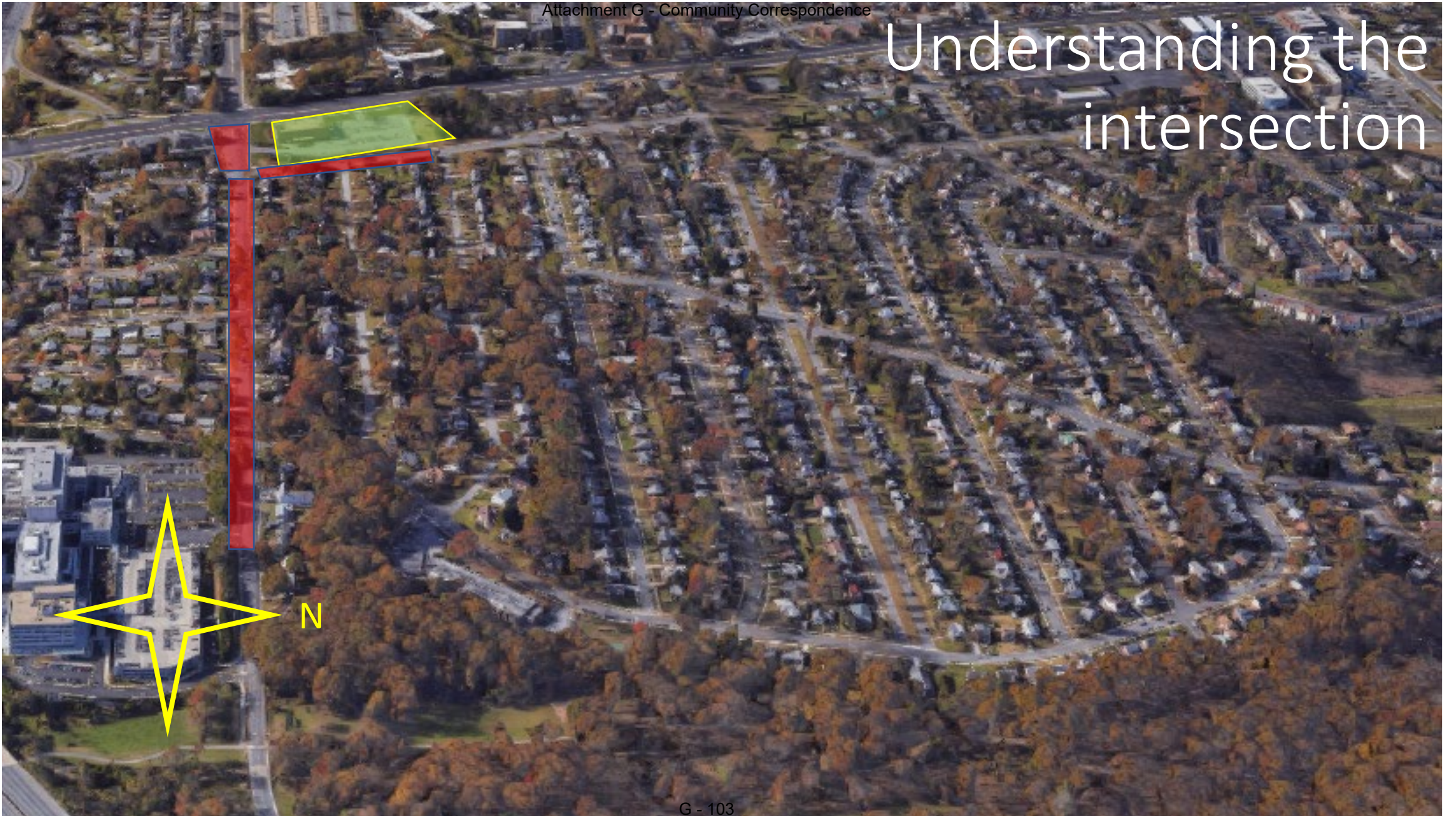
The chaos in real life :



Understanding the intersection



Understanding the intersection



Understanding the intersection



Understanding the intersection



Understanding the intersection



Understanding Forest Grove

These aren't just lines on a map.

These are narrow streets where families walk and bike to school, daycare, and the park.

A Woodland Dr. entrance adds 500+ cars to these roads.

Eliminating the Woodland Dr. entrance mitigates these concerns and keeps congestion in the County's Georgia Ave. "Red Zone."

Reducing the number of units and/or cars at the development further mitigates these concerns.



Attachment G - Community Correspondence

From: [Folden, Matthew](#)
To: [Hathway, John J.](#)
Cc: [Pamela Stanziani](#); [Abigail Sztejn](#); [Nandini Arunkumar](#); [Robert G.](#); [Dennis O'Brien](#); [Pam Stanziani](#); [Brockmyer, Richard](#); [Smith, Parker](#); [Sanders, Carrie](#)
Subject: RE: Follow up to meeting
Date: Wednesday, February 14, 2024 9:23:31 AM

Mr. Hathway,

Thank you for your inquiry.

As discussed at the Forest Grove community meeting, staff will address points raised by the community in the staff report prepared for the Planning Board hearing. Correspondence received prior to the posting date of the staff report is appended to that document and correspondence received after posting (but before 12 PM on March 6th) is sent directly to the Planning Board as a separate package. During the meeting with your community, we encouraged you and your neighbors to submit written testimony for the Board's consideration and explained the process to sign-up to testify at the public hearing. Our goal in explaining the manner testimony is handled during our previous conversation with your community is to help you be involved in the Board's decision making process.

With regard to the technical review, Planning Department staff make recommendations to the Planning Board based on the criteria set forth in Chapter 50 of the County Code, for the Preliminary Plan, and Chapter 59, for the Site Plan. Other county agencies rely on other sections of the County Code for their relevant disciplines (i.e. Chapter 25A for affordable housing, Chapter 49 for streets and roads, etc.).

The Findings for Preliminary Plan and Site Plan are listed below for your reference.

Section 50.4.2.D. Required Findings (Preliminary Plan)

To approve a preliminary plan, the Board must find that:

1. the layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59;
2. the preliminary plan substantially conforms to the master plan;
3. public facilities will be adequate to support and service the area of the subdivision;
4. all Forest Conservation Law, Chapter 22A requirements are satisfied;
5. all stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;
6. any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M; and
7. any other applicable provision specific to the property and necessary for approval of the subdivision is satisfied.

Attachment G - Community Correspondence

Section 59.7.3.4.E. Necessary Findings (Site Plan)

1. When reviewing an application, the approval findings apply only to the site covered by the application.
2. To approve a site plan, the Planning Board must find that the proposed development:
 - a. satisfies any previous approval that applies to the site;
 - b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;
 - c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;
 - d. satisfies applicable use standards, development standards, and general requirements under this Chapter;
 - e. satisfies the applicable requirements of:
 - i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and
 - ii. Chapter 22A, Forest Conservation.
 - f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;
 - g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;
 - h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;
 - i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and
 - j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.
3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.
4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional

Attachment G - Community Correspondence

Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.

Respectfully,

Matt

Matthew Folden, AICP

Regulatory Supervisor

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

From: Hathway, John J. <jhathway@wtplaw.com>
Sent: Tuesday, February 13, 2024 2:18 PM
To: Pam Stanziani <pam_stanziani@yahoo.com>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>; Smith, Parker <Parker.Smith@montgomeryplanning.org>
Cc: Pamela Stanziani <pamela.stanziani@fda.hhs.gov>; Abigail Sztein <abigail.rosalind@gmail.com>; Nandini Arunkumar <nandini.arunkumar@gmail.com>; Robert G. <georgetown02@gmail.com>; Dennis O'Brien <dennyob58@aol.com>
Subject: RE: Follow up to meeting

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

Mr. Folden, I had a follow up question regarding our meeting.

It has to do with the members of the planning board staff's position that they are restricted in regards to what recommendations they can make to the planning board. That is, if I understood it correctly from the meeting, the staff takes the position that it can only advise the board as to whether the plan meets this criteria or that criteria in the code or regulations, as opposed to making any other comments or recommendations that might have an impact on the board's decision (for example, the many points made by our community).

I have looked through what I thought were any regulations, etc that would speak to such restriction by the planning board staff, but I have been unable to locate any such restriction.

Could you please point me/us to any such regulation; written protocol, etc that provides for/refers to such restriction?

Thank you,

John Hathway.

From: Pam Stanziani <pam_stanziani@yahoo.com>

Sent: Tuesday, January 30, 2024 11:14 PM

To: Matthew Folden <matthew.folden@montgomeryplanning.org>

Cc: Pamela Stanziani <pamela.stanziani@fda.hhs.gov>; Abigail Sztejn <abigail.rosalind@gmail.com>; Nandini Arunkumar <nandini.arunkumar@gmail.com>; Hathway, John J. <jhathway@wtplaw.com>; Robert G. <georgetown02@gmail.com>; Dennis O'Brien <dennyob58@aol.com>

Subject: Follow up to meeting

Just a quick note to thank you, Carrie, Richard and Parker for joining our association meeting tonight. I will follow up with you in the am but wanted you to know we greatly appreciate your effort and dedication.

Pam

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:mail.onelink.me)

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Attachment G - Community Correspondence

From: [Sanders, Carrie](#)
To: [Champaloux, Joy](#); [Folden, Matthew](#); [Smith, Parker](#); [McVary, Jessica](#); [MCP-Chair](#)
Cc: [Carranza, Valeria](#); [Glass's Office, Councilmember](#)
Subject: RE: 9801 Georgia Ave
Date: Tuesday, February 20, 2024 1:27:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Joy,

Thank you for your email. By copy of this email, I am also entering your comments into the public record and on to the Planning Board Chair's office.

Planning Staff are very supportive of allowing a more market driven approach to providing parking, especially in close proximity to frequent, high-quality transit where alternatives to driving are available and land values are highest. We hope the development community takes advantage of the flexibility that ZTA 23-10 provides as they contemplate new developments near transit.

For the proposed project at 9801 Georgia Avenue, the minimum parking requirement is 379 spaces (adjusted to zero under the proposed legislation) and the maximum allowed is 545 spaces. The Applicant is proposing to be within the established minimum/maximum parking range by providing 466 parking spaces. This is a reduction of parking spaces from the Sketch Plan. This parking quantity satisfies the requirements of Section 59.6.2.4.B of the Zoning Ordinance.

Planning staff has encouraged the Applicant to reduce the amount of parking provided throughout the technical review period of the project, however, the Applicant has explained that the amount of parking provided with the project is necessary to market the project and attract tenants.

Thank you,

Carrie



Carrie Sanders
Chief, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 13, Wheaton, MD 20902
carrie.sanders@montgomeryplanning.org
o: 301-495-4653



From: Champaloux, Joy <Joy.Champaloux@montgomerycountymd.gov>

Sent: Friday, February 16, 2024 12:02 PM

To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Smith, Parker <Parker.Smith@montgomeryplanning.org>; McVary, Jessica <Jessica.McVary@montgomeryplanning.org>

Cc: Carranza, Valeria <Valeria.Carranza@montgomerycountymd.gov>; Glass's Office, Councilmember

<Councilmember.Glass@montgomerycountymd.gov>

Subject: 9801 Georgia Ave

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

Dear Midcounty Planning team,

Good afternoon – I am following up on behalf of Councilmember Evan Glass regarding some resident concerns shared at the community gathering on Feb. 12.

Councilmember Glass is a lead sponsor of [ZTA 23-10 Calculation of Required Parking](#), which would eliminate parking requirements within a half-mile radius of a Metro station, a half-mile radius of a Purple Line station, or within a quarter-mile radius of a Bus Rapid Transit station. This zoning measure was recently voted favorably in committee and is expected to pass at the full council on February 27.

As the 9801 Georgia Ave development is located across the street from a metro stop, Councilmember Glass hopes that the developer will utilize this ZTA to reduce the number of parking spaces and take advantage of the vast amount of multi-modal transit opportunities in the area. We would like to ensure that Planning has shared this pending ZTA with both the developer and the community members, as it is a good tool that reduces the need for parking.

As Chair of the Transportation & Environment Committee, Councilmember Glass would like to reiterate his commitment to the county's Vision Zero plan and pedestrian safety. We must balance safety for all our residents while supporting our housing needs for future generations.

If you have any questions, please do not hesitate to reach out to me or my chief of staff, Valeria Carranza.

Sincerely,

Joy

Joy Champaloux (she/her)

Senior Legislative Aide

Office of Council President Evan Glass

Montgomery County Council

Office: (240) 777-7982

<https://www.montgomerycountymd.gov/glass/>



For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>

Attachment G - Community Correspondence

From: [Cassie Weaver](#)
To: [Smith, Parker](#); [MCP-Chair](#)
Subject: Development at Georgia Ave and Forest Glen
Date: Saturday, February 17, 2024 8:26:26 PM

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

Hi there,

I've written to my elected folks before but feel like I should direct this to you all as the best audience. I moved into a lovely home on Dublin Dr in Forest Estates seven years ago, and am raising my two kids and doggy here. I love my neighborhood so much. And I strongly, strongly support the housing development at the corner of Georgia Ave and Forest Glen rd. It recently came to my attention that a small but vocal group of my neighbors strenuously oppose having an entrance/exit to the development leading into our neighborhood, and want one only out o to Georgia Ave. It's so unfortunate, and I disagree and want to make sure you all know that me and the vast majority of my neighbors wholeheartedly support this development and the entrance on Woodland drive. I sincerely hope their vociferous protests don't delay or stop this development. I'm looking forward to all the new neighbors we will get from this development, and just can't emphasize enough how excited we all are to finally see that corner get the use it deserves, especially given the housing crisis in our county. I'd be happy to speak further about my position if it would help at all. Thanks so much for your time and tireless hard work!

Sincerely,

Cassie Weaver
1719 Dublin Dr.
313.600.4353

Attachment G - Community Correspondence

From: [Lawrence Baizer](#)
To: [Smith, Parker](#); [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#); [Marc.Elrich@montgomerycountymd.gov](#); [Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#); [Councilmember.Balcombe@montgomerycountymd.gov](#); [Councilmember.Friedson@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Katz@montgomerycountymd.gov](#); [Councilmember.Luedtke@montgomerycountymd.gov](#); [Councilmember.Mink@montgomerycountymd.gov](#); [Councilmember.Sayles@montgomerycountymd.gov](#); [Councilmember.Stewart@montgomerycountymd.gov](#); [Lawrence Baizer](#)
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Sunday, February 18, 2024 10:32:24 AM

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

RE: Preliminary Plan No. 120130160 and Site Plan No. 820230130

Dear Montgomery County Planning Board and Council Members,

I am a long term resident of the Forest Grove neighborhood and a strong supporter of rational and appropriately scaled development in our area. Developing areas adjacent to Metro stations is particularly compelling, as it encourages additional use of the subway at a time when area automobile traffic continues to increase in intensity. But it is essential that development is tailored to and integrated with the surrounding neighborhood, so that new buildings blend as seamlessly as possible with those already in place.

Accordingly, I wish to register major concerns about the proposed development at 9801 Georgia Avenue, as it fails to meet any of these criteria and raises a host of additional issues. The developer proposes to introduce an enormous apartment building of some 400+ units into an 80 year-old neighborhood of small single-family houses without regard for any impact that change might have on current residents. Indeed, the developer claims to have “overwhelming support from the community” but this could not be further from the truth. There was absolutely NO consultation with current Forest Grove residents on the scope, design or nature of the building, indeed we were only notified on the enormity of the project at a public meeting on September 22nd, 2022 when the project was presented essentially as a fait accompli. Furthermore, although the building will indeed be situated near the Forest Glen Metro Station it will do little to encourage its residents to use that system, as at least one parking space will be provided for each apartment, for a total of over 400 spaces.

And this issue is the greatest concern of Forest Glen residents—the introduction of some 400+ additional cars into an area where traffic is already extremely congested—in fact the intersection of Forest Glen Road and Georgia Avenue is consistently characterized as one of the busiest and most dangerous in Montgomery County. Furthermore, the main access to

the proposed building's garage is planned to be on Woodland Avenue—a relatively quiet street with broad sidewalks typically used by commuters walking to the Metro station and children on their way to school. The entrance and exit of 400 cars on Woodland Avenue will doubtless jeopardize pedestrian safety for many. Despite many requests from area residents for a reconsideration of the Woodland Avenue access point, this has not changed since the previous Planning Board hearing on the sketch plan on March 30, 2022. Finally, many of the streets adjacent to the proposed development are quite narrow and this massive infusion of new traffic into the area will surely lead to a significant increase in accidents with parked cars, pedestrians and bicyclists.

Many other issues arise as well, e.g. the magnitude of garbage collection for 400+ apartments, their reliance on aged water and sewer systems and an electric grid that often appears to be barely sufficient to meet the current demand. Additional concerns include minimal plans for public and green space, minimal buffer space with adjacent houses and the overall impact the building that covers 2+ blocks.

Most if not all of the residents of the Forest Glen neighborhood would support rational and appropriately designed developments of a size that would integrate with the neighborhood. However, the current plans raise significant concerns in so many ways that nearly 300 neighborhood residents have signed a petition opposing the current plan for the development.

Sincerely,

Lawrence Baizer 1806 Sherwood Road 20 year resident of the neighborhood.

Attachment G - Community Correspondence

From: [DerylDavis](#)
To: [Lindsey, Amy](#); mcpchair@mncpcc.org; Councilmember.fani-gonzalez@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Balcombe@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Luedtke@montgomerycountymd.gov; Councilmember.Mink@montgomerycountymd.gov; Councilmember.Sayles@montgomerycountymd.gov; Councilmember.Stewart@montgomerycountymd.gov; [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#); [Smith, Parker](#)
Cc: [Whitney Warren and Deryl Davis](#)
Subject: Re: Comments from local residents regarding proposed development at 9801 Georgia Avenue---Preliminary Plan #120130160
Date: Monday, February 19, 2024 3:34:53 PM

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

Dear Members of the Montgomery County Council and Montgomery County Planning Board:

We are long-time residents of the Forest Grove Community adjacent to 9801 Georgia Avenue, which has been approved for redevelopment (Preliminary Plan 1201301760, Site Plan 820230130). Like many of our neighbors, we are concerned about the impact of the proposed redevelopment plan, which includes hundreds of new parking spaces, an entrance onto an already busy residential street (Woodland Drive), and minimal buffer space between the proposed complex and neighbor houses. We are especially concerned about traffic and pedestrian safety issues, should we have hundreds more cars exiting onto Woodland Drive and impacting surrounding small residential streets.

Woodland Drive and adjacent streets are already used as rush hour thoroughfares by drivers cutting through our neighborhood on their way to/from work. These are small neighborhood streets, without sidewalks, which are heavily trafficked by children and pedestrians. It is hard to imagine the addition of possibly hundreds of cars onto these streets in a daily fashion.

We strongly encourage you to work with developers to limit car allowances in this complex, encouraging new residents to use the Forest Glen Metro and Metro bus access on site, as many in our neighborhood do now. We also strongly encourage you to work with developers to limit the height and mass of the proposed buildings so that their size and architecture will more closely align with that of the existing neighborhood. Finally, we strongly encourage you to work with developers to limit entrances and exits to this complex to Georgia Avenue, so that Woodland Drive does not become a traffic and safety hazard that could spill over into smaller neighborhood streets, almost none of which are equipped to handle greater volume.

Thank you for taking our comments and concerns into consideration.

Deryl Davis and Whitney Warren
9808 Dameron Drive
Silver Spring, MD 20902
202.251.1321

--

Deryl Davis, Ph.D.
Educator, Journalist, Filmmaker
<https://derylandrewdavis.journoportfolio.com/>
202.251.1321

Attachment G - Community Correspondence

From: [Smith, Parker](#)
To: [Gayle Miller](#)
Subject: RE: 9801 Georgia Avenue--A Few Questions
Date: Wednesday, February 21, 2024 3:39:00 PM

Hello Ms. Miller,

Thank you for your questions. Here are my answers, as best I can:

1. Can you point me to a project like this somewhere else in the county? Specifically, I am thinking of a project (1) that is right on top of a Metro station (2) abuts a single family neighborhood with little to no buffer (3) with 450 parking spaces and (4) with the entrance to the parking lot located on a residential street? If it exists, I would like to view it to see how it works.

Every development project is different, and each must be evaluated for code conformance and master plan compliance. If you are interested, I encourage you to use MCAtlas.org or MCAtlas.org/devfinder to look at other development projects around the county. Please let me know if you have any trouble using the site.

2. We understand that the parking has been "unbundled" from the units. We understand this to mean that parking can be rented to nonresidents. If that is correct, who would be renting these spaces? In other words, what do you envision as the market for these spaces other than residents of the proposed building?

The parking spaces proposed are unbundled, which means the parking spaces are leased separately from the residential units. This is a measure that encourages residents of the building to use parking less and use transit more. It was also a condition of the Sketch Plan that the Applicant provide unbundled parking.

The Applicant may be allowed to rent the parking spaces to non-residents. Planning Staff can't comment on the possible market for the spaces, only that the provision of unbundled parking in the garage complies with the requirements of the Zoning Code.

3. Because of our proximity to the Metro, we are covered by residential parking permits. How would this apply to the residents of the proposed building? Would they be eligible for the permits?

The Montgomery County Department of Transportation is responsible for residential parking permits. Their website, with information about the residential parking permit program, is here: [RESIDENTIAL PARKING PERMIT \(montgomerycountymd.gov\)](https://RESIDENTIAL PARKING PERMIT (montgomerycountymd.gov))

Their website states, "Outside of central business district areas only single-family dwelling units are eligible to participate in the program." The website also states that generally Civic Association boundaries are used to establish the "ultimate area" for Residential Permit Parking. The 9801 Georgia property is not within a Civic Association.

I hope this helps, and please let me know if you have any other questions.

Thanks,

Parker Smith

Planner II

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
parker.smith@montgomeryplanning.org
301-495-1327

From: Gayle Miller <gaylemiller50@gmail.com>
Sent: Monday, February 19, 2024 5:04 PM
To: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Subject: 9801 Georgia Avenue--A Few Questions

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

Dear Parker,

First, a very belated thank you for coming to speak with our community at Sligo Middle School last month. We really appreciated your giving your time and expertise to us. And I am sorry that I am just getting around to writing you. I have been assembling my comments to the board this weekend and realize that I don't have some information. Maybe you can pass my questions off to some of your colleagues. Here goes:

1. Can you point me to a project like this somewhere else in the county? Specifically, I am thinking of a project (1) that is right on top of a Metro station (2) abuts a single family neighborhood with little to no buffer (3) with 450 parking spaces and (4) with the entrance to the parking lot located on

a residential street? If it exists, I would like to view it to see how it works.

2. We understand that the parking has been "unbundled" from the units. We understand this to mean that parking can be rented to nonresidents. If that is correct, who would be renting these spaces? In other words, what do you envision as the market for these spaces other than residents of the proposed building?

3. Because of our proximity to the Metro, we are covered by residential parking permits. How would this apply to the residents of the proposed building? Would they be eligible for the permits?

Thanking you in advance for your help.

Gayle Miller

Attachment G - Community Correspondence

From: [Gayle Miller](#)
To: [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#); [Smith, Parker](#)
Subject: Comments on proposed development of 9801 Georgia Avenue
Date: Wednesday, February 21, 2024 5:34:28 PM

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

We are writing with regard to the proposed development at 9801 Georgia Avenue, specifically Preliminary Plan 120230160 and Site Plan 820230130. The project proposes 390 apartment units and 466 parking spaces essentially on top of the Forest Glen Metro station. The main vehicle entrance to this project-- for residents and their guests and for deliveries and for Metro drop-off--would be on Woodland Drive. Woodland Drive is a tertiary residential street that abuts the block of Sherwood Road where we live.

We support the building of the residences. But we strongly oppose the traffic aspect of this plan and request that:

1. There be no parking entrance on the residential street that is Woodland Drive.
2. The number of parking spaces be greatly reduced.

First, a little bit of history. The Forest Glen/Montgomery Hills Sector Plan was revised in 2020, the year of Covid. We residents received no notice that this was even happening. It is possible that a notice was given to the person who was on file as president of our citizen's association, so we cast no aspersions. However, at the time, he was in a nursing home suffering from dementia. It is troubling that the system itself did not ensure that we were made aware of the process.

That said, the proposed plan does not even conform to the Sector Plan. The developer has asked for numerous exceptions and variances (e.g., no childcare facility, storm water management exceptions/deferrals, removal of healthy trees, relocation of Metro drop-off), and will no doubt ask for more changes if this proposal is allowed to stand, as this developer has done in its other projects. The plan shows no appreciation of the environmental concerns of the sector plan. It shows no concern for the safety of the many pedestrians, including school children, who walk past our home every day. Those of us who will be neighbors of this project, and will be here long after the developer has moved on, are requesting one thing: saving our residential streets from the cars associated with this project.

We are unaware of any project of this sort in the County, where a large multi-family building is constructed on top of a Metro station, with 466 parking spaces, and the entry for all vehicles on a residential street with virtually no buffer between the parking entrance and the single-family homes. We ask that you note the contrast between this proposal and the situation on Amherst Avenue in Wheaton, where there is significant space between the multi-family homes and the single-family homes (as well as vehicle access on Georgia Avenue). Woodland Drive is in no way appropriate for this garage entrance.

There are other projects in the works for this area. The Residences at Forest Glen, currently under construction at Belvedere Boulevard and Georgia Avenue, has 189 units and 189 parking spaces, even though it is a few blocks further from the Metro than this project, which

Attachment G - Community Correspondence

is proposing a hefty 466 parking spaces. In addition, there is at least talk of (and zoning for) building another large project at the Metro station parking lot. It is therefore important for you to set the precedent for very limited parking when a building is atop a Metro station. Our roads cannot bear all of these cars!

It is possible that the development, given the many requested variances, can be made to technically comply with zoning and other laws. But does it really fit the spirit of the law? There is a housing crisis, to be sure. But there is also a climate crisis. The density of the building is only permitted because of proximity to the Metro. The density makes no sense if there are to be so many cars allowed. When you get right down to it, the many exceptional treatments requested by the developer is because they don't want to spend the money. Perhaps they are paying too much for the land. Perhaps their thirst for profits is extravagant. Perhaps this is not the right project for this space. Please do not jam this square peg into a round hole.

We know that the County is desperate for housing. And we support the housing. But it cannot fairly be done at the cost of destroying the character of a beautiful neighborhood by putting all of its vehicle traffic on a residential street and contributing to the climate crisis with so many cars. The developer is from Texas where, it seems, cars (and oil) are king. But we live in an area where billions are being spent on public transportation to help save the planet. We beg you to save our streets.

There was a time when this County was governed by visionaries who could see the future. They gave us the wonderful parks that everyone can enjoy, agricultural preserves, etc. It is a legacy to be proud of. We hope that you will consider your own legacy. Allowing all these cars at this location would be a travesty.

Thank you for hearing us.

Sincerely,

Michael Miller
Gayle Miller
1807 Sherwood Road
Silver Spring, MD 20902

Attachment G - Community Correspondence

From: [Michael Sidorov](#)
To: [Smith, Parker](#)
Cc: [MCP-Chair](#); [Brockmyer, Richard](#); [Folden, Matthew](#); [Sanders, Carrie](#)
Subject: Comments re: 9801 Georgia Ave
Date: Monday, February 19, 2024 9:38:25 AM
Attachments: [2024 02 19 letter.pdf](#)

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

Hi Parker et al,

Please see my attached letter to your team and the Planning Board and add to the public record.

Thanks,
Mike Sidorov
1804 Myrtle Road

On Feb 1, 2024, at 10:52 AM, Smith, Parker
<Parker.Smith@montgomeryplanning.org> wrote:

Hi Michael,

We appreciated you having us at the meeting Tuesday night and thank you for sending this letter. By copy of this email I am forwarding it on to MCDOT and SHA reviewers for this project. By copy of this email I am also entering your comments into the public record and on to the Planning Board Chair's office.

I appreciate your proposals for ways to make an access on Woodland Drive safer. Your proposal number 1 is something that falls under the purview of MCDOT. By copy of this email I have forwarded your letter to our contacts there, but just so you have them they are Rebecca Torma (Rebecca.Torma-Kim@montgomerycountymd.gov) and Deepak Somarajan (Deepak.Somarajan@montgomerycountymd.gov).

The signalization of Tilton Drive, proposal number 2 in your letter, is included in SHA's approval letter dated January 30, 2024. The inclusion of this signalization will be discussed in the forthcoming Staff Report.

As discussed at the meeting on Tuesday, the project is scheduled for a March 7th Planning Board Hearing. The Staff Report will be published to our website on February 26th, which is also the date when you will first be able to sign up to testify, virtually or in-person, at the March 7th Planning Board Hearing. The deadline to submit written testimony and to sign up to testify at the Planning Board Hearing will be March 6th at noon.

Please let me know if you have questions or any further comments.

Thanks,

Parker Smith
Planner II
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
parker.smith@montgomeryplanning.org
301-495-1327

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

From: Michael Sidorov <msidorov1@gmail.com>
Sent: Wednesday, January 31, 2024 2:46 PM
To: Smith, Parker <Parker.Smith@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>
Subject: Comments re: 9801 Georgia Ave

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

Hi all,

Thanks again for chatting with us last night. Attaching a letter with some comments that I hope will be added to the record and taken into consideration.

Thanks,
Mike Sidorov
1804 Myrtle Rd.

<9801 letter 2024 01 31.pdf>

Re: Site Plan #820230130, Development at 9801 Georgia Avenue

February 19, 2024

Dear Planning Staff and Planning Board,

I am writing to express my concern with the Woodland Drive garage entrance proposed in the Site Plan for 9801 Georgia Avenue. **My primary concern remains pedestrian safety in our neighborhood (Forest Grove/Forest Estates) and the impact of the proposed Woodland Drive garage entrance on neighborhood pedestrian safety.**

I have written a few times at different stages of this process to share my thoughts on why a Woodland Drive garage entrance is unsafe. Today I am writing from a different perspective – to offer solutions.

The developer's traffic study essentially presented SHA and DOT with three scenarios: (1) two entrances, no traffic light at Georgia and Tilton, (2) two entrances, with traffic light at Georgia and Tilton, and (3) one entrance, no traffic light at Georgia and Tilton. SHA and DOT reviewed these three scenarios and gave their blessing to scenario 2: two entrances, with a traffic light at Georgia and Tilton. The problem here is that SHA and DOT were only given three scenarios to choose from. In my opinion, this is because the developer did not want to allow for serious consideration of alternate scenarios. I believe that SHA and DOT need to also evaluate data from four additional scenarios:

Scenario 4: One entrance on Georgia plus dedicated traffic light at site (instead of at Tilton).

Scenario 5: One resident entrance on Georgia plus dedicated traffic light, plus loading dock only on Woodland.

Scenario 6: One entrance on Georgia plus dedicated u-turn lane at Tilton light (right in, right out).

Scenario 7: Same as scenario 6, plus loading dock on Woodland.

Of these scenarios, my gut says that Scenario 5 would be the best choice for all stakeholders: SHA, DOT, and the neighborhood. SHA and DOT have already given their blessing to a new traffic light at Tilton. If, instead, this traffic light were ~500 feet further south, it would allow residents to directly make a left turn onto southbound Georgia Ave, and it would have roughly the same impact on overall traffic flow on Georgia Ave. With a loading dock on Woodland, there would not be concerns about loading and trucks with this plan. What this plan might require is that the developer make some modest changes to their plans. It would probably work best with the garage entrance as far north on the property as possible.

The exact technical details are not the point of my message today – I am not a traffic engineer. The point is that SHA and DOT and Planning Staff and the Planning Board have not been presented with data on the above scenarios. Actually considering each of these scenarios, with data and modeling, would be a serious attempt to comply with the Planning Board's Sketch Plan recommendation that access on Georgia is preferred. Simply assuming that "SHA wouldn't allow a light" is not good enough – they already allowed a light just 500 feet away. What is at stake here is the safety of kids and other pedestrians in our neighborhood, and all options need to be considered in a serious way. This is not only my opinion; a traffic engineer hired by our community also noted that an additional scenario should have been included in the modeling for the developer's traffic study.

Sincerely,



Michael Sidorov

1804 Myrtle Road

Attachment G - Community Correspondence

From: [Dennis O'Brien](#)
To: [Smith, Parker](#)
Cc: [Sanders, Carrie](#); [Brockmyer, Richard](#)
Subject: Comments on Proposed Development at 9801 Georgia
Date: Tuesday, February 20, 2024 10:18:24 AM
Attachments: [9801_Development_02202024_Parker_Smith.pdf](#)

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

Dear Mr. Smith:

Please find attached, for your reading and inclusion in the forthcoming Planning Division report, the comments from my wife , Catherine, and me in regard to the Preliminary Plan 120130160/Site Plan 820230130 along with all relevant prior correspondence and testimony.

Please acknowledge your receipt of the twenty pages for inclusion in the forthcoming Planning Division's report on the subject Preliminary Plan.

Thank you

Regards,

Dennis O'Brien
9810 Forest Grove Drive
Silver Spring, MD 20902
410-371-1985

Dennis P. O'Brien
Catherine S. O'Brien
9810 Forest Grove Drive
Silver Spring, MD 20902
410-371-1985

February 20, 2024

Mr. Parker Smith
Senior Planner – Mid-County Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 13, Wheaton, MD 20902

Ref: Preliminary Plan 120130160; Site Plan 820230130

Subject: Comments on the Proposed Development of 9801 Georgia Avenue

Dear Mr. Smith:

We are writing you to voice our serious concern regarding the specifics of the proposed redevelopment of the medical building at 9801 Georgia Avenue as proposed in Preliminary Plan 120130160 as referenced above. Also included are all prior correspondence, including testimony during the Sketch Plan hearing from March 2023, to this for inclusion as part of the record for this phase of the County's process.

As you are aware from prior conversation, correspondence and public testimony, we have lived at 9810 Forest Grove Drive for over 38 years. During the nearly four decades, we have raised two children through the MCPS Einstein cluster and proudly maintained our property which was built upon prior to WWII. We are some of the longest-standing residents of Forest Grove and are proud that our community, while very close to the beltway and Georgia Avenue, still maintains a neighborly feel to it. We hope to live out our retirement years in the house.

We have reviewed all aspects of this proposed development, re-read the numerous emails and conversation notes, and we still come back to our singular reason of opposition to the developer's plan which Dennis voiced in his original testimony during last March's public hearing on the 9801 Georgia Avenue Sketch Plan.

Simply, the massive development that JLB Realty, LLC has proposed does in no way RESPECT the residents or character of the immediate residents and thus does not support the overall Sector Plan.

Why do we feel this way and come to that conclusion? Simply, the residents of this long-standing community will incur additional health and safety risks due to the developer's insistence on the primary ingress and egress being from Woodland Drive. The location of this access point, and the associated use by it of up to 455 vehicles, will only congest further an area that is already regularly congested, namely the intersection of Georgia Avenue and Forest Glen Road, and the intersection to the immediate east at Woodland Drive and Forest Glen Road. Thus, many residents of 9801 Georgia Avenue will utilize the narrow streets of Sherwood Road and Myrtle Road (twenty percent narrower than the neighborhood streets immediately north of Sherwood Road in the Forest Estates community), often with numerous cars parked on both sides of the street, to avoid the congestion on Woodland Drive. This occurred pre- pandemic, does today and will occur even more frequently with over 400 newly added vehicles in immediate proximity.

The County has a Vision Zero goal. Admirable in words, but it requires sound planning decisions to achieve. The County Board of Appeals, on September 9, 1965, approved the current medical building within a R-60 zoned area as it determined that a medical facility with 150 parking spaces would "not affect adversely the health and safety of residents or workers in the area." The Board of Appeals was able to state that in their summary decision because it also explicitly stated "There shall be no ingress or egress to and from the medical building from Woodland Drive." That decision, some fifty-nine

Attachment G - Community Correspondence

years ago, was sound and forward looking as fully supports the County's current high priority Vision Zero goal. That decision respected the health and safety of the residents and workers in the neighborhood then and has endured for nearly six decades and we have lived it in the neighborhood for almost four decades. The medical building has been a good neighbor.

Currently, the developer has submitted a plan of proposed development for the site that increases the parking spaces threefold from its current state and places the primary ingress and egress to the site on Woodland Drive. This proposed primary point of ingress and egress would only be approximately 60 feet from the driveway of a Forest Grove resident. This activity point will not just service hundreds of daily commutes and errands, but moving trucks, repair trucks, commercial and retail deliveries, trash and recycling and more. More parking spaces than actual rental units and all within five hundred feet of a Metro entrance. All within mere yards of a long-standing neighborhood!

How does one even begin to rationalize a decision to allow a Woodland Drive access point as it will most certainly adversely impact the health and safety of those in the immediate neighborhood, a direct contradiction to Vision Zero? This massive building and associated parking garage, with its primary access point so closely abutting an 80+ year old neighborhood with narrow streets, will in no manner be a good neighbor. Instead, it will be a daily threat to the health and safety of each current resident of Forest Grove.

Other aspects of the developer's plan ignored the Planning Boards request to salvage certain trees in the site, especially mature cherry trees which flower magnificently each spring. The developer's response to the **Forest Grove** community during a meeting on July 11, 2023, was that no tree, of the dozens, on the parcel would be left standing, in a boastful manner nonetheless. Again, a lack of RESPECT to the character and residents of the immediate community.

There are several examples in recent history of proper density development in the County. The nearby apartment building on Georgia Avenue and the Brownstones at Wheaton, just west of Amherst Avenue in Wheaton, is a good example where the development provided apartments near a Metro station and individually owned townhomes adjoining a mature neighborhood. That development, in my opinion, respected the adjoining community by placing town/row homes across the street from individual single-family homes. JLB Realty, LLC's proposed plan, which now includes a broken facade on Woodland Drive, only attempts to mask the massive size of the building.

In closing, we want to impress upon you the seriousness of the concerns of the citizens of Montgomery County who are residents of Forest Grove. We, like others within Forest Grove, are not objecting to the development of the property. Rather, we look to the Planning Division and Planning Board to follow the Sector Plan's stated objective and only allow development that incorporates compatibility with the adjoining community, Forest Grove, while fiercely supporting the high priority Vision Zero goal to protect and improve and the health and safety of its residents. That goal can only be accomplished by not allowing a point of ingress or egress to the development from Woodland Drive. The County's Board of Appeals wisely saw this and made the correct decision nearly six decades ago. I trust that the Planning Division will also make the correct decision now in its recommendation to the Planning Board and place the health and safety of Forest Grove residents above the financially driven desire of a Texas based large developer with no long term vested interest in the community.

Thank you.

Sincerely,

Dennis P. O'Brien

Catherine J. O'Brien

From: Dennis O'Brien (dennyob58@aol.com)

To: parker.smith@motgmoeryplanning.org

Date: Monday, September 11, 2023 at 11:11 AM EDT

Mr. Parker Smith
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Committee

Dear Mr. Smith,

I am writing to you to register my concern with the proposed development plan at 9801 Georgia Avenue. Most importantly, I want to let you know that I am not opposed to development of the property, just the enormous scale proposed and the manner in which the applicant has conducted itself..

Catherine and I have resided on Forest Grove Drive, between Sherwood Road and Myrtle Road for over 38 years. During those years we have raised two children in the house and walked four dogs along the streets of the neighborhood. We have played ball and street hockey in the streets. The neighborhood has an old character, with narrow streets and old trees that are close to the curbs.

As I testified at the the arch 2023 Sketch Plan meeting, the proposed development does not fit the immediately adjoining neighborhood whatsoever. While the applicant has slightly reduced the size of the planned apartment building and parking garage, it is still way too large to directly adjoin the Forest Grove neighborhood I described above. A scaled down version, combining town homes (along Woodland Drive) and apartments, similar to what is present in Wheaton Forest, is more in keeping with the area.

My greatest concern is that the applicant insists the they need a primary access point on Woodland Drive which is a long time residential street. They insist on this because they feel that a Georgia Avenue access can not work. That is incorrect. A recent traffic study paid for by the applicant attempts to justify their point. This study is extremely one sided and an objective reader is left with the impression that "it was baked before it went in the oven." I use the word baked because the applicant's traffic representative used the term at a July 11, 2023 meeting presentation to the community where he indicated the likely result of the study in regard to the necessity of the Woodland access point while fully acknowledging that the study was not yet completed which is dated August 2, 2023. I, and others, attending the meeting, found this very alarming.

I have driven and walked the streets of the neighborhood for nearly four decades. Allowing access on Woodland Drive, even a a southern adjusted access., will result in cut through traffic through the neighborhood streets as the backup at Woodland Drive and Forest Glen Road builds due to the increase in net vehicles. Do not block intersection signs and No turn signs on Woodland (for Myrtle and Sherwood) will not be effective without constant police enforcement which is unrealistic. While I understand that the area is now deemed to be in a Red Zone, I understood that only applies to the western side of Woodland Drive. I understand that this one side of the street Red Zone designation occurred some time ago. This is an interesting demarcation to say the least and points to a desire to facilitate a Woodland Drive access point for future development in a less than transparent manner well before the applicants submission.

I recently tested the existing exit at 9801 Georgia Avenue parcel onto Georgia Avenue to see for myself the condition of the dangerous weave the traffic study indicates needs to occur to perform a U turn at Tilton Drive or August Drive to then travel southbound on Georgia Avenue. I was able to perform the dangerous "weave" the study details in its Woodland Drive access point justification very easily and safely at 830am on a Wednesday morning by waiting for a break in the traffic which was 30 seconds as most traffic flows south on Georgia Avenue in the morning peak period. There is presently a light at August Drive as well which could easily be reconfigured to facilitate a U turn. I performed U turns at these two intersections without delay. I totally disagree that 9801 Gorgia Avenue parcel residents will not utilize August Drive just slightly to the north as well. Obviously this point as an entrance could easily be accessed for 9801 residents traveling north.

Mr. Smith, I urge you to appropriately balance the real life concerns of the adjoining residents and tax paying property owners, many who are long time residents of Montgomery County, with those goals that the County proposes as more important to "improving" the quality of life for all residents. Correspondence
Attachments: Call Residents. Correspondence
understand my above comments and concern, and would be happy to facilitate such. Thank you very much for you time and consideration.

Respectfully ,

Dennis O'Brien
9810 Forest Grove Drive
Silver Spring , MD 20902
410-371-1985

RE: Follow up to Sept 19 Developer meeting:9801 Georgia Avenue
Attachment G - Community Correspondence

From: Brockmyer, Richard (richard.brockmyer@montgomeryplanning.org)
To: dennyob58@aol.com
Cc: parker.smith@montgomeryplanning.org; matthew.folden@montgomeryplanning.org; matthew.mills@mncppc.org; egirard@milesstockbridge.com
Date: Thursday, September 28, 2023 at 09:55 AM EDT

Mr. O'Brien,

I apologize for the delay. I was attending an off-site all day training the last two days and am still catching up.

Thank you for being involved in the process and continuing to follow up on this project. The meeting on the 19th focused on discussing a few transportation components further. This includes the Woodland Drive Greenway, Local Area Transportation Review (LATR) improvements, and frontage improvements on Forest Glen Road.

The applicant is currently responding to comments and readying their next submission. They may be able to share additional details about the meeting on the 19th and the status of their next submission. To that end, I have included their attorney, Erin Girard, on this email so that she can contact you directly with any additional information.

Thanks,



Richard Brockmyer, AICP
Transportation Planner III

Montgomery County Planning Department
2425 Reedie Drive, Floor 13, Wheaton, MD 20902
richard.brockmyer@montgomeryplanning.org
o: 301-495-4526



From: Dennis O'Brien <dennyob58@aol.com>
Sent: Wednesday, September 27, 2023 2:59 PM
To: Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>
Subject: Follow up to Sept 19 Developer meeting:9801 Georgia Avenue

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

Good afternoon Richard,

I just left a voice mail on your line (4526) just now following up on my the voice mail I left of September 21 at 11:20am . I want to follow up on the results of the meeting that was held on September 19 with the developer of 9801 Georgia Avenue. As you recall, I attended the meeting in Wheaton on September 12 where the developer requested a follow up meeting as it wasn't fully prepared to address comments. I was told at the conclusion of that meeting that I could not attend the follow up meeting which didn't seem very transparent at the time , nor now given the public's ability to attend the September 12th meeting. I was told at the conclusion of the meeting that I should reach out subsequently to that meeting for an update.

Please let me know when you might be able to have a brief discussion by phone. I am also able to meet at the Wheaton headquarters building. Thank you very much

Thank you; Re: 9801 Georgia Avenue

Attachment G - Community Correspondence

From: Dennis O'Brien (dennyob58@aol.com)

To: carrie.sanders@montgomeryplanning.org

Date: Tuesday, September 12, 2023 at 12:32 PM EDT

Dear Ms. Sanders,

Thank you for taking the time to speak with me at the conclusion of the DRC meeting today on 9801 Georgia Avenue.

I hope I was able to convey to you how much the neighboring community, Forest Grove, is concerned about the scale of the proposed development and the resulting significant net traffic increase.

As I testified in person this past March at the Sketch Plan meeting with the Board, the scale of the proposed development disrespects the neighboring community due to its scale and its removal of numerous mature trees on the property site and along Woodland Drive. While I understand that density is the County's number one priority, this plan is excessive and will have a detrimental impact on the residential owners, many of which are very long time Montgomery County taxpayers.

Furthermore, the resulting increase in net traffic along Woodland Drive, should The County bow to the developer and allow access from that location, will inevitably result in cut through traffic on Sherwood and Myrtle Road, as well as Forest Grove Drive, as residents and visitors to the proposed building avoid the backups at Forest Glen Road and Woodland Drive and along Woodland Drive itself. As I mentioned to you during our discussion, such cut through traffic now is already at unacceptable speeds, and that is from nearby nearby homeowners who have more a vested interest in the overall area. Our side streets, pre WWII layout, are narrow and can not handle this increase in traffic. Safety and property damage incidents will escalate dramatically.

We discussed the Red Zone demarcation on Woodland Drive. I noted that at a community meeting last fall, Planning indicated the eastern line of the Red Zone was in the middle of Woodland Drive. You indicated you would review that and get back to me about this very unusual planning border. Thank you.

Again, thank you for your time today. I look forward to continued positive interactions as the adjoining neighborhood residential owners voice their concerns on a the development and we collaboratively strive to find the balance between the County's housing density desire and the real life daily concerns of long time citizens of the directly adjacent community of Forest Grove.

Very best regards,

Dennis

Dennis O'Brien
9810 Forest Grove Drive
Silver Spring, MD 20902
410-371-1985

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

March 16, 2023

Ms. Amy Lindsey
Planner III, Midcounty Planning
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902

Re: 9801 Georgia Avenue Proposed Redevelopment (Sketch Plan #320230020.)

Dear Ms. Lindsey:

We are writing you to voice our collective concern regarding the specifics of the proposed redevelopment of the medical building at 9801 Georgia Avenue as proposed in Sketch Plan #320230020 which has been submitted to the Planning Board for consideration.

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

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

The proposed development would dramatically negatively alter the neighborhood. While, we and others in the neighborhood long expected that "something would eventually happen there," a massive structure and parking garage was not envisioned. Simply put, the development as presently proposed does not respect the neighborhood's character whatsoever.

Amy, our biggest concern, as we hopefully are able to age in place at our residence, is that the community maintains its close-knit feel after whatever happens to the development parcel. What does that mean? First, that residents do not have to worry about their safety, most importantly the safety of their children and of the elderly. Second, that the neighborhood character is not irrevocably altered by increased traffic flows and additional parked vehicles. We are not against progress, only progress that totally disrespects the long existing neighborhood's character, that is not well thought out and does not address the real life concerns of the impacted property tax paying residents for the addition of 100% rental properties.

The current plan calls for the main entrance to be on Woodland Drive, directly across from the terminus of Sherwood Road. We are aware that the western portion of Woodland Drive is in a RED ZONE, where, we understand congestion of any nature is totally acceptable. This is alarming to say the least.

We know, having lived here for over 37 years, the traffic flows, unlike the engineer who visits once or twice and most likely not at peak periods (and maybe even during the pandemic when traffic was all but nonexistent) as we have commuted from the neighborhood by car for over 30 years. Forest Glen Road backs up at Georgia Avenue. Hard stop. Always has. Always will. Sometimes the traffic can be backed up to past Holy Cross Hospital. Thus, cars back up at the corner of Woodland Drive and Forest Glen as they wait to work their way in to the flow. Adding up to 500 cars will create a traffic nightmare not to mention safety nightmare. Rental residents exiting onto the main Woodland Drive from the proposed main entrance to the development are envisioned that they will turn south toward Forest Glen Road or north towards Sanford. This is incorrect. Due to the aforementioned backups many will drive quickly eastbound down Sherwood Road and either turn south on to Forest Grove Drive (past my residence) to access Forest Glen Road where backups are somewhat less frequent or north. Similar actions will be taken by those that do utilize Woodland Drive and will use Myrtle Road to access Forest Grove Drive if there is a backup. This fact was obviously noted by the developer when the modified exhibit SK301-Circulation-Vehicles was submitted in February 2023. The original submission of the referenced exhibit had no circulation arrows going into Sherwood Road or Myrtle Road. The revised exhibit acknowledges, without a traffic study even being performed, that the developer fully realizes that the renters of the proposed 400 plus units will cut through narrow neighborhood streets to avoid the red zone congestion on Woodland Drive.

Forest Grove was planned and largely built prior to WWII. All one must do is walk the neighborhood and compare it to the neighborhood to our north, Forest Estates, which was built post WWII. Myrtle Road and Sherwood Road are five (5) feet or 25% less wide (20' versus 25') than Sanford Road one block north of Sherwood Road. That may not sound like much, but an average car is 5' 8" wide. Forest Grove Drive is nine (9) feet narrower south of the intersection with Sherwood Road. We know our streets are narrow and we drive appropriately, especially as there are cars parked on both sides of the street. We keep an eye out for children and pets. Unfortunately, some of those that cut through now do not and the problem will only be exponentially worse when renters who have no ownership connection to the neighborhood use our narrow streets as cut throughs. When more vehicles are pushed through a tighter funnel, catastrophic results will occur.

The streets in the Forest Grove neighborhood are a playground. People walk dogs, ride bikes, play street hockey, toss a ball. We recall doing these activities with our children and neighbors' children years ago and do these now with our grandchildren when they visit from Rockville. We, and others, are very concerned that the increased traffic flow through the community (and it will definitely occur based on the present plan) will result in not just property damage to vehicles but serious injury to children and adult residents. The development, as proposed, does not respect the neighborhood's character.

The takeaway here is that there should be no access to the proposed development from Woodland Drive as it is all but certain, in the near term, will result in catastrophic consequences. Should that radically alter the development plan to a smaller scale rental/condo plan or townhome community, so be it. Lives and safety are much more important than goals of urban density. I trust you and members of the Planning Board would agree with us on that point.

The proposed development will have the spillover effect of more cars parked on our already narrow and crowded streets as well. While it is nice to think that all residents and visitors will use the Metro, that is not the case. The developer even has stated that the significant parking load is needed because of the

Attachment G - Community Correspondence

proposed development's location. They implicitly stated that you need a vehicle to live in that proposed apartment building. Sure, it is near the Metro, but that only works largely for those that commute into DC. Many commute around the beltway to areas not serviced by the Metro system. Furthermore, very few will take the Metro to shop in Wheaton. We have done it when the car was in the shop and it is very time consuming and the Wheaton metro area is not all that safe anymore as evidenced by the growing assaults and robberies in Wheaton, one just today at the Giant food store parking lot. Also, walking to Snyders and Aldi to our south is not viable for most. The walk is dangerous one, especially on the portion of the path going underneath the beltway. Many of those in our neighborhood will not use it for safety concerns and this was well prior to the recent crime surge in Silver Spring/Wheaton area. The safety concerns are real and their impact on commuting/transportation options is real and must be an important consideration when evaluating increased traffic flow in the directly adjacent community. This type of massive development may be acceptable near downtown Silver Spring or in Wheaton, already established urban locations with Metro and shopping close by as it more closely aligns with the existing neighborhood's character, but it is totally out of place in Forest Grove.

We hope we have been able to give you some real-life based concerns and facts that have not been considered to date. As long-term residents, we hope to live out my retirement years in the house that we raised our children in and know so well. Neighborhoods are at their strongest when at least some residents are long term and maintain vested interest in the maintaining, not just their physical properties, but that of the daily rhythm of the neighborhood. Many others feel that way also as we all respect the neighborhood and its character. That should be the goal of the County as well, one that it seems to be straying from as it looks to fundamentally and irrevocably alter a long standing and stable neighborhood in the County.

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

Sincerely,

Dennis P. O'Brien

Catherine J. O'Brien

Cc: MCP-Chair@MNCPPC-MC.org

Thank you for the opportunity to speak today.

IN PERSON TESTIMONY :March 30, 2023

Attachment G - Community Correspondence

Catherine and I are 38-year residents of 9810 Forest Grove Drive, which is about 700 feet due east of the proposed redevelopment site. We raised our children here and look forward to living out our retirement here. We love and know the neighborhood very well.

I want to spend my short time talking about one word. RESPECT.

As it applies to the developer's submitted sketch plan, Oxford's dictionary defines it as giving due regard for the concerns, feelings, wishes and, rights of others.

Simply put, the Sketch Plan does not, whatsoever, respect the neighborhood's character and the concerns and rights of the immediate community stakeholders as it fails on all counts to incorporate compatibility. Specifically, it increases, not reduces, as the Sector plan demands, the health-related impacts to the neighboring community associated with vehicular conflicts and emissions

The sketch plan presents over 400 units and over 500 parking spaces in a multi-level garage for rental units directly across the street from a Metro station. Why so many parking spaces when a Metro station is so close by? Because our neighborhood has a Walk Score of just 60 meaning most errands can't be performed without a vehicle. The developer knows this as we who live in Forest Grove do also.

The neighboring community of Forest Grove is a pre WWII neighborhood with narrow streets (only 20 feet wide) with cars parked on them, often on both sides of the street. (Pictures 1,2,3) The streets simply cannot handle the volume of traffic that will occur as when these streets are used as cut through routes in an attempt to avoid congestion. Even the developers resubmitted form SK301 shows vehicles from the development now using Myrtle and Sherwood Road as cut throughs to avoid congestion. That is a change from the original submission. The developer plans for the main entrance to be on Woodland Drive at Sherwood Rd. This is Sherwood Road as seen from the proposed entrance location (Picture 4). Often cars are parked in either side of the 20-foot-wide street. Accidents to property and unfortunately, yes to community residents will occur as vehicles exit the development and speed east on Sherwood Road, as well as Myrtle Road. That main entrance's location totally disrespects the neighborhood's character and its residents and should not be part of any development plan, period. That was the case years ago when the medical building was permitted and needs to be now. Safety of neighborhood pedestrians, keeping with the goal of Vision Zero, is more important than density goals. I trust you will agree with me on that point.

Compare the proposed development to that in Wheaton Forest to our north which has a Walk Score of 86 meaning most errands do not require a car. Apartment units front Georgia Avenue and single-family townhomes with garages adjoin the long-established neighborhood on Amherst Avenue. (Pictures 5,6,7,8) Ideal, probably not from many impacted residents' perspectives. Respectful, much more so.

Catherine and I, and many others, are looking for responsible development. Development that is thoughtful, considerate and attentive to the immediate neighboring community's concerns and rights, a plan that shows RESPECT. The developer's sketch plan that you have in front of you for consideration shows no such RESPECT, falling so far short of that in so many regards. I urge you to not approve the Plan, even with the conditions presently noted. Thank you

Dennis O'Brien

9810 Forest Grove Drive

Silver Spring, MD 20902

Dennyob58@aol.com

410-371-1985

Planning Board Hearing March 30, 2023 Sketch Plan # 320230020



Sherwood Road looking west towards Woodland Drive

Picture 1

G - 141



Myrtle Road from
Woodland Drive

Picture 2



Myrtle Road looking
east towards Forest
Grove Drive

Picture 3



Sherwood Road from site of proposed Woodland Drive entrance (looking east)

Picture 4



Picture 5



Corner of
Prichard Road
and Amherst
Avenue looking
NW towards
Georgia Avenue

Picture 6

Picture 7



Amherst
looking north

Picture 8



Single family townhome with garage on Amherst

Attachment G - Community Correspondence

From: donnadiamante@aol.com
To: [Smith, Parker](#); [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [Bartley, Shawn](#); Marc.Elrich@montgomerycounty.gov; Councilmember.Glass@montgomerycounty.gov; Councilmember.Fani-Gonzalez@montgomerycounty.gov; Councilmember.Albornoz@montgomerycounty.gov; Councilmember.Friedson@montgomerycounty.gov; Councilmember.Balcombe@montgomerycounty.gov; Councilmember.Luedtke@montgomerycounty.gov; Councilmember.Jawando@montgomerycounty.gov; Councilmember.Mink@montgomerycounty.gov; Councilmember.Sayles@montgomerycounty.gov; Councilmember.Katz@montgomerycounty.gov; Councilmember.Stewart@montgomerycounty.gov
Subject: Comments on the proposed development at 9801 Georgia Avenue
Date: Thursday, February 22, 2024 10:04:12 PM

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

Reference: Preliminary Plan No. 120130160 and Site Plan No. 820230130

I am writing to express my vigorous opposition to the development of 9801 Georgia Ave. (Forest Glen Medical Center) as planned by JLB Realty, LLC>

Although JLB Realty has stated that they have "overwhelming support from the community" for the development as planned, this is simply not true as demonstrated by opinions expressed in FGCA communications and meetings and borne out by the results of a survey of the community.

As a long time resident of Forest grove, I value greatly the quiet, friendly character of this neighborhood. I believe that most of us who live here are not opposed to *some* development at 9801 Georgia Ave. if it is in reasonable scale with existing homes and with manageable traffic. What we are opposed to is the grotesquely out of scale proposal of a six story, 390 unit building with 455 parking spaces and predictable excessive and hazardous traffic, both residential and commercial. The Woodland Drive access/egress as well as the access to the proposed new Metro entrance will compound existing traffic issues for this community, creating congested and dangerous conditions throughout the neighborhood.

And there are other issues to be addressed, such as the load on infrastructure of such a project, overcrowding of schools, and the loss of wooded habitat.

If this project is allowed to proceed as planned, the developer will pocket the profits and move on, and we who reside here will have to live with the outcome of poor, profit-motivated planning.

Donna Diamante
1614 Sherwood Road
Silver Spring, MD 20902

February 22, 2024

Montgomery County Park & Planning Board
Rockville, MD

Re: **Preliminary Plan No. 120130160 and Site Plan No. 820230130
Comments on Proposed Development of Forest Glen Medical Center: Georgia
Avenue, Woodland Drive and Forest Glen Road**

Dear Planning Board,

We write in regards to the proposed development at the current location of the Forest Glen Medical Center, located at the northeast quadrant of the intersection of Georgia Ave and Forest Glen Road, and bordered on the east by Woodland Drive. We are the residents who live in the immediate neighborhood (5 houses away) most affected by the proposal.

The proposed development would consist of over 400 apartment units, with currently 466 parking spaces, and would involve making a curb cut entrance from Woodland Drive (where none exists now) to access the development.

We oppose the proposed development.

And for a number of reasons. First, in that the intersection of Georgia Avenue is already considered one of the most congested and dangerous in the State of Maryland, adding that many units in that location is **pouring fuel on the fire**. To the extent the existing zoning would allow for such incredible density in our neighborhood, such zoning should be reconsidered, as we understand can be done.

Second, we, the homeowners who are immediately adjacent to the proposed development, were not given notice of this zoning change and were thus not involved in the process.

Third, the opening of an entrance on Woodland Drive to access the development is a **nightmare in the making**. For your information, Woodland Drive is already a traffic problem, as folks use this neighborhood road as a cut through from or to Forest Glen Road to avoid the traffic light at the intersection of Georgia Ave and Forest Glen Road. Indeed, the County has tried to address this dangerous habit in the past by placing barriers in strategic locations on Woodland Drive in an attempt to slow down the speeding cars. There is a good amount of pedestrian traffic already on Woodland, with folks going to Getty Park, children walking to school, and folks going to and from the metro. And, with WMATA planning a tunnel running under Georgia Avenue from the metro to the Forest Glen Medical Center, with a planned drive-by pick up on

Woodland Drive, Woodland Drive will become a parking lot. This of course will negatively affect those of us who have lived here for many years, have invested lots in our homes, and who have children that use Woodland, Sherwood Road and Myrtle Road to walk, or drive, in and out of our neighborhood.

Fourth, dropping over 400 new apartment/ residences into this neighborhood will only exacerbate the already existing school overcrowding that exists in our local public schools.

The Sector Plan of 2019 has as its goal to "improve the overall quality of life within the Forest Glen/Montgomery Hills area." (Chapter 1, 1.1 Plan Vision). This development **will not** fulfill that goal. In fact, it will do the opposite. **It will in fact deteriorate and make worse the quality of life of the citizens who live in the immediate neighborhood.**

And trying to address this disaster with "traffic calming measures" won't help. Yes, you might see some "calming," as traffic comes to a standstill. It will be gridlock, then chaos, as folks try to extricate themselves from the standstill. **Any temporary "calming" is only the calm before the storm.**

We suggest an alternative: instead of a massive Titanic- looking development, put in townhouses, as was done in Wheaton Forest on the east side of the Wheaton Metro. Do not allow any entrance on Woodland but leave in place the entrance on Forest Glen. That entrance is admittedly not optimum, but it has worked these many years, and is a better solution than ruining the immediate neighborhood by putting an entrance on Woodland.

We urge you to reject the proposed development.

Respectfully,

A handwritten signature in blue ink, consisting of two names joined by a plus sign: "Mary Margaret Hathaway + John Hathaway". The signature is written in a cursive, flowing style.

Mary Margaret and John Hathaway
1803 Myrtle Road, Silver Spring, MD
20902

Attachment G - Community Correspondence

From: [wendy_rainey](#)
To: [Harris, Artie](#); [Pedoeem, Mitra](#); [Linden, Josh](#); [Hedrick, James](#); [MCP-Chair](#); [Bartley, Shawn](#); [Smith, Parker](#); [Sanders, Carrie](#); [Brockmyer, Richard](#); [marc.elrich@montgomerycountymd.gov](#); [councilmember.glass@montgomerycountymd.gov](#); [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](#); [councilmember.albornoz@montgomerycountymd.gov](#); [councilmember.balcombe@montgomerycountymd.gov](#); [councilmember.friedson@montgomerycountymd.gov](#); [councilmember.jawando@montgomerycountymd.gov](#); [councilmember.katz@montgomerycountymd.gov](#); [councilmember.luedke@montgomerycountymd.gov](#); [councilmember.mink@montgomerycountymd.gov](#); [councilmember.sayles@montgomerycountymd.gov](#); [councilmember.stewart@montgomerycountymd.gov](#); [wendy_rainey](#); [Iseli, Claire](#)
Subject: Fwd: Proposed Development - Forest Glen Medical Center - Application#320230020
Date: Wednesday, February 21, 2024 8:53:01 PM

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

Re: Comments on Proposed Development at 9801 Georgia Ave. Medical Center; Site Plan#820230130; Prelim. Plan#120130160

Good evening, I am forwarding a letter I sent over a year ago stating my concerns over the proposed development by JLB Realty, LLC at the above site. With the exception that JLB Realty has lowered the amount of parking spaces to 465, I still have the same questions and concerns. Since I last wrote, I have attended every meeting that the developer, his attorney, his attorney's staff, his personal traffic consultant and I guess his personal lobbyist, Partap Verma, have hosted. These meetings were attended by members of the community who all expressed the same issues I have. 465 cars. Imagine 465 cars, of which by the developers traffic study estimates there will be 78 cars, entering my neighborhood every morning in order to CUT THROUGH, most likely to turn South on Georgia. Every day, commuters, children, parents with strollers, bicyclists, skateboarders, families out riding their bikes, all use the neighborhood streets to walk to the metro, their school or just enjoy time with family. My street, Myrtle Road and Sherwood Road have no sidewalks. Putting in sidewalks won't resolve this. Did you know that bicycles aren't allowed on sidewalks? I didn't until I attended a bicycle safety presentation at the library. I attended along with other neighbors in order to distribute flyers about safety issues concerning the entrance onto Woodland Road. At the meetings with the developer and his staff, I noticed that every time someone asked a question, I heard the word "unfortunately" a lot. Will you be able to keep any of the remaining forest grove or the beautiful cherry trees? Unfortunately, no. Even though the "Friends of Sligo Creek" gave a breakdown of the trees that could be saved or replaced with natives, it was No. Will you be adding more moderately priced rental apartments? Unfortunately, no. But yes, we're going to name the development "The Grove". That's right, they are going to remove the forest grove and then call this "The Grove'.

Sorry if I sound flip, but this is very upsetting to me personally, and to so many people in the Forest Grove and Forest Estates neighborhood. I'm sure you've seen our petition with over 290 signatures. There will be more by the time the planning board report is completed, 9 more people signed last weekend - I know this because I went door to door with another volunteer. The petition simply states that we support carefully planned development, but oppose the Woodland Road cut through into our neighborhood. Every person who signed lives in Forest Grove or Forest Estates. (and most of them vote) Our neighborhood has come together and donated our time and money to fight, not this development, but the cut through into our neighborhood. We have created a GoFundMe page, set up community meetings with public officials, knocked on doors and made phone calls to some of you. Thank you to those of you

on this email that have responded and listened.

In closing, I would ask all of you this. Before you make a decision about whether you support the cut through into my neighborhood, please ask your partner, spouse or better yet, your kids if they think it's a good idea to have at least 78 cars driving around the neighborhood trying to find an exit. While their friends are walking to school, or their mom is on her morning jog. And maybe ask them too, if those woods should be taken away. The ones where they see the hawks and deer and cool insects. If this development is approved as is, it will change this neighborhood forever. The developer will build a cheap building made of wood, rent as many parking spaces as possible, rip out every tree and then flip the building to an uninterested management company. And some of you will call it progress. Please listens to the voices of this community, we deserve it.

Sincerely, Wendy Rainey, 1811 Myrtle Road, Silver Spring, MD 20902

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

From: **wendy rainey** <oakviewgirl1500@gmail.com>

Date: Sun, Jan 15, 2023 at 7:16 PM

Subject: Proposed Development - Forest Glen Medical Center - Application#320230020

To: amy.lindsey@montgomeryplanning.org <amy.lindsey@montgomeryplanning.org>, <Mcp-chair@mncppc-mc.org>, <Councilmember.Fani-Gonzalez@montgomerycountymd.gov>, <letters@washpost.com>, wendy rainey <oakviewgirl1500@gmail.com>

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

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

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

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

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

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

Thank you for your time in reading this letter.

Sincerely, Wendy Rainey
1811 Myrtle Road

Attachment G - Community Correspondence

From: [Brad Christie Candee Campbell](#)
To: [Smith, Parker](#)
Subject: Fw: Comments on the Proposed Development of 9801 Georgia Avenue
Date: Friday, February 23, 2024 10:15:49 AM
Attachments: [February 22.docx](#)
[PP.docx](#)

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

From: Brad Christie Candee Campbell <bccc59@hotmail.com>
Sent: Thursday, February 22, 2024 8:54 PM
To: mcp-chair@mncppc.org <mcp-chair@mncppc.org>; artie.harris@mncppc.org <artie.harris@mncppc.org>; mitra.pedoeem@mncppc.org <mitra.pedoeem@mncppc.org>; josh.linden@mncppc.org <josh.linden@mncppc.org>; james.hedrick@mncppc.org <james.hedrick@mncppc.org>; shawnbartley@mncppc.org <shawnbartley@mncppc.org>
Cc: Marc.elrich@montgomerycountymd.gov <Marc.elrich@montgomerycountymd.gov>; councilmember.fani-gonzales@montgomerycountymd.gov <councilmember.fani-gonzales@montgomerycountymd.gov>
Subject: Comments on the Proposed Development of 9801 Georgia Avenue

Reference: Preliminary Plan No. 120130160 and Site Plan No. 820230130

Please find attached a letter from Brad Christie/Candace Campbell who are homeowners on Myrtle Road, Silver Spring, Md, located in the Forest Grove Citizens Association regarding the Plans referenced above. In addition, we have attached a letter that we sent back in December 2022 regarding the Sketch Plan No. 320230020.

Thank you in advance for reading and digesting our thoughts. Please kindly confirm receipt of this email and attachments.

Sincerely,
Candace Campbell
Brad Christie

February 22, 2024

Mr. Artie Harris, Planning Board Chair
Maryland-National Capitol Park and Planning Commission
Montgomery County Planning Board

RE: Preliminary Plan No. 120130160 and Site Plan No. 820230130

Subject: Comments on the Proposed Development at 9801 Georgia Avenue

Dear Mr. Harris and Mr. Smith:

We write to both of you to once again express our concern over the proposed development effort in the Plans noted above. We have lived on Myrtle Road in the Forest Grove Citizens Association neighborhood since May 2000. Myrtle Road runs parallel to Forest Glen Road with Dameron Drive on the East End and Woodland Road on the West End. We are in the block closer to Dameron Drive.

As you can see in the attached letter sent on 12/15/22, Candace has lived in Montgomery County her entire life and together with her husband, Brad, they purchased a house on Myrtle Road almost 24 years ago and raised a family in this wonderful neighborhood

Traffic in this neighborhood has increased dramatically over the years for various reasons such as hospital expansion, congestion on Georgia Avenue going south in the AM and north in PM, a traffic light which now allows a left turn heading north on Colesville Road which is utilized by cars going North on Forest Glen Road to a right on Lanark Way to the light on Colesville. In addition, cars can turn right coming south on Colesville and use Lanark to Forest Glen as an easy way to go to Holy Cross Hospital, the Forest Glen Metro and even to the Beltway at Georgia Avenue. One recent example of the volume of traffic utilizing Forest Glen Road is as follows: Candace was headed to an appointment in White Oak on Tuesday, February 6, 2024, and went down Myrtle to Dameron to the light at Forest Glen/Dameron. She was turning left to go past the hospital, up Forest Glen to Lanark to then take a left on Colesville. She could barely get out on Forest Glen due to traffic that was

blocking the intersection at Dameron/Forest Glen. Why – because the traffic on Forest Glen was backed up from Georgia Avenue past Holy Cross Hospital. Forest Glen cannot handle the increase in traffic. Frustration builds and what happens – cars start cutting through the side streets like Myrtle to attempt to get to Georgia Avenue faster. Traffic will get even worse if the Planning Board allows an exit from the new development on to Woodland Drive. Some of those cars will head into the neighborhood streets because they will not be able to get out onto Forest Glen Road or want a short cut to get to Dameron to go North on Forest Glen.

As our previous letter states we are not opposed to the development of the 9801 Georgia Avenue property but the number of parking spaces allowed together with the proposed exit on Woodland Road is extremely problematic to our community. Additionally, the idea that a traffic light will be installed on Georgia Avenue at Tilton with the ability to make a left turn off Georgia onto Tilton will only bring more and more cars into our neighborhood. Cars speed down these roads already. These roads are not very wide and are utilized by walkers, bikes and lots of children going to school (both walkers and bus riders). We think the Planning Board should weigh heavily in your decision making the safety concerns that the additional traffic on our community side streets will bring. An exit on Woodland is extremely problematic to our community.

Another area of concern is the “Kiss and Ride.” Again, additional traffic, pedestrian safety and people coming from the Four Corners area and further up Colesville Road will utilize the Kiss in Ride on our side of Georgia Avenue instead of using the Kiss and Ride at the Metro Station. Why cross Georgia Avenue and pick up someone when you can pick them up at the new Kiss and Ride and then head back down Forest Glen Road.

We are not opposed to the development of this parcel of land but the size of the development is problematic to us but most problematic is the increased car traffic in the neighborhood. Safety and congestion are issues. We do not believe the Traffic Study by the developer shows the true impact on the traffic in our community.

Do the right thing and down size the development effort, work with the State to look for another option for exiting the site besides Woodland Dr and take the concerns of the residents of our community seriously. We live here; we know the congestion and safety issues first hand.

Thank you for taking the time to read and digest our thoughts and please reject the development effort as currently stated in Site Plan. If you would like to discuss any of our thoughts, please do not hesitate to reach out to us.

Sincerely,

/s/Candace A Campbell
/s/Brad E Christie
Homeowners - 1610 Myrtle Road
Bccc59@hotmail.com

Attachment G - Community Correspondence

From: [Richard Simons](#)
To: [Smith, Parker](#); [MCP-Chair](#); [Harris, Artie](#); [Pedoeem, Mitra](#); [Hedrick, James](#); [Linden, Josh](#); [Bartley, Shawn](#)
Subject: Comments on Proposed Development at 9801 Georgia Ave.
Date: Friday, February 23, 2024 4:04:23 PM

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

Good Afternoon,

My name is Richard Simons and, along with my wife Christina, we live at 1809 Sherwood Road in Silver Spring. We're writing about the proposed development at 9801 Georgia Ave. (ref. Preliminary Plan No. 120130160 and Site Plan No. 820230130).

To start, thanks to you, Mr. Smith, for your assistance with a question I had last year on parking calculations. That question was, as you could guess, geared towards the proposed amount of parking at this proposed development.

So little has changed with this proposed development since Sketch Plan, despite instruction from the Planning Board, that I could have simply copy/pasted my previous email from around this time last year prior to the Board hearing on the Sketch Plan. This is unfortunate given the possibilities at this site.

As you all are aware, this portion of Forest Glen is well served by public transit. This proposed development currently sits across the street from the Forest Glen Metro and will eventually have a Metro entrance tunnel sitting on the property. Additionally, per pg 48 of the Sector Plan, "Regional transit service along Georgia Avenue includes the Y and Q bus lines, which have among the highest ridership for WMATA service in the county. The stops within the plan area with the highest activity are located at the corner of Forest Glen Road and Georgia Avenue." I've used these buses many times since moving to this area in October 2022 and can confirm this.

During a meeting with planning staff in November/December 2022, the developer's representative, Graham Brock, was asked why he was proposing over 500 parking spaces despite the building's proximity to the Metro and buses. Mr. Brock stated he was unsure where residents of the building would do their groceries. This response was met with the skepticism it deserved when someone from the county pointed out the Safeway that sits on top of the Wheaton Metro. This building, by the time it's constructed, will also be walking distance to two other grocery stores and a short bus ride to a Mom's Organic Market on Spring Street.

Fast forward to the board meeting on March 30, 2023 where the Board asked the same question. Mr. Brock prevaricated. Boardmember Hedrick specifically called on the developer to reduce parking in his final statements. The Board resolution approving the Sketch Plan stated, on page 6, "The Applicant should unbundle residential parking and substantially reduce parking accordingly to encourage transit use." Clearly both the Board, and planning staff, were asking the developer to use the flexibilities found in unbundled parking to reduce its amount, not, as the developer claims to "reduce parking space usage" (see Preliminary Plan document "Pre-Submission Meeting Info" pg. 26, 3rd to last paragraph beginning "In response to...").

In response to the above, JLB has reduced parking from a proposed "up to 540 spaces" to 466, 74 total or a reduction of about 14.8%. This is not substantial. While the 466 number does include motorcycle, compact, ADA, and EV charging spaces, the developer does not provide a breakout of spaces. When asked, by me, at a July 2023 community meeting (see Preliminary Plan document "Pre-Submission Meeting Info" pg. 26, 2nd full paragraph) Mr. Brock stated that he thought county code required one space per unit. He's wrong, especially given the optional table of minimums a developer can use when

Attachment G - Community Correspondence

proposing uncoupled parking. Mr. Brock went on to say that "...the project is bare bones on parking and that they are worried about being able to rent out the total units of the building with limited parking because the project is being designed for the current area as it is today." The more accurate, and less lawyerly way of stating it was "I need to rent my units." The developer statement of justification essentially says the same.

This project is manifestly not being designed for the current area as it is today. Besides the transit mentioned above, this county is spending billions on the Purple Line and on improvements to Georgia Avenue which will affect this development, and general area, in a positive manner. Bus Rapid Transit down Georgia Avenue is also in planning. The only mention of transit in the statement of justification for the Site Plan is when the developer seeks public benefit points for the location being near transit. Otherwise, this area is back in the 1960s in the eyes of the developer.

The proposed parking in this project, rather than being "designed for the area as it is today" is being designed to help the developer rent the units as fast as possible to allow for a quick sale to a management company.

This is not a call for no parking at all. However, an actual, substantial, reduction of parking at this site is in line with county and sector plan goals and becomes crucially important should an entrance on Woodland Drive move forward. It was also an instruction given by this board that's been effectively ignored. We ask that the short term self interest of a developer not override the long term goals and plans of this community and county. A nice development is possible here. What is before you is not that.

Thank you,

Richard Simons

Attachment G - Community Correspondence

From: [Pablo Sztein](#)
To: [Buckley, Darcy](#)
Cc: [Brockmyer, Richard](#); [Smith, Parker](#)
Subject: Re: We need help understanding the development at 9801 Georgia Ave.
Date: Wednesday, February 21, 2024 6:54:24 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

Darcy,

Sorry, maybe it's too soon for first name basis. I feel like I'm already on first name basis with Richard and Parker. To be honest, after I sent the email last night I said to myself I should have cced Richard, Parker and Matt.

I was pretty sure the answer was going to be yes, that you had been in touch, but I am very glad to hear that is the case. As you can imagine this is a community project, so we wanted to reach out since the actual Vision Zero office hadn't been mentioned before in conversations. If anything, this project has taught me all the ways that Montgomery County is working to make a better future.

Regardless of what the planning board decides, I want your office to be involved as it gets off the ground. There is no denying we are adding traffic and cross-modal interactions to a neighborhood street. I'd love to have a time to talk on the phone just to figure out how the community association can work with the Vision Zero group in the future.

Best,
Pablo

--

Pablo Sztein
(240) 535-7092
pablo.sztein@gmail.com

On Wed, Feb 21, 2024 at 5:54 PM Buckley, Darcy
<Darcy.Buckley@montgomeryplanning.org> wrote:

Hi Mr. Sztein,

Thank you for reaching out. My team has been involved in this project's review and we don't find it to conflict with the County's Vision Zero goals. One of our primary [Vision Zero](#) tools is our [Complete Streets Design Guide](#). The plan for this project is consistent with the Complete Streets Design Guide and includes proven safety features like bump outs to narrow the roadway and slow speeds.

If you have specific questions about the project, please reach out to Parker Smith and Richard Brockmeyer, who I've copied here.

Thanks,

Darcy Buckley

Multimodal Transportation Planner III

Countywide Planning Division

Montgomery County Planning Department

2425 Reedy Drive, 13th floor, Wheaton, MD 20902

darcy.buckley@montgomeryplanning.org

[301.495.4514](tel:301.495.4514)

From: Pablo Sztein <pablo.sztein@gmail.com>

Sent: Tuesday, February 20, 2024 11:18 PM

To: Buckley, Darcy <Darcy.Buckley@montgomeryplanning.org>

Subject: We need help understanding the development at 9801 Georgia Ave.

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

Darcy Buckley,

I hope this finds you well.

My name is Pablo Sztein. I live in the neighborhood adjacent to 9801 Georgia Ave. The site is scheduled to have a site plan review on March 7th with the staff report being published on February 26th. I wonder if anyone from my neighborhood has already reached out or if you have already looked at this development with respect to the Vision Zero guidelines and goals?

I have been working with a group of my neighbors to try to understand the plans of the developer and to try to convince the staff that an entrance on Woodland Dr. is contrary to the goals of Vision Zero and that it will be dangerous to those living here as well as those future residents of the building.

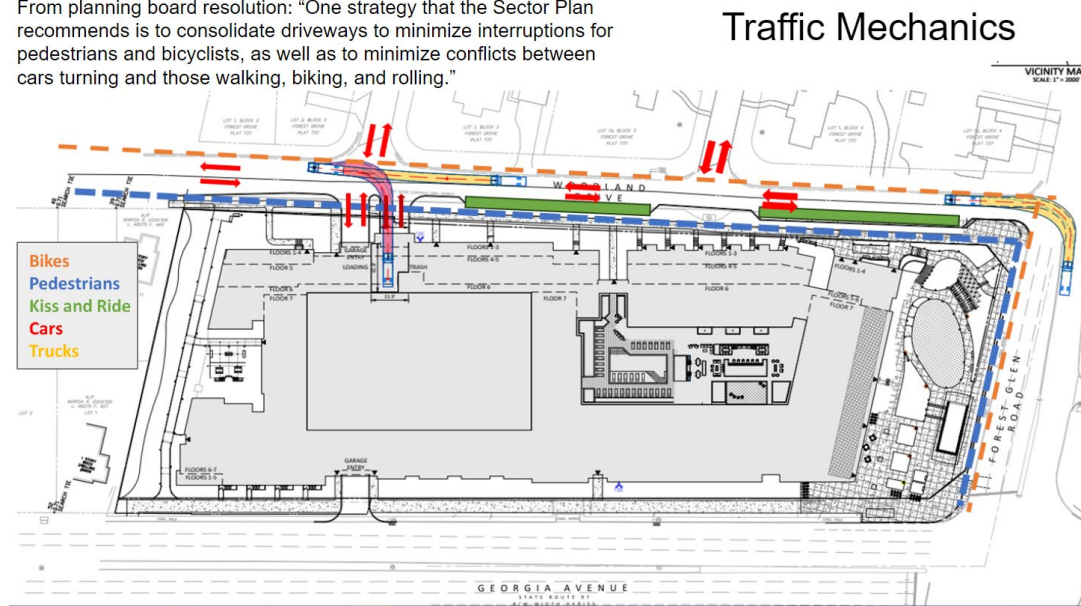
In March of 2023 the planning board agreed with the community, after 28 in person testimonials and over 400 pages of write in testimony, that a single entrance on Georgia would be preferred. Although this is completely feasible, the developer has not made any inroads in trying to create a design that would be congruent with this and all traffic studies have been biased against anything but a two driveway solution.

The developer plans to have a driveway access to a 450+ car parking lot on Georgia and then another access on Woodland Dr., a secondary residential road which is also a key bicycle greenway. Please see the image below. Notice that the two driveways makes it so that no one can walk past this site without having to interact with a driveway. Everyone in the building will also have to pass this driveway to go to the nearest park, since they are planning to take every inch of the lot with building. How is this working towards a Vision Zero future?

Please let me know if you have any opinions on this matter. I'd be happy to talk more about the project and our efforts to work with the planning staff.

If, as I suspect, the developer is allowed this access on Woodland, I would like someone to tell me how we are to judge that this decision was correct/incorrect in the future. Are we to wait until an accident happens? If an accident happens, what are the repercussions?

From planning board resolution: "One strategy that the Sector Plan recommends is to consolidate driveways to minimize interruptions for pedestrians and bicyclists, as well as to minimize conflicts between cars turning and those walking, biking, and rolling."



<https://montgomeryplanningboard.org/wp-content/uploads/2023/03/9801-Georgia-Avenue-3.20-FINAL.pdf>

Here are some more bullet points that we pointed out in a meeting last week:

-

The creation of a new driveway on Woodland Drive is contrary to the Vision Zero strategy as it creates additional conflict points between car to car, car to pedestrians and trucks to pedestrians. Therefore, from the Vision Zero perspective Scenario 2, site access to MD 97 only works best.

-

From planning board resolution: "One strategy that the Sector Plan recommends is to consolidate driveways to minimize interruptions for pedestrians and bicyclists, as well as to minimize conflicts between cars turning and those

walking, biking, and rolling.

○

“The Planning Board and County Council see this plan as a significant step toward achieving the county’s Vision Zero goals in the area and towards reimagining an improved Georgia Avenue Corridor.”

○

“For the purpose of providing a safe and efficient pick-up and drop-off area that will deter use of Georgia Avenue and Woodland Drive, this sector plan recommends a designated pick-up/drop-off area completely contained on the Forest Glen Medical Center site”

○

Site is in a “bicycle and pedestrian priority areas (BiPPAs), which are geographic areas where bicycle and pedestrian traffic enhancements are prioritized over other transportation modes.”

■

Woodland drive is a Tier 1 priority Neighborhood greenway according to the sector plan and the 2018 Bicycle Master Plan.

○

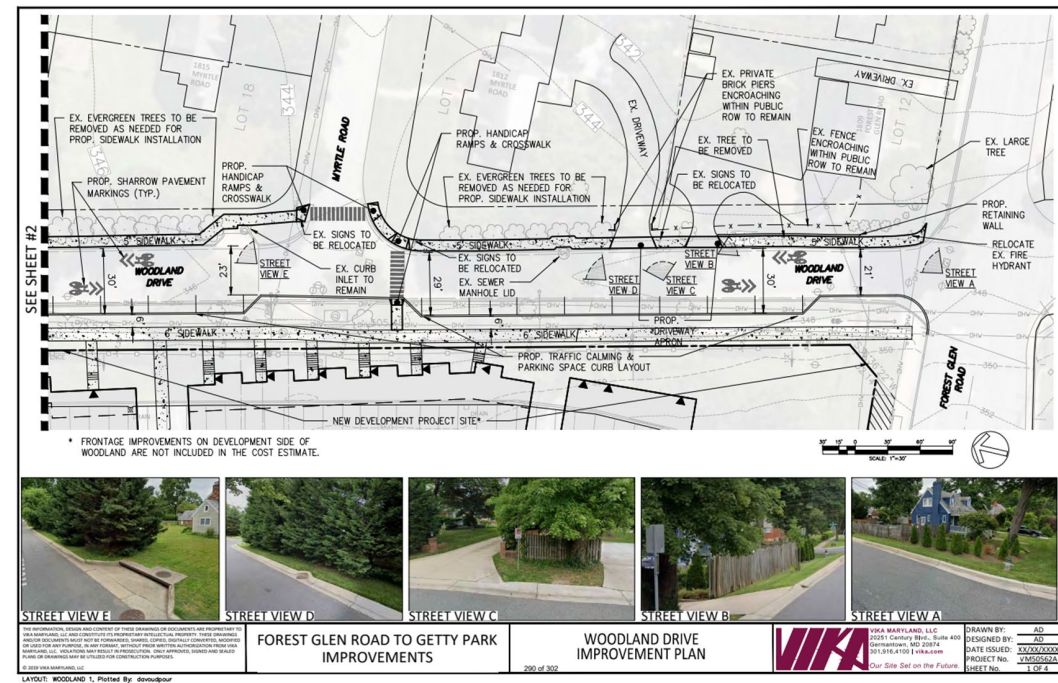
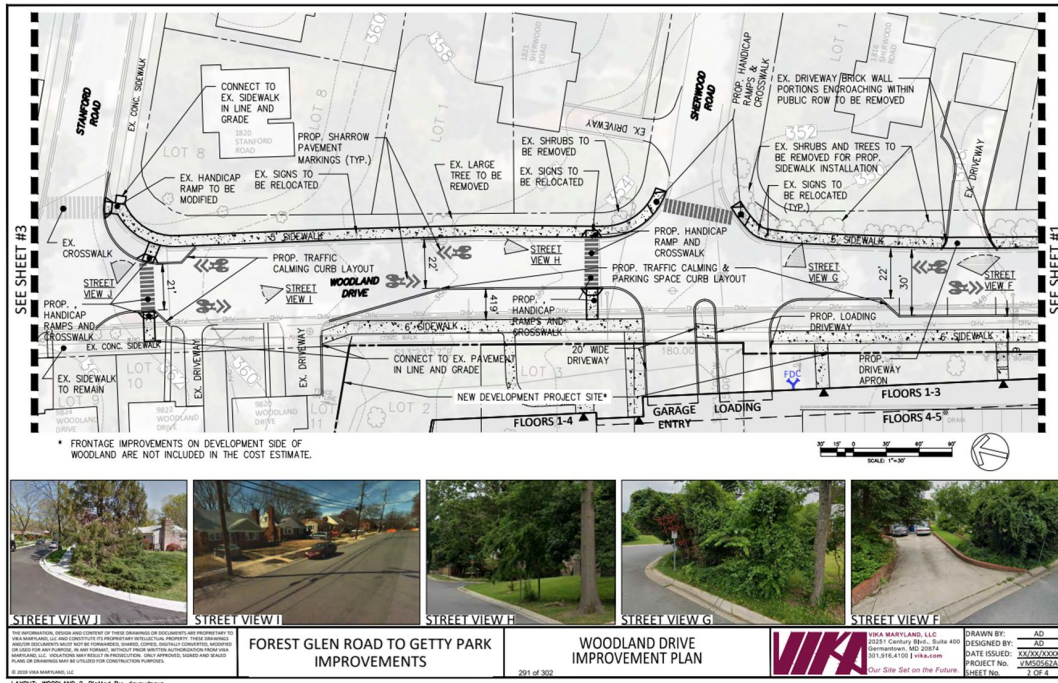
“Maintain existing curb cuts on Georgia Avenue at the present location or farther north from the intersection. “

○

Georgia Ave. is a Major Highway. Woodland is a secondary residential road. In fact Georgia is listed as an unacceptable pedestrian link. Picking one place for a driveway is straightforward when assessing which side to allow pedestrian passage.

These are from the end of the developer's traffic study. It should be noted that the sidewalks shown across the street from the development are not going to be built after all.

Attachment G - Community Correspondence



Thank you for your time and attention,

--

Pablo Sztein
 (240) 535-7092
pablo.sztein@gmail.com

Re: Site Plan #820230130, Development at 9801 Georgia Avenue

February 21, 2024

Dear Planning Staff and Planning Board,

I am writing to express my concern with the Woodland Drive garage entrance proposed in the Site Plan for 9801 Georgia Avenue. My primary concern remains pedestrian safety in our neighborhood (Forest Grove/Forest Estates) and the impact of the proposed Woodland Drive garage entrance on neighborhood pedestrian safety.

Based on the History of the Site, the 2020 Sector Plan, and the March 2023 Planning Board Sketch Plan Resolution:

Since the lot at 9801 Georgia Ave. was first given a commercial use as a Medical Center in the 1960s, access from the existing lot to Woodland Rd. was purposefully prohibited. There was a good reason then, and the reason still exists today. To limit the number of cars that need to drive on neighborhood roads. To be safe for pedestrians. 60 years later, do we believe that traffic has become less dangerous?

I'd also like to point out that, while I was not able to participate in the sector plan development process, I have looked at the documents that were presented during the work sessions leading up to the sector plan. In general, there is no notice of any potential for access on Woodland Drive.

The only relevant comments I can find came from MCDOT responding to Forest Glen Metro, and Forest Glen respectively (https://montgomeryplanning.org/wp-content/uploads/2019/07/FGMH-PH-Testimony-Response-Matrix_1.pdf):

“Staff does not recommend duplicating this recommendation to the transportation section because the kiss & ride will be privately owned and maintained. The purpose of the on-site loop is to **reduce queuing on Woodland Drive.**”

“We intended to implement a mini circle at the intersection of Tilton Drive and Woodland Drive. However, our recent count revealed **significant pedestrian activity**. Hence, we are leaning towards an All-Way STOP at the intersection.”

The images used to discuss the concept in work session #2 slides show a row of townhouses along Woodland Rd. Indeed, it was even asked in this session if the sector plan should read “Line Woodside Drive with Townhouses.” (Incorrectly spelled, but obviously referring to Woodland Drive) Images of a tower at Forest Glen and Georgia Ave show a large garage next to it. (<https://montgomeryplanning.org/wp-content/uploads/2019/07/FGMH-Work-Session-2-Final.pdf>)

It is my understanding that all sector plan assessments of the site and traffic in the area were performed with only access to Georgia Ave. from this garage. I have asked this question directly to SHA, MCDOT, and planning staff and no one has denied it.

Why is it that the plan for this parking lot cannot go forth as envisioned in the documentation leading up to the sector plan? If it was analyzed as possible then, it should still be possible.

Along the same lines, I'd like to point out the relevant quotes from the sector plan that are contrary to allowing access onto Woodland Rd. for this garage that will allow upwards of 400 cars.

"For the purpose of providing a safe and efficient pick-up and drop-off area that will deter use of Georgia Avenue and Woodland Drive, this sector plan recommends a designated pick-up/drop-off area completely contained on the Forest Glen Medical Center site."

"Maintain existing curb cuts on Georgia Avenue at the present location or farther north from the intersection."

Finally, as we work towards a less car centric world and reach for zero traffic fatalities, there has been a commitment to Vision Zero within Montgomery County. This is stressed multiple times, both in the sector plan and by the planning board. Even this past week, there was a pedestrian struck and killed just blocks away from this site. If we accept the developer's plan, we as a community are deciding that the convenience of a garage entrance on Woodland Drive is more important than avoiding the addition of what will become another dangerous intersection.

"The Planning Board and County Council see this plan as a significant step toward achieving the county's Vision Zero goals in the area and towards reimagining an improved Georgia Avenue Corridor."

From the March 2023 planning board resolution: "One strategy that the Sector Plan recommends is to consolidate driveways to minimize interruptions for pedestrians and bicyclists, as well as to minimize conflicts between cars turning and those walking, biking, and rolling."

In the sector plan, Georgia Ave. is a Major Highway. Woodland is a secondary residential road. Georgia is listed as an unacceptable pedestrian link. Picking one place for a garage entrance is straightforward when assessing which side to allow pedestrian passage. A garage entrance on Woodland Drive should be avoided!

Just north of this site is Tilton Drive, the location at which most children and families will cross Georgia to get to Flora Singer Elementary School. The sector plan recommends a protected crossing at the intersection of Tilton Drive and Georgia Avenue (opposite the Americanna Finnmark property) for good reason. In fact, the technical appendix says "This plan confirms MCDOT's proposed all-way stop configuration at the intersection of Tilton Drive and Woodland Drive to slow traffic."

If the Woodland entrance is granted, pedestrians will need to cross this new garage entrance and loading dock on the way to the Tilton crossing. This includes myself with my 4-year-old, soon to start Kindergarten, as well as all the new families living at the 9801 Georgia Ave apartments choosing to walk to school or to the nearest bus stop.

Vision Zero initiatives include a Complete Streets Design Guide, a Bicycle Master Plan and a Pedestrian Master Plan. While the developer is being forced to meet the complete streets design guidelines, the decision to allow access on Woodland seems completely contrary to the Bicycle Master Plan and the Pedestrian Master Plan. **Woodland drive is a Tier 1 priority Neighborhood greenway according to the sector plan and the 2018 Bicycle Master Plan.** As a biker, I do not see how this road will be comfortable or safe for bikes to share with traffic as designed, with access on Woodland Dr. for a large garage and a loading dock for 390+ housing units.

Attachment G - Community Correspondence

In March of 2023 the planning board agreed with the community, after 28 in person testimonials and over 400 pages of write in testimony, that a single entrance on Georgia would be preferred. Although this is completely feasible, the developer has not made any inroads in trying to create a design that would be congruent with this request.

In this letter I hope I pointed out just a few reasons that were identified during the sector plan development process for why this proposed garage access onto Woodland Drive is 1) not necessary and 2) contrary to the recommendations and goals of Montgomery Counting plans for the future. Please elect to maintain the preference for a Georgia Avenue entrance only which was reached during the sketch plan meeting in March 2023.

Sincerely,

Pablo Sztein

1816 Sherwood Rd.

Attachment G - Community Correspondence

From: [Robert Fares](#)
To: [Smith, Parker](#); [MCP-Chair](#)
Subject: Letter in support of Preliminary Plan application 120230160 and Site Plan application 820230130
Date: Friday, February 23, 2024 6:47:58 PM
Attachments: [RFares - Comments in Support of 9801 Georgia Avenue Applications.docx](#)

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

Good evening,

Please see the attached letter in support of Preliminary Plan application 120230160 and Site Plan application 820230130, concerning the development at 9801 Georgia Avenue. Please enter this letter into the record for the proceedings.

Thank you for your consideration!

Robert Fares
Email: robertfares@gmail.com

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

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

February 23, 2023

Dear members of the M-NCPPC Planning Board,

My name is Robert Fares and I am one of the adjacent property owners to 9801 Georgia Avenue, the development site for Preliminary Plan application 120230160 and Site Plan application 820230130. I am writing to express my strong support for the applications.

I have reviewed the Development Review Committee's comments on the applications and the developer's constructive responses to those comments, including the notable collaboration regarding traffic impacts. For the reasons detailed below, the Planning Board should approve the applications subject to the implementation of traffic "Scenario 3," i.e., a garage entrance/exit on Woodland Drive with the addition of a traffic signal at the intersection of Tilton Drive and Georgia Avenue.

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

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

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

While the proposed development will provide significant benefits to the Forest Glen area and to Montgomery County, many of those benefits depend on timely construction of the planned second entrance to the Forest Glen Metro Station adjacent to the proposed development. I know from experience that crossing Georgia Avenue is a harrowing and time-consuming experience for a pedestrian. If the new entrance is not completed before the proposed development opens, new residents will be more likely to use personal vehicles and/or ride share than use the Metro.

Furthermore, the success of the planned retail will be harmed by any delay in construction of the new Metro entrance because there will be less foot traffic in the area. Finally, constructing the development and the Metro entrance in series rather than in parallel will impose unnecessary additional construction disruptions and costs. While I understand that the Planning Board does not have control over the timing of construction of the new Metro entrance, I urge the Planning Board to use all of the tools at its disposal to ensure that construction of the proposed development is coordinated with construction of the new Metro entrance to the greatest extent possible.

III. While the Proposed Development May Have Modest Traffic Impacts, the Record Demonstrates that Traffic “Scenario 3” Will Sufficiently Mitigate Any Impacts

While I firmly support redevelopment of the site, I was initially concerned about the potential local traffic and pedestrian safety impacts of the development as proposed in the Sketch Plan application. Fortunately, the developer’s coordination with the State Highway Administration (SHA) and the Montgomery County Department of Transportation (MCDOT) regarding traffic impacts has been fruitful, and I now squarely believe that the record demonstrates that traffic impacts will be sufficiently mitigated.

Specifically, consistent with the Planning Board’s conditional acceptance of the Sketch Plan Application, the developer has completed a full traffic study and coordinated with SHA and MCDOT to consider three alternatives for vehicle traffic management: (1) “Scenario 1,” with site access to both Georgia Avenue and Woodland Drive; (2) “Scenario 2,” with site access to only Georgia Avenue; and (3) “Scenario 3,” which is Scenario 1 with the addition of a new traffic signal at the corner of Tilton Drive and Georgia Avenue. The record demonstrates that each of these scenarios was thoroughly studied and considered by the developer’s consultant, SHA, and MCDOT, in accordance with the Planning Board’s directive that the applicant conduct a Transportation Study.

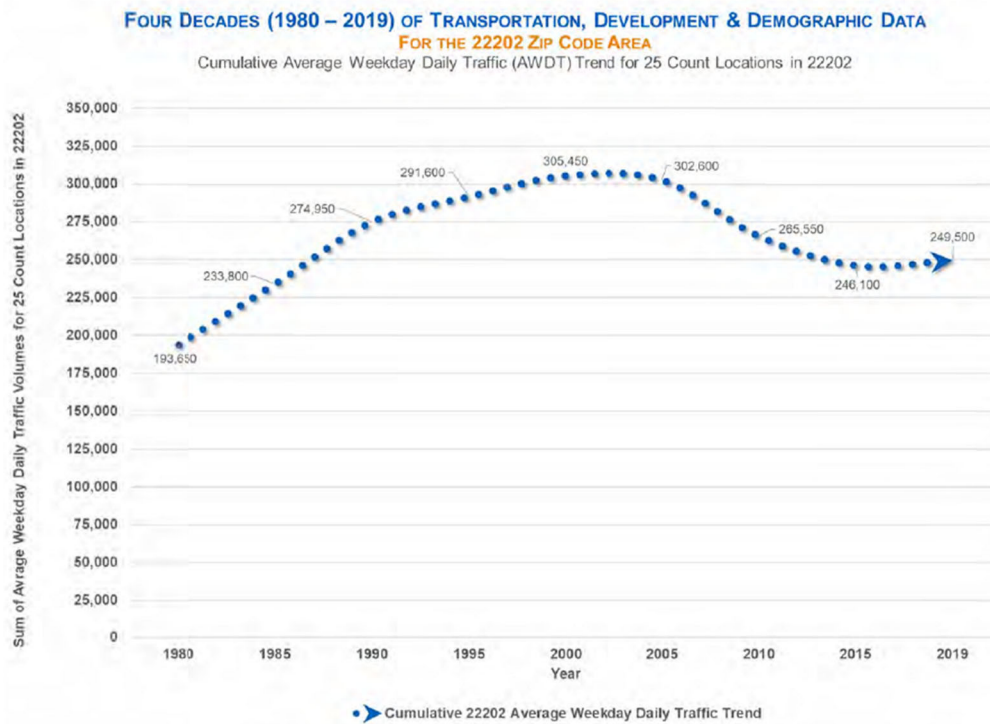
I agree with SHA and MCDOT that Scenario 3, i.e., site access to both Georgia Avenue and Woodland Drive *and* the addition of a traffic signal at Tilton Drive, is clearly the best alternative. Tilton Drive is a harrowing intersection, where every day hundreds (if not thousands) of vehicles make unprotected right and left turns with poor sight lines to oncoming traffic. Further, the absence of a light at Tilton Drive prevents pedestrians in the existing apartment building on the West side of Georgia Avenue from crossing to amenities on the East side of Georgia Avenue such as General Getty Neighborhood Park. Moreover, adding a traffic signal at Tilton Drive would likely reduce “cut through” traffic in the neighborhood, because westbound traffic on Forest Glen Road would have no incentive to cut up to Tilton Drive, via Woodland Drive, to head north on Georgia Avenue. In short, the benefits of a new signal at Tilton Drive vastly outweigh the costs of a new garage entry/exit on Woodland Drive, and therefore the Planning Board should accept the applications subject to the developer implementing Scenario 3.

I also believe SHA’s and MCDOT’s comments demonstrate that Scenario 2 is not viable, despite the Planning Board’s statement in its approval of the Sketch Plan Application that “vehicular access on Georgia Avenue is preferred.” While it was certainly worthwhile for the developer, SHA, and MCDOT to consider this alternative with an open mind, the record demonstrates that additional traffic weaving across the northbound lanes of Georgia Avenue to make an unprotected U-turn at Tilton Drive would introduce untenable risks of traffic fatalities on the already hazardous Georgia Avenue.

Given MCDOT’s and SHA’s definitive conclusions that limiting site access to Georgia Avenue is not viable, I urge the Planning Board to assess the developer’s applications based on their own merits, rather than against a hypothetical development without a garage entry/exit on Woodland Drive. The relevant transportation authorities have concluded that this hypothetical is not viable or in the public interest, and therefore it would be unreasonable to reject the proposed applications on the basis of site access to Woodland Drive.

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

As the Planning Board is no doubt aware, the transit-oriented nature of the proposed development will lead to a reduction in vehicle miles traveled per capita in the county as a whole, thereby reducing traffic congestion, traffic fatalities, and vehicle emissions. The wider metro area has many examples that demonstrate the traffic and pedestrian safety benefits of transit-oriented development, and it is highly likely the proposed development would prompt the same benefits for the Forest Glen area and Montgomery County if constructed. For example, due to Arlington County’s persistent transit-oriented development in the Crystal City area, cumulative average weekday daily traffic volumes *declined* 20% between 2000 and 2015 and remained relatively flat between 2015 and 2019, as illustrated below. Over the same period, Arlington County’s population *increased* by 26%, based on data from the St. Louis Federal Reserve. Montgomery County can and should replicate the success demonstrated in Arlington County by moving forward with the proposed development and continuing to pursue transit-oriented development county-wide.



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

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

Page 74 of the Sector plan recommends that any development on the site provide an area of equal environmental and community benefit to the existing 1.25 acres of “remnant forest.” The Planning Board should find that the application complies with this recommendation, principally because the current remnant forest provides little or no environmental benefit and provides no community benefit or access. Due to years of neglect, the remnant forest today consists of dead or dying trees, garbage, and several prominent “No Dumping” signs. Invasive plant species have overrun all of the trees on the site and are spreading their seeds to other trees in the neighborhood. Therefore, the vegetation on the site is an environmental nuisance as much as it is an environmental benefit. The site contains no trails, benches, or other community access facilities that make it attractive to anyone. Please see the photograph below demonstrating the state of the site on January 21, 2023. By any measure, the proposed development will vastly improve upon the current sorry state of this portion of the lot.



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

VI. The Forest Grove Citizens Association Does Not Represent the Views of All Adjacent Residents

As the planning board is no doubt aware, the Forest Grove Citizens Association was one of the primary opponents to the developer’s Sketch Plan application and is one of the primary opponents of the instant Preliminary Plan and Site Plan applications. The Forest Grove Citizen’s Association has also twice

appealed the Planning Board's decisions regarding the Sketch Plan application to the Circuit Court for Montgomery County.¹

While the Forest Grove Citizens Association is certainly entitled to share its opinion before the Planning Board, I feel it is important for the Planning Board to understand that the Forest Grove Citizens Association does not adequately represent the views of the Forest Grove community or certainly the adjacent Forest Estates neighborhood.

In order to be a "member in good standing," with the eligibility to vote on the Forest Grove Citizen Association's actions, a resident is required to pay dues, which are used to support the association's lawyer. Therefore, Forest Grove residents that share my perspective are left with the untenable choice of either paying for a lawyer we oppose or foregoing our vote on matters before the association. To the extent we do attempt to engage, we must contend with passionate and often emotional neighbors that strongly disagree with our perspective. This dynamic prevents Forest Grove residents that disagree with the association's position from participating in the association whatsoever. Therefore, in my view the Forest Grove Citizens Association does not adequately represent the Forest Grove neighborhood.

Furthermore, the Forest Grove Citizens Association only represents a small fraction of the adjacent community. Specifically, Forest Grove consists of approximately 70 homes between Forest Glen Road and Sherwood Road, while Forest Estates consists of approximately 700 homes between Sanford Road and Dennis Avenue. The Forest Grove Citizens Association does not represent the 700 homes in Forest Estates. With the exception of outreach to like-minded opponents of the development, residents of Forest Estates have not been given an opportunity to shape the Forest Grove Citizens Association's position.

Accordingly, I respectfully request that the Planning Board give due consideration to the perspective of me and other supporters of the proposed development, and keep in mind that the Forest Grove Citizens Association does not and cannot speak for the adjacent community as a whole.

VII. The Planning Board Should Approve the Applications Despite the Change They Will Bring to the Adjacent Community

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

¹ See *Forest Grove Citizens Association Et. A. v. Montgomery County Planning Board*, Civil Action No. C-15-CV-23-0002405; *In the Matter Of Forest Grove Citizens Association Et. Al.*, Civil Action No. C-15-CV-24-000505.

Sincerely,

Robert Fares

January 26, 2024

Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive
14th Floor
Wheaton MD 20902

CC:
Montgomery County Planning Board
Marc Elrich, Montgomery County Executive
Montgomery County Council

**Re: Proposed Development at 9801 Georgia Avenue
Preliminary Plan No. 120130160 and Site Plan No. 820230130**

Dear Chairman Harris and Commissioners,

We are residents of the Forest Estates and Forest Grove neighborhoods and are writing to express our opposition with the planned development as presently proposed. We are writing to ask for your help in having our voices - the community's voice heard.

At the outset and as we have stated in previous letters, we want to acknowledge that there are potential positives from properly planned and properly sized improvements to that site which is situated directly across from the Forest Glen Metro station. However, the current plan is to build a 390 rental unit apartment building with 455 parking spaces with a primary exit for the 455-car garage on Woodland Drive. This we believe does not conform to the vision laid out for this site in the Forest Glen / Montgomery Hills Sector Plan.

The community has had and continues to have several concerns with the lack of conformance of this development to the Sector Plan, including amongst others:

- Location of the primary entrance to the development on Woodland Drive
- Excessive number of parking spots for a development that is less than 1000 ft from a Metro Station
- Design of the development as a tall, monolithic building spread across 2 city blocks that is not compatible in size and scale with the existing residential neighborhood of single family homes
- Clear cutting and removal of all (over 1 acre) trees and remnant forest on the site
- Refusal to comply with affordable housing targets set forth in the Sketch Plan

Concerns and Opposition to Entrance on Woodland Drive

Our biggest concern and point of opposition has been and continues to be the location of a primary entrance to the development on Woodland Drive and the resulting traffic and safety issues for the neighborhood. Woodland Drive is a "secondary residential road" and designated to be a Neighborhood Greenway in the Forest Glen/Montgomery Hills Sector Plan. Introducing a full-movement entrance where none currently exists, onto this neighborhood road, will have significant detrimental effect on traffic and hence the safety of our neighborhood. In addition, we also question the need for 455 parking spaces in a building across from a Metro Station and numerous bus routes.

The proposed full-movement entrance and loading dock will allow the new residents of 9801 Georgia Avenue and service/delivery/trash trucks to enter and exit the development from all directions from Woodland Drive. We strongly believe this will result in:

- **Safety hazards for children & commuters** walking and biking to school and Metro.
- **Decreased safety on neighborhood roads** as the new residents take alternate routes and cut through our neighborhood on the narrow neighborhood streets to avoid delays on Woodland Drive.
- **Increased vehicle traffic volume** which is the opposite of giving priority to walking and biking as is appropriate for a Neighborhood Greenway.
- Serious delays for residents trying to exit our neighborhood, **worsening congestion** and making the intersection of Woodland Drive at Forest Glen Road more dangerous.

Background and History:

Since September 2022 when we were made aware of the proposed development, the Community has actively voiced its opposition to multiple facets of the project. The Planning Board received over 400 pages of letters from the community (attached) with over 85% in opposition to the Sketch Plan that was proposed by the developer. In March of 2023, the Planning Board held a public hearing for the approval of the Sketch Plan. Over 25 people from the community testified, again with an overwhelming majority opposed to the development.

Per the Resolution passed by the Planning Board approving the Sketch Plan ([9801-Georgia-Ave-Sketch-Plan-No-320230020-MCPB-No-23-027](#)), the Board stated that, “*Vehicular access on Georgia Avenue is preferred.*” and that “*Vehicular access on Woodland Drive may be permitted by the Planning Board at the time of the Preliminary Plan based on an operational traffic study of the site access point*”. Pursuant to the Planning Board’s instructions, the developer submitted a traffic study report. As one could reasonably expect from a study funded by a biased party, it concluded that the Woodland Drive entrance was needed and that it would have a minor impact on our neighborhood. We strongly disagree with many of the assumptions, methods, and conclusions of this traffic study.

After the traffic report was published, we attempted to set up meetings with the responsible County and State transportation officials. Our intent was to better understand what the study means (none of us have a background in traffic engineering), and to better understand how the study meshes with our real-world, lived experiences. We have received no responses to repeated attempts. We have been forced to hire a traffic consultant to help us understand this report, run our own “traffic experiment” simulating cars exiting on Woodland Drive and have showed that the conclusions of the developer’s traffic study are biased. Please watch the short summary of our traffic experiment [here](#).

Over the course of this process, one thing has become clear - our concerns are being ignored by all stakeholders: the developer, the Planning Board and the county and state transportation officials and our elected representatives. To many of us living here, the design, layout and details of the development seem to be a foregone conclusion - something the County and developer have agreed to without our input. But given the massive impact of this development on our neighborhood and on the safety of our streets, we need a voice in the process.

We, the existing community, matter. Our neighbors’ voices matter. Our families’ voices matter. The Planning Board and our elected representatives should respect and protect those voices. As Commissioner Bartley from the County Planning Board forewarned when declining to approve JLB’s sketch plan application, “there’s a perception that we don’t listen to the community.” That is exactly what is happening – on multiple levels.

Attachment G - Community Correspondence

We want our concerns to be represented and taken seriously before this process goes any further. Toward that end, we implore you as the Planning Board to understand the serious concerns and focused opposition that have been voiced by the community based on our lived experiences and deny the entrance on Woodland Drive.

We include with this letter, a petition opposing the Woodland entrance with signatures from over 290 residents in the immediate neighborhood and ask for your help in denying this entrance.

Thank you,
Voices of Forest Estates
Forest Grove Citizens Association

Signed

Nandini Arunkumar
1821 Sherwood Rd
Secretary, Forest Grove Citizens Association

Phil Jakobsberg
1709 Belvedere Blvd
Resident, Forest Estates

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/7/2023 8:04:42	Phillip	Jakobsberg	1709 Belvedere Blvd	pjakobsberg@gmail.com	Yes	
11/7/2023 8:07:37	Monica	Bradford	9807 Forest Grove Rd	monicabradford6@gmail.com	Yes	
11/7/2023 9:35:43	Nandini	Arunkumar	1821 Sherwood Rd	nandini.arunkumar@gmail.com	Yes	
11/15/2023 17:33:57	Rachel	Rushforth	1817 Tilton Drive	rachel.rasband@gmail.com	Yes	Yes
11/15/2023 17:38:45	Behrooz	Ghoraishi	10017 Woodland Drive	beh12rooz@gmail.com	Yes	Yes
11/15/2023 17:56:31	Lisa	Moreau	1609 Myrtle Road	moreaus@gmail.com	Yes	Yes
11/15/2023 18:08:16	Karen	Hathcock	1705 Sherwood Rd	Ksh20902@gmail.com	Yes	Yes
11/15/2023 18:16:06	Teresa	Driskell	1801 Sanford Rd.	driskelltw@aol.com		Yes
11/15/2023 18:16:47	Michael	Driskell	1801 Sanford Rd.	Tiredhungrybroke@aol.com	No	Yes
11/15/2023 18:21:39	Susan	Carr	1803 Sanford Rd	sundancesue@gmail.com	No	No
11/15/2023 18:22:11	John	Lee	1706 Sanford Rd.	Johnlee48@comcast.net	Yes	Yes
11/15/2023 18:22:31	Matthew	Grussing	1618 Belvedere Boulevard	matthew.grussing@gmail.com	Yes	Yes
11/15/2023 18:28:56	Paul	Zovko	10312 Folk Street Silver Spring, MD	pzbcc@aol.com	Yes	Yes
11/15/2023 18:45:49	Elizabeth	Scott	1602 Sherwood Rd	elizabetho.scott@gmail.com	Yes	Yes
11/15/2023 18:48:32	Caroline	Hanover	1805 Forest Glen Rd	carolinehanover@yahoo.com	Yes	Yes
11/15/2023 18:48:55	Robert	Garagusi	1804 Sherwood Rd	rgaragusi@bancstarmortgage.com	Yes	Yes
11/15/2023 18:49:44	Jennifer	Chorpening	1711 Forest Glen Rd	Chorpie1@hotmail.com	No	Yes
11/15/2023 18:55:12	Erin	Gajarsa	1702 Myrtle Road	Erin.ortolan@gmail.com		Yes
11/15/2023 18:56:49	Nathanael	Green	1602 Sherwood Rd	nathanaelgreen@msn.com	Yes	Yes
11/15/2023 19:18:11	Lisa	Moreau	1609 Myrtle Road	moreaus@gmail.com	Yes	Yes
11/15/2023 19:31:25	Rebecca	Vogel	1814 Tilton Dr	beccavogel@gmail.com	No	Yes
11/15/2023 19:38:14	Catherine	O'Brien	9810 Forest Grove Drive	cso9810@aol.com	Yes	Yes
11/15/2023 19:43:56	Steve	Pomponi	1607 Brisbane St	SRPOMPONI@NETSCAPE.NET	No	Yes
11/15/2023 19:53:47	Michelle	McLean	1700 Sherwood Rd	ephesians688@gmail.com	No	Yes
11/15/2023 19:54:44	Barbara	Sanders	1621 Sherwood Rd	basanders01@gmail.com	No	Yes
11/15/2023 19:55:54	Sarah	Summerlin	1725 Cody Drive	sarahesummerlin@gmail.com	Yes	Yes
11/15/2023 20:08:47	Mitzi	Kelley	1705 Sanford Road	mmcckelley@aol.com	Yes	Yes
11/15/2023 20:10:22	Amy	Mitchell	1800 Sherwood Rd.	Amy.mitchell92@gmail.com	Yes	Yes
11/15/2023 20:15:29	Jim	Sandiford	1805 Forest Glen Road, Silver Spring	jimsandiford@gmail.com	Yes	Yes
11/15/2023 20:17:31	Candace	Campbell	1610 Myrtle Rd	bccc59@hotmail.com	Yes	Yes
11/15/2023 20:22:35	Whitney	Warren	9808 Dameron Drive	Wmwdad99@yahoo.com	Yes	Yes
11/15/2023 20:23:39	Christopher	Bort	1706 Myrtle Rd, Silver Spring, MD 20910	chrisbort@gmail.com	No	Yes
11/15/2023 20:27:07	Donna	Rinaldo	1610 Brisbane St. Silver Spring MD	drinaldo40@gmail.com	No	Yes
11/15/2023 20:39:57	Naomi	Mulligan Kolb	9801 Forest Grove Dr	nkmulligan@gmail.com	No	Yes
11/15/2023 21:05:11	Brad	Christie	1610 Myrtle Rd	bccc59@hotmail.com	Yes	Yes
11/15/2023 21:20:20	Mike	Sidorov	1804 Myrtle Rd	msidorov1@gmail.com	No	Yes
11/15/2023 21:44:05	Mike	Krause	10306 Julep Avenue	mikekrause@erols.com	No	Yes
11/15/2023 21:52:29	Edward and Martha	Jenkins	9806 Forest Grove Drive	EandMJenk@msn.com	Yes	Yes
11/15/2023 22:31:10	Dennis	O'Brien	9810 Forest Grove Drive, Silver Spring	dennyob58@aol.com	Yes	Yes
11/15/2023 22:41:09	Kim	Levone	1704 Sherwood Road Silver Spring	kim.levone@gmail.com	Yes	Yes
11/15/2023 22:45:13	Caroline	Garagusi	1804 Sherwood Rd	carolinegaragusi@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/15/2023 23:01:38	Nandini	Arunkumar	1821 Sherwood Rd	nandini.arunkumar@gmail.com	Yes	Yes
11/15/2023 23:28:06	Richard	Simons	1809 Sherwood Road	rjsimons84@yahoo.com	Yes	Yes
11/16/2023 0:06:58	Oliver	Pagan	1704 sanford rd ss md 20902	Opagan1@verizon.net	Yes	Yes
11/16/2023 3:22:28	Paul	OBrien	9804 Dameron Drive	obrienp44@gmail.com	No	Yes
11/16/2023 5:16:10	Brenda	Lorenzo	1708 Tilton Drive Silver Spring, MD 2	Brendalorenzo516@yahoo.com	No	Yes
11/16/2023 7:16:20	Mary Catherine	Mindling	1809 Sanford Rd	cmindling@gmail.com	Yes	Yes
11/16/2023 7:17:38	Barbara	O'Brien	9804 Dameron Drive	bmob69@verizon.net	No	Yes
11/16/2023 7:28:36	Carole	Tomayko	1631 Belvedere Blvd	tomaykoc@hotmail.com	Yes	Yes
11/16/2023 7:33:37	Deryl	Davis	9808 Dameron Drive	derylandrewdavis@gmail.com	Yes	Yes
11/16/2023 7:34:40	Stephen	Haykin	1619 Sherwood Rd, Silver Spring, M	Smhaykin@gmail.com	Yes	Yes
11/16/2023 7:52:07	Becca	Knox	1638 Belvedere Boulevard	Neccabox@gmail.com	Yes	Yes
11/16/2023 8:17:44	Khin	Brody	1812 Sanford Road	khin.brody@gmail.com	No	Yes
11/16/2023 8:27:35	Peggy and Chuck	Kullberg	306 Timberwood Ave Silver Spring, M	Kullberg@verizon.net	Yes	Yes
11/16/2023 8:34:16	Wendy	Rainey	1811 Myrtle Road, Silver Spring, MD	oakviewgirl1500@gmail.com	Yes	Yes
11/16/2023 8:36:50	Zelda	McBride	1426 Woodman Avenue	zmcbride@starpower.net	No	No
11/16/2023 8:47:27	Frances	Hanley	1717 Cody Dr	Franciegal@aol.com	No	Yes
11/16/2023 8:50:17	Deborah	Williams	9900 Woodland Drive, Silver Spring,	williams.deboraha@gmail.com	Yes	Yes
11/16/2023 9:12:00	Daniel	Chapman	10201 Forest Grove Drive, Silver Sp	chapman20002@gmail.com	Yes	Yes
11/16/2023 9:14:11	Amelia	Kinter	1611 Sherwood Road, Silver Spring,	amelia.kinter@gmail.com	Yes	Yes
11/16/2023 9:24:48	Brett	Gellman	1812 Myrtle Road	bjgellman@gmail.com	Yes	Yes
11/16/2023 9:35:08	Sandra	Marquardt	1636 Brisbane Street, Silver Spring,	smarquardt2@gmail.com	Yes	Yes
11/16/2023 10:02:14	Tom	Davis	1704 Myrtle Rd	Tdavis_e@msn.com	Yes	Yes
11/16/2023 10:40:18	John	Saville	9909 Dameron Drive	jhn.saville@gmail.com	No	Yes
11/16/2023 11:10:09	Tanya	Olson	9822 Woodland Drive	tanya.olson33@gmail.com	Yes	Yes
11/16/2023 11:49:13	Chris	Lowther	1719 Dublin Drive	clowther06@gmail.com	Yes	Yes
11/16/2023 12:15:44	Donna	Diamante	1614 Sherwood Road	donnadiamante@aol.com	Yes	Yes
11/16/2023 12:31:20	Matthew	Dean	9900 Woodland Drive	matthew.dean208@gmail.com	Yes	Yes
11/16/2023 13:28:06	Miriam	Davidson	1604 Myrtle Road	thedavidsons@outlook.com	Yes	Yes
11/16/2023 14:06:27	Edson	Perez	1716 Tilton Drive silver Spring MD 2	edson@profish.com	Yes	Yes
11/16/2023 14:18:00	Linda	Nemec	1706 Myrtle Road	lindanemec@gmail.com	Yes	Yes
11/16/2023 15:03:59	Elizabeth	Peters	1714 Tilton Drive	Estocum@gmail.com	No	Yes
11/16/2023 15:08:27	Stephanie	Steele	1707 Cody Drive	steele0722@gmail.com	No	Yes
11/16/2023 16:20:44	Anne	Gregal	1814 Sherwood Rd	anne.gregal@gmail.com	Yes	Yes
11/16/2023 16:57:27	Allan	Jaworski	1601 Cody Drive, Silver Spring, MD	allan.jaworski@gmail.com	No	Yes
11/16/2023 17:52:06	Dawn	McCann	1707 Sherwood Road Silver spring M	dawnmccann@gmail.com	Yes	Yes
11/16/2023 18:11:22	Linda and Jack	Taylor	1703 Sherwood Road	j_and_l_taylor@yahoo.com	No	Yes
11/16/2023 19:07:42	Michael	Miller	1807 Sherwood Road	Michaelmiller1949@gmail.com	No	Yes
11/16/2023 19:33:56	Eileen	Kraus-Jakobsberg	1709 Belvedere Blvd	ejakobsberg@gmail.com	No	Yes
11/16/2023 19:44:22	Deborah	Winn	1601 Cody Drive	debbiewinn2@gmail.com	Yes	Yes
11/16/2023 20:59:11	Geoffrey	Irving	1815 Sherwood	girving143@gmail.com	Yes	Yes
11/16/2023 21:23:42	Naomi	Walker	1812 Tilton Dr	naomiwalker@gmail.com	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/16/2023 21:51:57	Molly	Holden	1820 Tilton Dr	M.33.Holden@gmail.com	No	Yes
11/16/2023 21:52:50	Dawn	Vest	1807 Belvedere Blvd	Dvest3@gmail.com		Yes
11/16/2023 21:58:12	Sara	Cartmill	1601 myrtle road	Saracartmill@gmail.com	No	Yes
11/16/2023 22:01:40	David	Lott	1601 Myrtle Rd	daveglott@gmail.com	Yes	Yes
11/17/2023 7:55:25	Aaron	Rising	1607 Myrtle Rd	aaron.rising@gmail.com	Yes	Yes
11/17/2023 8:19:59	Thomas	Phelps	1811 Sherwood Rd	phelpst28@gmail.com		Yes
11/17/2023 9:14:20	Sean	Smith	1735 Dublin Drive	stsmith42@yahoo.com	No	Yes
11/17/2023 10:34:55	Oliver	Pagan	1704 sanford rd	Opagan1@verizon.net	Yes	Yes
11/17/2023 12:09:06	Meghan	Maskew	1513 Sanford Road	meghanmaskew@gmail.com	Yes	Yes
11/17/2023 12:10:38	Tisha	Cherry	9908 Forest Grove Drive	talktotisha@gmail.com	Yes	Yes
11/17/2023 12:59:12	Tamara	Sidorov	1804 Myrtle Road	tamarajoy6@gmail.com	No	Yes
11/17/2023 13:48:05	Eliza	Davis	9808 Dameron Drive	elizamwdavis@gmail.com	No	Yes
11/17/2023 16:05:34	Anna	Irving	1815 Sherwood Rd	anna.c.irving@gmail.com	Yes	Yes
11/17/2023 17:04:50	Lynn	Pomponi	1607 Brisbane street	breeze2902@yahoo.com	Yes	Yes
11/18/2023 11:52:10	Joel	Johnson	1603 Myrtle Rd	joelrjohnson@gmail.com	Yes	Yes
11/18/2023 22:00:04	Robert	Cmarik	1717 Dublin Drive	bcmarik@gmail.com	Yes	Yes
11/18/2023 22:41:32	M	Klein	1717 Dublin Dr	mbkleindc2@gmail.com	Yes	Yes
11/19/2023 13:05:14	Joshua	Milton	1819 Sherwood Road, Silver Spring	jmilton18@gmail.com	Yes	Yes
11/19/2023 13:08:06	Suzanne	Milton	1819 Sherwood Road, Silver Spring	smilton18@gmail.com	Yes	Yes
11/19/2023 14:28:29	Mary	Petrizzo	1801 Belvedere Blvd.	marypetrizzo@verizon.net	Yes	Yes
11/19/2023 14:29:40	Bebe	Edmondson	1805 Belvedere Blvd.	bebese@rcn.com	No	Yes
11/19/2023 14:30:52	Jose	Chieng	1805 Belvedere Blvd.	bebese@rcn.com	No	Yes
11/19/2023 14:32:27	tucker	chieng	1805 Belvedere Blvd.	tuckerchieng@gmail.com	No	Yes
11/19/2023 14:35:23	Bev	Vest	1807 Belvedere Blvd	Dvest3@gmail.com	No	Yes
11/19/2023 14:36:35	Karen	Robison	1809 Belvedere Blvd.	krobison@gmail.com	No	Yes
11/19/2023 14:37:34	Ed	Robison	1809 Belvedere Blvd.	erobison@gmail.com	No	Yes
11/19/2023 14:38:09	Erika	Sparks	1603 Brisbane St	sparks.erika@gmail.com	No	Yes
11/19/2023 14:39:13	Dan	Kunitz	1811 Belvedere Blvd.	Dan100@kunitzarchives.com	Yes	Yes
11/19/2023 14:39:24	Russell	Burnett	1701 Sherwood Road, Silver Spring	russell.burnett@gmail.com	Yes	Yes
11/19/2023 14:40:20	Danielle	Kunitz	1811 Belvedere Blvd.	danielle@violetcreative.com	Yes	Yes
11/19/2023 14:41:38	Jeanette	Moses	1815 Belvedere Blvd.	jmose3ym@gmail.com	Yes	Yes
11/19/2023 14:43:02	Edgar	Artero	1803 Belvedere Blvd.	edgarartero@gmail.com	No	Yes
11/19/2023 14:44:14	Celia	Voyles	1707 Belvedere Blvd.	celiavoyles@gmail.com	Yes	Yes
11/19/2023 14:46:06	Helen	Gray	10001 Forest Grove Drive	don't have 301-681-8041	Yes	Yes
11/19/2023 14:46:47	Victoria	Gray	10001 Forest Grove Drive	na	Yes	Yes
11/19/2023 15:23:37	Jeff	Archer	1639 Belvedere Blvd.	jeffrarcher@email.com	No	No
11/19/2023 15:25:17	Myrtle	Sutphin	1613 Belvedere Blvd.	Mgsutphin@aol.com	No	Yes
11/19/2023 15:27:19	Timothy	Fiocchi	1613 Belvedere Blvd.	TimFiocchi@aol.com	No	Yes
11/19/2023 15:28:21	Tom	Gilguny	1615 Belvedere Blvd.	gilguny@yahoo.com	No	Yes
11/19/2023 15:40:03	Austin	Villanneva	1611 Belvedere Blvd.	Villanneva3@gmail.com	No	Yes
11/19/2023 15:42:12	Alex	Villanneva	1611 Belvedere Blvd.	alexvillanneva3@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/19/2023 15:44:57	Felice	DAgnillo	1705 Belvedere Blvd.	fballa@hotmail.com	No	Yes
11/19/2023 15:46:12	Bianca	Pastran	1807 Belvedere Blvd.	faim.1807@gmail.com	No	Yes
11/19/2023 15:48:42	Meghan	McCormick	1803 August Dr.	na	No	Yes
11/19/2023 15:49:41	Jill	Tran	1600 Belvedere Blvd.	na	No	Yes
11/19/2023 15:50:49	Monica	Weber	1607 Belvedere Blvd.	monicaweber88@gmail.com	No	Yes
11/19/2023 15:51:39	Matt	White	1607 Belvedere Blvd.	na	No	Yes
11/19/2023 15:57:40	Marfa	Barros	1608 Belvedere Blvd.	marfayjorge@gmail.com	No	Yes
11/19/2023 15:59:06	Cara	Pasquale	1612 Belvedere Blvd.	cara.pasquale@gmail.com	Yes	Yes
11/19/2023 16:02:56	Matt	Coin	1616 Belvedere Blvd.	ksg030@gmail.com	Yes	Yes
11/19/2023 16:07:43	Rebecca	Jelfo	10004 Forest Grove Dr.	RJelfo@gmail.com	Yes	Yes
11/19/2023 16:11:04	Elliott	Alderman	1800 Belvedere Blvd.	eald1@verizon.net	Yes	Yes
11/19/2023 16:12:56	Becca	Knox	1638 Belvedere Blvd	neccabox@gmail.com	Yes	Yes
11/19/2023 16:14:39	Brian	Livelsberger	10315 Julep Ave.	livelsbe@gmail.com	No	Yes
11/19/2023 16:16:11	Gulnar	Nagashybayera	10315 Julep Ave.	gulnarn@gmail.com	No	Yes
11/19/2023 16:18:06	H	Ward	1804 Everett St.	hw394502@gmail.com	No	Yes
11/19/2023 16:20:34	Kevin	Sidwell	1701 Belvedere Blvd.	kevinsidwell@hotmail.com	No	Yes
11/19/2023 16:22:59	Erin	Sidwell	1701 Belvedere Blvd.	erinmilesidwell@gmail.com	No	Yes
11/19/2023 16:24:39	John Michael	Bloomquist	100315 Dutch Ship Court	johnmichael.Bloomquist@gmail.c	Yes	Yes
11/19/2023 16:25:45	Heather	Cassidy	1800 Belvedere Blvd.	Heathercass@gmail.com	Yes	Yes
11/19/2023 16:27:08	Reneu	Kramer	1606 Tilton	reneudkramer@gmail.com	No	Yes
11/19/2023 16:30:14	Matt	Stilmell	1606 Tilton Dr.	matthew.d.stilmell@gmail.com	No	Yes
11/19/2023 16:32:29	Joe	Kruger	1614 Brisbane	joe.kruger@gmail.com	No	Yes
11/19/2023 16:52:26	Joanne	Moses	1815 Belvedere Blvd.	rubypepper14@gmail.com	Yes	Yes
11/19/2023 18:31:11	Leslie	Weiner-Leandro	1603 Belvedere Blvd.	lweinerleandro@gmail.com	No	Yes
11/19/2023 19:03:48	Robert V.	Rebois	1705 Forest Glen Rd.	vicrebois@gmail.com	Yes	Yes
11/19/2023 19:56:23	Paul	Rades	9909 Forest Grove Dr.	babbabogo@gmail.com	Yes	Yes
11/19/2023 22:34:32	Everett	Redmond	1609 Sherwood Rd	everett.redmond@gmail.com	Yes	Yes
11/22/2023 20:28:31	Cindu	Artero	1803 Belvedere Blvd	cindyartero@gmail.com	No	Yes
11/24/2023 18:52:50	Allison	Garagusi	1804 sherwood	garagusi@verizon.net	Yes	Yes
11/24/2023 18:53:34	Brendon	Garagusi	1804 sherwood rd	bgaragusi@gmail.com	No	Yes
11/24/2023 18:55:12	Christian	Garagusi	1804 sherwood rd	GARAGUSC@email.sc.edu	No	Yes
11/24/2023 22:23:13	Abigail	Sztein	1816 Sherwood Road	abigail.rosalind@gmail.com	Yes	Yes
11/25/2023 10:36:14	Salah	Elmana	9820 Woodland Drive	none	No	Yes
11/25/2023 10:37:06	Serena	Washington	1712 Cody Dr.	none	No	Yes
11/25/2023 10:38:33	Barry	Smith	1624 Belvedere Blvd.	none	No	Yes
11/25/2023 10:39:31	David	Fosnocht	1812 August Dr.	none	No	Yes
11/25/2023 10:40:14	Muriel	Hasbun	1812 August Dr.	none	No	Yes
11/25/2023 10:41:12	Maria	Gorrick	1810 Sherwood Dr.	mgorrick2@gmail.com	No	Yes
11/25/2023 10:41:46	Tim	Whistler	1810 Sherwood Dr.	none	No	Yes
11/25/2023 10:42:24	Brian	Frey	1609 Forest Glen Road	none	No	Yes
11/25/2023 10:45:33	Chris	Ryan	1519 Forest Glen Rd.	none	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
11/25/2023 10:47:04	Prathima	Kathiresan	1511 Forest Glen Rd.	none	No	Yes
11/25/2023 10:47:54	Randy	Scope	1700 Myrtle Rd.	none	No	Yes
11/25/2023 10:48:58	Jennifer	Scope	1700 Myrtle Rd	jenscope@yahoo.com	Yes	Yes
11/25/2023 10:49:46	Kenneth	Fox	1624 Brisbane Street	Winderfox@aol.com	Yes	Yes
11/25/2023 10:51:02	James	Teague	1707 Myrtle Road	none	No	Yes
11/25/2023 10:51:40	Adam	Sand	9808 Forest Grove Rd.	none	No	Yes
11/25/2023 10:52:16	Kathleen	Kantor	9808 Forest Grove Drive	none	No	Yes
11/25/2023 16:39:07	Rosa	Guixens-Fox	1624 Brisbane St. Silver Spring, MD	felixguix@aol.com	Yes	Yes
11/26/2023 17:06:06	Mary	Snieckus	1700 Dublin Drive	msnieckus@gmail.com	Yes	Yes
11/30/2023 7:25:17	Gayle	Miller	1807 Sherwood Rd, Silver Spring 20	gaylemiller50@gmail.com	Yes	Yes
12/3/2023 15:43:46	Carlos	Milanes	11812 Belvedere Blvd.	ccmilanes@gmail.com	Yes	Yes
12/3/2023 15:45:02	Olga	Gonzalez	1812 Belvedere Blvd.	olgaicerqueira@gmail.com	Yes	Yes
12/3/2023 15:46:31	Julia	Sloan	1806 Belvedere Blvd.	osprey599@aol.com	Yes	Yes
12/3/2023 15:47:40	Edward	Sloan	1806 Belvedere Blvd.	edward.sloan@gmail.com	Yes	Yes
12/3/2023 15:49:20	Czarina	Biton	1636 Belvedere Blvd.	Czarina.Biton@gmail.com	Yes	Yes
12/3/2023 15:50:45	Lisa	Feldman	1707 Tilton Drive	isalayeld-manafay@yahoo.com	Yes	Yes
12/3/2023 15:51:39	Ian	Feldman	1707 Tilton Drive	ianfeld1@umbc.edu	No	Yes
12/3/2023 15:52:20	Teresa	Perez	1807 Tilton Dr.	na	No	Yes
12/3/2023 15:54:10	Robert	Sutton	1813 Tilton Drive	rwsutton1@gmail.com	No	Yes
12/3/2023 15:55:16	Robert	Jones	1815 Tilton Dr.	debbobbrooke@msn.com	Yes	Yes
12/3/2023 15:56:22	Blake	Rushforth	1817 Tilton Dr.	blake.rushforth@gmail.com	Yes	Yes
12/3/2023 15:58:02	Thomas	O'Herron	1819 Tilton Dr.	na	No	Yes
12/3/2023 15:59:03	Marlee	Miller	1823 Tilton Dr.	marlee.miller@gmail.com	Yes	Yes
12/3/2023 16:00:25	Drew	Fiorandi	1822 Tilton Dr.	na	No	Yes
12/3/2023 16:02:33	Leo	Domingues	1818 Tilton Drive	Domingues1022@gmail.com	Yes	Yes
12/3/2023 16:03:52	Jon	Wills	1814 Tilton Dr.	jwillsjwills@gmail.com	No	Yes
12/3/2023 19:15:10	Cheryl	Hogue	1820 Sanford Rd.	cheryl.hogue@gmail.com	No	Yes
12/3/2023 19:17:05	Jason	Acevedo	1818 Sanford Rd.	acevedojason1@gmail.com	No	Yes
12/3/2023 19:18:10	Margaret	Richey	1817 Sanford Rd.	margaretrichey@gmail.com	No	Yes
12/3/2023 19:19:07	David	Richey	1817 Sanford Rd.	daverichey@gmail.com	Yes	Yes
12/3/2023 19:20:07	Anne	Yau	9905 Woodland Dr.	anne.mcguire@gmail.com	Yes	Yes
12/3/2023 19:21:29	Megan	Keister	9902 Woodland Dr.	mekk9@verizon.net	Yes	Yes
12/3/2023 19:22:50	Jacqueline	Luna Cruz	1818 Sanford Rd.	jlunac7@yahoo.com	No	Yes
12/3/2023 19:23:43	Timothy	Powers	1811 Sanford Rd.	tepwing@yahoo.com	Yes	Yes
12/3/2023 19:24:33	Seung	Lee	1811 Sanford Rd.	s56Lee@yahoo.com	No	Yes
12/3/2023 19:25:41	Likun	Bowden	9824 Woodland Dr.	bowdenandfamily@gmail.com	Yes	Yes
12/3/2023 19:26:28	Scott	Bowden	9824 Woodland Dr.	bowdenandfamily@gmail.com	No	Yes
12/3/2023 19:27:42	Katie	Howard	9901 Woodland Dr.	katieanneh78@hotmail.com	Yes	Yes
12/3/2023 19:28:35	Michael	Murray	1821 Sanford Rd.	mcmurr@gmail.com	Yes	Yes
12/3/2023 19:29:12	Amy	Morgan	1821 Sanford Rd.	mcmurr@gmail.com	No	Yes
12/3/2023 19:30:22	Shelby	Marrero	1816 Sanford Rd.	shelbypmarrero@gmail.com	No	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
12/3/2023 19:31:19	Robert	Marrero	1816 Sanford Rd.	marrero504@gmail.com	Yes	Yes
12/3/2023 19:33:04	Marge	Gillis	1806 Sanford Road	nana6gc@verizon.net	Yes	Yes
12/3/2023 19:34:05	Kathleen	Johnson	1800 Sanford Rd.	kj11@comcast.net	Yes	Yes
12/3/2023 19:34:48	Yang Jian	Chen	1807 Sanford Rd.	n/A	No	Yes
12/3/2023 19:35:39	Bana	Cowden	1815 Sanford Rd.	michael.cowden@gmail.com	No	Yes
12/3/2023 19:36:21	Mike	Cowden	1815 Sanford Rd.	michael.cowden@gmail.com	No	Yes
12/8/2023 13:33:37	Michael	Manuel	1809 Myrtle Road	mickeymanuel@gmail.com	Yes	Yes
12/9/2023 22:11:25	Connor	Christie	1610 Myrtle Rd, SS MD 20902	cchristie92@hotmail.com	No	Yes
12/10/2023 2:44:26	Kristi	O'Malley	1806 Myrtle Road, Silver Spring, MD	knomalley@gmail.com	Yes	Yes
12/10/2023 2:49:05	Andrew	O'Malley	1806 Myrtle Rd, Silver Spring, MD	anomalley@gmail.com	No	Yes
12/10/2023 11:27:41	Barry	Wasco	1702 Forest Glen Rd.	Barry.Wasco@yahoo.com	Yes	Yes
12/10/2023 11:31:37	Jeri	wasco	1702 Forest Glen Rd.	JeriWasco@outlook.com	Yes	Yes
12/10/2023 11:33:14	Joe	Petrizzo	1801 Belvedere Blvd.	Petrizz@verizon.net	Yes	Yes
12/10/2023 11:37:18	Elliott	Alderman	1800 Belvedere Blvd.	elliott@thecontentlamp.com	Yes	Yes
12/10/2023 11:59:16	Heather	Cassidy	1800 Belvedere Blvd.	heathercass@gmail.com	Yes	Yes
12/10/2023 12:00:20	Aimee	Lacosta	1810 Belvedere Blvd.	lacosta1810@gmail.com	Yes	Yes
12/10/2023 12:01:28	Bill	Lacosta	1810 Belvedere Blvd.	lacostabill@gmail.com	Yes	Yes
12/11/2023 11:19:18	Michele	Rovins	1807 Forest Glen Road	michele.rovins9@gmail.com	Yes	Yes
12/11/2023 11:20:25	Luis	Diaz Bonilla	1807 Forest Glen Road	ldiazb72@gmail.com	No	Yes
12/11/2023 22:44:00	Pamela	Stanziani	1810 Myrtle Road	Pamela.Stanziani@fda.hhs.gov	Yes	Yes
12/11/2023 22:45:02	Bruce	Bromley	9804 Forest Grove Road	None	Yes	Yes
12/11/2023 22:45:38	David	Sandiford	1805 Forest Glen Road	None	Yes	Yes
12/13/2023 22:53:12	Rajesh	Rai	1821 Sherwood Rd	rajraipv@gmail.com	Yes	Yes
12/14/2023 9:06:22	Melanie	Tarutani	1802 Sherwood Rd	Mtarutani@gmail.com	Yes	Yes
12/14/2023 9:28:10	Neil	Morgan	9809 Forest Grove Dr Silver Spring,	nmorgan111@aol.com	Yes	Yes
12/14/2023 9:41:01	John	hathway	1803 Myrtle road silver spring	mmhathway@gmail.com	Yes	Yes
12/14/2023 9:47:12	Mary Margaret	hathway	1803 Myrtle road silver spring	mmhathway@gmail.com	Yes	Yes
12/14/2023 16:48:35	A.J.	Emerson	1616 Tilton Dr.	ajemerson@gmail.com	No	Yes
12/14/2023 16:50:14	Janna	Chesno	Chesno	jchesno@comcast.net	Yes	Yes
12/14/2023 16:55:02	Marina	Miller	1605 Tilton Dr.	mileledeva@hotmail.com	Yes	Yes
12/14/2023 16:57:18	Ky	Printup	1615 Tilton Dr.	kyerionp@gmail.com	Yes	Yes
12/14/2023 16:58:51	Pilar	Martinez	1711 Tilton Dr.	pmartinez377@aol.com	Yes	Yes
12/14/2023 17:01:52	Suzanne	Lofhjelm	1715 Tilton Dr.	s.lofhjelm@gmail.com	Yes	Yes
12/14/2023 17:07:50	James	Teague	1707 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:09:33	Adam	Sand	9808 Forest Grove Rd.	n/a	No	Yes
12/14/2023 17:10:22	Kathleen	Kantor	9808 Forest Grove Rd.	n/a	No	Yes
12/14/2023 17:11:09	Peter	Stone	1808 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:12:25	Renard	Jenkins	9903 Forest Grove Dr.	n/a	No	Yes
12/14/2023 17:13:56	Rafael	Pulupa	1712 Tilton Dr.	n/a	No	Yes
12/14/2023 17:15:02	Laurie	Anderson	1700 Tilton Dr.	n/a	No	Yes
12/14/2023 17:17:07	Mary	Hathaway	1803 Myrtle Rd.	mmhathaway@verizon.net	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
12/14/2023 17:18:17	John	Hathaway	1803 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:20:17	Dorothy	Haldeman	1703 Myrtle Rd.	dahaldell@verizon.net	Yes	Yes
12/14/2023 17:25:40	Otto	Gonzalez	1705 Myrtle Rd.	n/a	No	Yes
12/14/2023 17:27:18	Jessica	Gajarsa	1705 Myrtle Rd.	jessica.gajarsa@gmail.com	Yes	Yes
12/14/2023 17:29:10	Joseph	Wong	1701 Myrtle Rd.	joejameswong@gmail.com	Yes	Yes
12/14/2023 17:33:44	Melissa	Carle	1702 Sherwood Rd.	melissamcarle@gmail.com	Yes	Yes
12/14/2023 17:34:44	Timothy	Carle	1702 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:36:15	Susan	Aldridge	1711 Sherwood Rd.	saldridge0313@gmail.com	Yes	Yes
12/14/2023 17:37:05	James	Aldridge	1711 Sherwood Rd.	n/a	No	Yes
12/14/2023 17:38:43	Karen	Rajan	1801 Sherwood Rd.	karenflute@comcast.net	Yes	Yes
12/14/2023 17:39:50	Elaine	Lewis	1806 Sherwood Rd.	elainelewis1@gmail.com	No	Yes
12/14/2023 17:41:08	Larry	Baizer	1806 Sherwood Rd.	lbaizer@yahoo.com	Yes	Yes
12/15/2023 13:18:33	Anika	Rai	1821 Sherwood Rd	anika.ra@gmail.com	Yes	Yes
12/19/2023 21:41:03	Marge	Kumaki	1503 Woodman Ave	mkumaki1446@gmail.com	Yes	Yes
1/3/2024 18:31:01	Mary	Spring	1713 Sanford Rd.	n/a	Yes	Yes
1/3/2024 18:32:16	John	Kelley	1705 Sanford Rd.	n/a	No	Yes
1/3/2024 18:33:45	Christopher	Newman	1703 Sanford Rd.	cwnewman1992@gmail.com	Yes	Yes
1/3/2024 18:34:37	Shaina	Newman	1703 Sanford Rd.	n/a	No	Yes
1/3/2024 18:36:01	Amri	Joyner	1613 Sanford Rd.	ahjoyner@gmail.com	No	Yes
1/3/2024 18:36:49	Paul	Joyner	1613 Sanford Rd.	n/a	No	Yes
1/3/2024 18:38:40	Hilary	Park	1609 Sanford Rd.	mhryon@gmail.com	No	Yes
1/3/2024 18:40:16	Maureen	Hearn	1605 Sanford Rd.	hellroaringtrail@yahoo.com	No	Yes
1/3/2024 18:41:20	Dyanne	Griffith	1601 Sanford Rd.	n/a	No	Yes
1/3/2024 18:43:14	Kathleen	Ortner	1724 Dublin Drive	kortner28@yahoo.com	No	Yes
1/3/2024 18:44:49	Karen	Mason	1508 Sanford Rd.	kitmason@gmail.com	No	Yes
1/3/2024 18:45:51	Clifford	Rand	1604 Sanford Rd.	n/a	No	Yes
1/3/2024 18:46:36	Beverly	Rand	1604 Sanford Rd.	n/a	No	Yes
1/3/2024 18:48:17	Michael	Murray	1606 Sanford Rd.	michael.murray988@gmail.com	Yes	Yes
1/3/2024 18:50:27	Emily	Madlangbayan	1700 Sanford Rd.	madlaem@msn.com	No	Yes
1/3/2024 18:56:37	Caroline	Abdu	1700 Sanford Rd.	clineabdu@gmail.com	No	Yes
1/3/2024 18:57:55	Oliver	Pagan	1704 Sanford Rd.	opagan1@verizon.net	Yes	Yes
1/3/2024 18:58:46	Marie	Pagan	1704 Sanford Rd.	n/a	Yes	Yes
1/3/2024 19:24:34	Margo	Kelly	1702 Sanford Rd.	mmkelly40@aol.com	Yes	Yes
1/20/2024 22:32:55	Caitlin	Craig	1700 Brisbane St	caitmsheehan@gmail.com	No	Yes
1/20/2024 22:41:26	Monica	Weber	1607 Belvedere Blvd	Monicaweber88@gmail.com	Yes	Yes
1/20/2024 22:50:38	Ann	Foxen	1907 AUGUST DR	whitefoxen@gmail.com	No	Yes
1/20/2024 23:22:51	Sara	Cartmill	1601 myrtle road	Saracartmill@gmail.com	No	Yes
1/20/2024 23:26:24	Jamie	Sullivan	1708 Cody Drive, Silver Spring, MD	Jlamson09@gmail.com	No	Yes
1/21/2024 0:15:44	Shawn	Sullivan	1708 Cody Drive, Silver Spring MD 2	Shawnsllvn@yahoo.com	Yes	Yes
1/21/2024 5:23:59	Mary	Mindling	1809 Sanford Rd	cmindling@gmail.com	Yes	Yes
1/21/2024 6:33:15	Behrooz	Ghoraishi	10017 Woodland Drive	beh12rooz@gmail.com	Yes	Yes

Attachment G - Community Correspondence

Timestamp	First Name	Last Name	Street Address	Email Address	Would you like to be contacted about attending the Planning Board Preliminary Hearing?	By completing this form, I am stating that my signature should be added to the letter.
1/21/2024 7:32:46	Allison	Becker	1605 Cody Drive, Silver Spring, MD	anavratil@gmail.com	Yes	Yes
1/21/2024 12:20:24	Sandra	Marquardt	1636 Brisbane Street	smarquardt2@gmail.com	No	Yes
1/30/2024 19:20:47	Stephen	Haykin	1619 Sherwood Rd	Smhaykin@gmail.com	Yes	Yes
2/11/2024 23:25:06	Vara	Barnes	1603 Cody Drive	varabarnes@gmail.com	No	Yes
2/11/2024 23:28:24	Marc	Sarata	1603 Cody Drive	MarcSarata@gmail.com	Yes	Yes
2/12/2024 7:42:57	Diana	Marrero	1501 Sanford Road	Dm493@georgetown.edu	Yes	Yes
2/12/2024 9:07:08	Meghan	Maskew	1513 Sanford Road	meghanmaskew@gmail.com	Yes	Yes
2/17/2024 15:53:29	Todd	Montgomery	1816 Tilton Dr	Todd.montgomery9@gmail.com	Yes	Yes
2/17/2024 15:58:04	Kimberly	Robinson	10309 Folk St	karobinson17@gmail.com	No	Yes
2/17/2024 17:42:05	Mary	Glantz	1718 Dublin Drive	Maryglantz@hotmail.com	No	Yes
2/17/2024 18:04:26	Michelle	Schohn	1718 Dublin Drive	Jmschohn@gmail.com	Yes	Yes
2/17/2024 19:13:52	Lindsey	DaSilva	10205 Folk Street	Garv211@hotmail.com	No	Yes
2/17/2024 20:39:33	Laura	Pifer	10306 Inwood avenue	Laura.junk22@gmail.com	Yes	Yes
2/17/2024 20:40:39	Jon	Pifer	10306 Inwood Avenue	Laura.junk22@gmail.com	Yes	Yes
2/18/2024 10:30:25	Kelly	Bromley	9804 Forest Grove Drive	bkbromley@hotmail.com	Yes	Yes
2/18/2024 14:27:56	Matthew	Tanner	1611 Brisbane Street	mtanner@gmail.com	Yes	Yes
2/18/2024 17:27:22	Eliza	Davis	9808 Dameron Drive	elizamwdavis@gmail.com	No	Yes
2/19/2024 11:32:26	Frances	Hanley	1717 Cody Dr	Franciegal@aol.com	No	Yes
2/20/2024 0:29:27	Wilson	Moreno	Forest Glen Rd	Lugego1@yahoo.com	Yes	Yes
2/20/2024 10:21:02	Kimberly	Gilgunn	1615 Belvedere Blvd	kgilgunn@yahoo.com	No	Yes
2/20/2024 16:37:28	Pablo	Sztein	1816 SHERWOOD RD	pablo.sztein@gmail.com	Yes	Yes
2/22/2024 18:25:23	Noelani	Mussman	1823 Brisbane St.	noelani@gmail.com	Yes	Yes
2/22/2024 18:27:37	Nathaniel	Davis	9808 Dameron Drive	nateandrewdavis2003@gmail.com	No	Yes
2/22/2024 18:29:33	Mark	Broderick	1634 Brisbane St.	n/a	No	Yes
2/22/2024 18:30:55	Liza	Dawson	1632 Brisbane St.	dawsonliza19@gmail.com	Yes	Yes
2/22/2024 18:33:34	Michael	Murray	10009 Forest Grove Dr.	m_murrayjr@hotmail.com	No	Yes
2/22/2024 18:35:06	Heike	Dungan	1628 Brisbane St.	n/a	No	Yes
2/22/2024 18:36:57	Kate	Droege	1616 Brisbane St.	droeges@verizon.net	No	Yes
2/22/2024 18:38:32	Juliet	Bram	1605 Brisbane St.	jhbram@gmail.com	Yes	Yes
2/22/2024 18:40:09	Bernie	Cobbler	1703 Brisbane St.	bubbman@gmail.com	No	Yes

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Development Review Workgroup

Comments Regarding 9801 Georgia Avenue Development

Carol Tomayko

“The complication that we're facing with the development on the corner of Forest Glen and Georgia Ave. is a significant traffic potential disaster for our entire neighborhood. What I would like to know is why it's not possible to postpone the actual beginning of this process until the following five things are looked into. #1 - The eastern entrance to the metro is built. #2 - The Beltway exit entrance is designed and built. #3 - The 16th St to Forest Glen improvements are complete. #4 - The water and sewage and electric lines are in place. And #5 - A believable plan for car, pedestrian, bike rolling, ambulance, fire, truck, school buses and delivery trucks is presented.”

Dennis O'Brien

“I support your state of desire to make Montgomery County more economically desirable to do business. Today though, I would like to highlight something, something personal that did not work at all in the planning process, namely notification of long time standing residents of material rezoning of adjacent properties.”

“My example is the planning development process for the parcel at 9801 Georgia Ave. The parcel originally zoned R60, was granted a special exemption some 50 years ago to incorporate a medical professional building into an already established community.”

“Recently, that same parcel was rezoned to CRT under the sector plan update process for Montgomery Hills and Forest Glen and an adjacent residential street with long standing single family homes. Woodland Dr. has now been coded as an urban road and the area a red (policy area) zone, where I'm told traffic congestion concerns are essentially not relevant. But here is where the development planning process went off the rails.”

“There were no physical signs posted on the property location alerting those who live nearby about potential rezoning and vision within the sector plan, nor was any physical mailing done. None. Many residents, especially long term residents, do not actively follow such processes online and only become aware of proposed material changes their neighborhoods through physical notifications.”

Lisa Moreau

“This intersection has been designated as one of the worst in Maryland, and yet a comprehensive traffic study is not mandated to keep us safe. I believe a current traffic study for all developments at intersections at this level of congestion has to have a study and safety has to be there for #1 priority.”

“I want to speak about my experience with the Medical Center redevelopment at the Northeast corner of Georgia Ave. and Forest Glen Road. Communication from the developer and the county has been a struggle since I moved to this area in 2001. And while I have more than a few frustrations and concerns about that alone today, I went to specifically concentrate on the lack of requirement.”

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“A report in 2016 said there were 800 pedestrian trips per day at Georgia Ave. and Forest Glen and over 80,000 vehicles crossed at this intersection. These numbers have only increased and we continue to wait for the Metro tunnel.”

“The traffic engineer stated that the size of their development will not have a significant impact on the traffic in our community. Based on this data. I am an engineer and I question the validity of this data as reliable to ensure the safety of my Community. I do not think the data matches the reality of the situation.”

Margo Kelly

“As I raised and others who live in the neighborhood, traffic on Forest Glen Rd is already a major problem and supposed traffic study that the developer did (he kept saying that the county didn't require them to do it) but did one anyway, was not in any way, shape or form credible based on the experience of us who live in the neighborhood. The entrance on Woodland Drive is a huge concern and the overall size of the complex. The developer said based on their generic studies that there would only be a net increase of 78 cars a day. That's not CREDIBLE! At Georgia Ave and Forest Glen Rd., you are right next to a metro entrance, entrance to the beltway, and a couple blocks from Holy Cross Hospital, and Georgia Ave is a major commuter route into Washington, DC. Traffic is already a huge problem. We need the county to fund an objective, comprehensive traffic study of the neighborhood and how that project would affect the neighborhood.”

Pablo Sztein

“The sector plan process can be long, and many don't have a chance to follow along. Sector plans cover many acres of land, and it can be hard to identify or even pay attention to all of the sector plan developments as a citizen, let alone aspects that may affect one directly. According to a survey of the members of the Forest Grove Community Association, the residents of the neighborhood adjacent to 9801 Georgia Ave., less than 10% knew about this change before the signs posted by the developer to start the sketch plan process in September of 2022. I ask that the county/state process please be held to at least the same level of outreach as that which developers are held when trying to have land zoning changed. Please make it imperative that adjacent communities are included in the conversations.”

“I acknowledge the importance of updating sector plans to accommodate the evolving needs of our county and to facilitate responsible growth and development. However, I urge the Planning Board to prioritize proactive outreach to all adjacent property owners who might be affected by rezoning decisions. Such engagement should occur well in advance of any formal rezoning proposals, allowing for meaningful dialogue, clarification of concerns, and the exchange of valuable local knowledge.”

“Comprehensive Understanding of Local Context: Adjacent property owners possess valuable insights into the existing dynamics and character of their neighborhoods. By engaging them in the rezoning process, the Planning Board gains access to firsthand knowledge about potential impacts, historical context, and community preferences. This information is crucial for making well-informed decisions that align with the needs and aspirations of the affected community.

Transparency and Public Trust: Open and transparent communication with adjacent property owners fosters public trust and confidence in the rezoning process. It demonstrates a commitment to inclusivity and active consideration of community input. By engaging stakeholders early on, the Planning Board can address concerns proactively, thereby reducing misunderstandings and potential conflicts later in the process.

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Addressing Concerns and Mitigating Impacts: Rezoning decisions can have far-reaching consequences on adjacent properties, such as changes in property values, traffic patterns, and quality of life. Engaging with these property owners allows the Planning Board to identify potential concerns and work collaboratively to develop mitigation strategies to minimize adverse impacts and maximize benefits.

Community Support and Collaboration: Successful implementation of rezoning plans requires community support and buy-in. By reaching out to adjacent property owners, the Planning Board has an opportunity to build positive relationships and establish a collaborative approach to planning, which can lead to more successful and sustainable development outcomes.”

Early and Direct Communication: Implement a policy that mandates direct communication with adjacent property owners during the initial stages of the rezoning process. This should involve written notifications, public meetings, and opportunities for one-on-one discussions to address specific concerns.”

Comprehensive Information Sharing: Provide clear and accessible information about the rezoning proposal, its potential impacts, and the benefits it may bring to the community. Transparency is key to fostering meaningful engagement and encouraging public participation.”

Peggy Dennis

“I'd also like to say that Mr. Jakobsberg was talking about developers providing statistics and analysis. This is really egregious. Developers can hire an expert to give them whatever outcome they want, and this is extremely difficult for communities to fight back against.”

Phillip Jakobsberg

“A traffic study is now being done by the developer. Not the county. Needless to say, the traffic consultant’s conclusions minimize the impact to our neighborhood. We feel disenfranchised by this process.”

“Back in the Spring, the Planning Board released their Sketch Plan (No. 320230020) which called for a traffic study. This was a result of multiple testimonies from our neighborhood residents about the increased traffic issues a Woodland entrance would introduce. Note that no such entrance currently exists. It is my understanding that during Covid the zoning was changed to allow for it. This happened without the consent or participation of our neighborhood. A traffic study is now being performed by the developer, not the county. In my view, this is akin to asking a fox to guard a henhouse, as the developer has every profit motive to see that the study is favorable to their design.”

“If this project goes through as planned, how does the county consider this to be ‘smart growth’. Doesn’t smart growth mean building with higher density at the Metro stops with the intent of limiting the number of cars added to our traffic system? A 450+ car garage does not represent that.”

“Many in our neighborhood feel disenfranchised by the process. The only presentations given about the project have come from the developer. Many of us feel that with the new zoning for the Woodland entrance and a biased traffic study by the developer, the process is ‘fixed’ to yield a set result, which sacrifices the current state of our neighborhood.”

“No options to putting in the Woodland entrance have been discussed with our neighborhood. There are

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options, including having a single entrance onto Georgia, and handling the increased traffic load through other traffic engineering measures there.”

“I understand the concept behind ‘Smart Growth’ – building at Metro stops to best utilize public transportation - and I generally support it. But the process for analyzing the transportation impacts to our neighborhood by this project have been deeply flawed.”

“How does it make sense for a biased party (the developer) to be running a traffic study on a project that will have a critical impact to our neighborhood? To ensure a credible result, shouldn’t this study be run by the county?”

“I live by the Forest Glen metro and there's a development taking place across from it and it's going to replace our Medical Center there and it's going to be a multi-story building. I think 6 or 8 stories, very large.”

“As currently designed, this project calls for 450 plus car garage. That's huge. OK. And they're planning to put an entrance is what I've shown here in red on Woodland Dr, directly into our neighborhood.”

“As currently designed, the project calls for a 450+ car garage with an entrance onto Georgia Ave for northbound cars, and another onto Woodland Drive (into our neighborhood) for southbound cars. The number of cars destined for southbound travel will be substantially higher, as this provides access to the beltway and vehicles destined for DC (see diagram at bottom).”