

Item 3 - Correspondence

From: jeff.karns@verizon.net
To: [MCP-Chair](#)
Subject: Hearing 192025 Item 3 Viva White Oak Extensions
Date: Tuesday, January 7, 2025 10:52:20 AM
Attachments: [Calverton Testimony Viva White Oak extensions hearing 192025.pdf](#)

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

Good morning,

I hope that you are enjoying your time working from home.

I have attached testimony for the Viva White Oak, Item 3, hearing on January 9, 2025.

Thank you for your time,

Bernadine (Bernie) Karns, Calverton
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301-538-5280 (CP)

Calverton Citizens Association

P. O. Box 21

Beltsville, Maryland 20704-0021

January 7, 2025

Chair, Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902

RE: Hearing January 9, 2025, Item 3, Viva White Oak Extensions for Sketch Plan No. 320240080 and Plan Amendment No. 12018024A

Honorable Chair Harris,

The residents of Calverton are all in for the extensions being sought for the Viva White Oak Development since changes are being made to the plan. I have been told many times in the past that the traffic study for this project did not include anything north of Cherry Hill Road. Really!! The traffic study only included the area within the White Oak Master Plan. What was the county thinking by not doing a traffic study that included roads north of Cherry Hill Road? Calverton wants the County to step up and to do a new traffic study now to include the roads north of Cherry Hill Road that were always excluded because these roads were outside of the traffic study area.

Calverton is 60 years old. We still have original owners who moved to Calverton back in 1964. What are you doing to keep these residents here. You gave us old people a homestead tax credit for living in the County for a long time. What good does that do if we can't enjoy our community. Traffic along Calverton Boulevard is so bad that it backs up to Galway Drive since one lane in each direction was opened for parking between Gracefield Road and Cherry Hill Road. Traffic also backs up in both directions at the entrance to Orchard Center on Broadbirch Drive all the way to Bournefield Way in one direction and to Galway Drive in the other direction. Montgomery College has added traffic, and the White Oak Apartments will add traffic. There will be lots of cut-through traffic and just plain traffic on these local roads when the construction workers and vehicles come to Viva White. When Viva White Oak is totally built out, the traffic on local roads will be at a standstill. Everyone will find cut-through roads and shortcuts to avoid the traffic backups. We need a traffic study north of Cherry Hill Road.

Montgomery County has talked about making older communities an extension of new communities and mixed-use development. When will this happen? It should happen now with the development of Viva White Oak coming. The first step should be a new traffic study to include the roads and communities north of Cherry Hill Road. This traffic study should be done during this extension period of May 29, 2025.

Please make our community safe. Please make older communities an extension of new developments. Please give older communities impacted by traffic a good quality of life.

Thank you for your time,



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