

Gatling, Tsaiquan

From: Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>
Sent: Friday, September 13, 2024 6:35 PM
To: Gatling, Tsaiquan
Subject: Re: The Blairs Site Plan Amendment - 82014017C

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

Hello Mr. Gatling,

Thank you very much for this helpful information. I'll share it with my constituents. I will contact you if we have any questions.

Paula Y. Edwards
Advisory Neighborhood Commissioner
Single Member District 4A01
Email: 4a01@anc.dc.gov
Mobile: (202) 909-7156

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From: Gatling, Tsaiquan <tsaiquan.gatling@montgomeryplanning.org>
Sent: Friday, September 13, 2024 4:58:02 PM
To: Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>
Subject: The Blairs Site Plan Amendment - 82014017C

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You don't often get email from tsaiquan.gatling@montgomeryplanning.org. [Learn why this is important](#)
Ms. Edwards,

Thank you for your call this afternoon. I wanted to follow up with a bit of information regarding The Blairs amendment. As you said, all of the information is on [DAIC](#) but a few pertinent documents will share the quick details about the proposal so I have attached those to this email. Those documents are the Application Checklist which describes the amendment and the required documents for the Application as well as the Applicant's Statement of Justification which further details the proposal.

During our call, I also mentioned a public meeting. Initially, reviewing agencies will discuss the project on 9/24. On the morning of 9/24, a live stream link will appear on the Planning Website here: [Development Review - Montgomery Planning](#). This will enable you to view the Development Review Committee meeting. While the public can watch, at this meeting there is not public testimony. You are welcome to submit comments to me, which I will share with the Applicant, ahead of that meeting or any time after. For final approval, this Application will go before the Planning Board at a public hearing which does allow public testimony. The date is to be determined, but will be noticed in the mail similar to your initial notice of the application.

I am still awaiting further information regarding a mailing list for projects that we discussed on our call, but wanted to get this information to you quickly.

Feel free to reach out with any further questions or comments.

Thanks again,
Tsaiquan



Tsaiquan Gatling

Planner III, DownCounty Planning

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Gatling, Tsaiquan

From: Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>
Sent: Tuesday, September 24, 2024 9:03 AM
To: Gatling, Tsaiquan
Subject: Fwd: [shepherdpark] The Blairs Site Plan Amendment - 82014017C

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

Hello Mr. Gatling,

I look forward to attending the meeting this morning. The attached email is typical of several responses I have obtained regarding the project. I have also received concerns from patrons of Nova about parking at the business. I have been told that the owner of Nova was unaware of this change.

I have also received requests for information about the route construction trucks will take to the site and whether they will affect traffic on the major thoroughfares.

Thank you so much for taking our concerns into account.

Paula Y. Edwards
Advisory Neighborhood Commissioner
Single Member District 4A01
Email: 4a01@anc.dc.gov
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From: deliriousindc@aol.com <deliriousindc@aol.com>
Sent: Tuesday, September 24, 2024 8:56 AM
To: Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>
Subject: Fw: [shepherdpark] The Blairs Site Plan Amendment - 82014017C

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----- Forwarded Message -----

From: Nicole Grimm <nicolegr@hotmai.com>
To: "shepherdpark@groups.io" <shepherdpark@groups.io>
Sent: Sunday, September 15, 2024 at 10:02:55 AM EDT
Subject: Re: [shepherdpark] The Blairs Site Plan Amendment - 82014017C

Dear Paula,

Thank you very much for bring this to the group's attention. As a resident on Roxanna Road, which is one of the closest DC streets to the Blair complex, we already experience the daily impact of inadequate parking and law enforcement resulting from Blair and the other apartments along Eastern Ave. We routinely have Maryland cars parked in front of our house at nights and on weekends whose drivers walk back to apartments on the Maryland side. This brings people

loitering around their parked cars and on our sidewalk, loud pedestrian traffic at all hours, noxious marijuana and cigarette smoke and debris, and litter in our yard. As the mother of teenagers who are driving themselves and coming and going independently, this is especially concerning because my children have had to deal with obnoxious behavior from non-resident drivers while parking our resident-permitted cars on the street, entering and exiting our home, and walking and jogging through our neighborhood.

While I accept that a certain level of this behavior is part of city living, I am concerned that expansion of the use and density of that site, coupled with an even greater deficit of on-site parking for existing and proposed uses, will increase the frequency and severity of these nuisances and potentially result in greater personal safety and property damage issues for our family and the other residents of our neighborhood. As a minimum, any further development on the Blair site must be accompanied by fully adequate on-site parking that will ensure there is no increased parking stress on nearby streets. The Blair owners should not be allowed to extract more profits from the site while burdening nearby residents with the consequences of such development.

In addition, it would cause great environmental harm to pave over the green space that has grown up on the site of the proposed development. The Blair complex is plastered with signage boasting that it is committed to green living, but destroying the open space and wildlife habitat on that parcel and worsening storm water runoff through additional development would prove that their words are nothing more than empty greenwashing. Approving these plans without sufficient protections for neighborhood residents and the environment also would call into question Montgomery County's compliance with its environmental protection standards, especially their commitment to protecting the Chesapeake Bay watershed.

I can't attend the Sept. 24 hearing, but I would be grateful if you would pass my concerns to Montgomery Planning and let us know if there are other steps we can take to voice our concerns.

Thanks,
Nicole Grimm

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