

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [Jumoke Adediran](#)
Subject: Testimony against proposed removal of footpath at Bloom Village
Date: Monday, June 16, 2025 11:21:16 AM

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

Dear Montgomery Planning Board,

My name is [REDACTED]. I live in Bloom Village, and this is a testimony against the proposed removal of a footpath in my community.

I live in Bloom Village, a new development in Montgomery Village. The specific community that I live in within Bloom Village is called Hawthorne, and it is next to David B. Humpton Park. This park is a popular spot in the community. It has a kids' playground and a dog park. Most weeks, many residents with kids and/or dogs go there for recreation. I have two kids, and I often go there with my kids too.

Right now, my community (Hawthorne) is separated from the park by a small river and an unlandscaped strip of bushes. Thus, the only way to reach the park from Hawthorne is to take the roadside path that runs along Montgomery Village Avenue. This is a short trip, about a five-minute walk.

The problem with this trip is that this roadside path is extremely unsafe for pedestrians, especially for those with little kids. This is because on one side of the path are old trees and thick bushes with thorny branches that spill onto the path in multiple places. On the other side of the path is the ever-busy Montgomery Village Avenue. This path is so close to the road--there is not one inch of setback space between the two. Miss your footing while walking on the path and you could very well fall onto the road. With cars speeding on Montgomery Village avenue at 45 miles per hour, walking along this path is a dangerous trip for kids and adults alike.

When I was buying my property two years ago, Ryan Homes (Bloom Village builder) explained to me (and, as I later found out, to many other residents of Hawthorne) that the developer will build another path that cuts through the bushes and river, and directly connects Hawthorne to Humpton Park. This will allow pedestrian passage from the community to the park without having to go by Montgomery Village avenue route.

For the safety of my kids (and other pedestrians), I have been looking forward to the completion of this new route. So, it was extremely disappointing when I learnt, about a week ago, that the developer was considering removing this new route from the development plan.

This is a plea to the Montgomery County Planning Board to reconsider this decision. I recognize (and appreciate) that making the county a safe and quality environment for new and old residents to live is a priority for County Planners. Ensuring that this new route is completed as promised will do just that for the residents of Hawthorne, and I encourage the Planning Board not to approve this proposed removal of this footpath.

Thank you.



From: [REDACTED]
To: [Tettelbaum, Emily](#)
Cc: [MCP-Chair](#)
Subject: RE: Bloom MV Site Plan Question
Date: Tuesday, May 20, 2025 1:51:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Hawthorn_map 7.1.pdf](#)
[FULL COMMUNITY MAP.pdf](#)

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

Hi Emily,

Thanks so much for this information. I greatly appreciate you getting back with me. Even though written communication was previously sent out for the next round of amendments, since the path removal was not included in that communication will resent to applicable residents and stakeholders?

My written testimony is below, I will also add mcp-chair@mncppc-mc.org to the CC line:

I very much would like to see this path happen as it is one of the reasons why I purchased in the "Hawthorne" area of the infill MV community. I grew up in the area and graduated from Watkins Mill High School. After moving back the area during the pandemic, I wanted to make sure my home had access to walking trails without having to get in the car and drive somewhere.

Reviewing the Ryan Home site plan (see attached) and seeing the connections not only to the park but along the Stewartown Road extension at my time of purchase along with the entire development plans available at the time, made me decide on Bloom compared to other communities in within the County.

The sidewalk along Montgomery Village Ave is too narrow for a person with a stroller, wheelchair, or walking a dog to safely pass another pedestrian without having to walk in the street. I've also provided written testimony to <https://www.montgomerycountymd.gov/DOT-PedSafety/PRSA/MontgomeryVillageAve.html> about this.

Even though it is a flood zone where this path is due to go, it's possible to build a pedestrian bridge that is flood tolerant, like the bridges on the Greenway Trail between Watkins Mill Road and 355. Even if the path itself is crushed gravel instead of a paved surface. Surely there can be a compromise to be found here. Many people still use the old golf course trails and bridges throughout the Montgomery Village community.

Thanks Kindly,

[REDACTED]
19718 Preservation Mews
20886

Sent with [REDACTED] secure email.

On Tuesday, May 20th, 2025 at 1:01 PM, Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good morning [REDACTED],

My apologies for delayed response, but I finally have an answer to your question. The path referenced in your email was removed from the Site Plan, but it was not highlighted as a change during prior amendments and the path removal was not reviewed by the Planning Department or the Planning Board. As such, the path removal has been added to the site plan amendment currently under review. The applicant team has provided the following relevant information about this path in the latest Statement of Justification (also see attached):

As noted in the introduction, an existing pathway between Area I and the new portion of Stewartown Road by the recently built MVF Park that was originally to remain, was damaged by flooding and there is no longer a stream crossing nor much of the path left. Because there is a sidewalk nearby connecting Area I with the Park and the area is subject to flooding and damage, this path was deemed redundant and dangerous. The area in question will be part of the forest conservation planting and subject to future stream restoration. (page 5)

This amendment will be reviewed by the Planning Board in June or July, and you are welcome to submit testimony. [Here](#) is information about testifying in front of the Planning Board and submitting written testimony. If you prefer, you can also email written testimony directly to me. Feel free to contact me if you have any further questions and thank you for bringing this change to our attention.

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: [REDACTED]

Sent: Tuesday, April 22, 2025 9:40 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Subject: Bloom MV Site Plan Question

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

Hi Emily,

I have a quick question for you about the remaining Bloom MV construction notices that went out to residents in the area.

Going back to 2018 plans, there was always a 10' shared use path going over Cabin Branch through area 1 (1B and 1C) to the Humphrey Park connecting the new Bloom neighborhood to the park without having to walk on MV Ave.

https://eplans.montgomeryplanning.org/UFS/5419/26554/07-PREL-120170150-PP07.pdf/07-PREL-120170150-PP07.pdf_V4/07-PREL-120170150-PP07.pdf

Now when looking at <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=82017013F&projname=Bloom%20MV> , I don't see the path anymore.

Did this shared use path get removed at some point from the plan?

Thanks Kindly,

[REDACTED]

Sent with [REDACTED] secure email.

BLOOM VILLAGE

- 16' Clarendon/Spencer
- 20' Mozart
- 22' Mendelssohn
- 16' MPDU

RED BUD final phase 2024

WILLOW
Single Family Homes
SOLD OUT

SINGLE
FAMILY
MODELS

MOZART &
MENDELSSOHN
MODELS

MAGNOLIA
sold out

DOGWOOD
Winter 2023

CLARENDON
MODEL

LILAC
sold out

HAWTHORN
Spencer, Clarendon,
& Mozart available

WISTERIA
Mendelssohn's only
Late Fall 2023

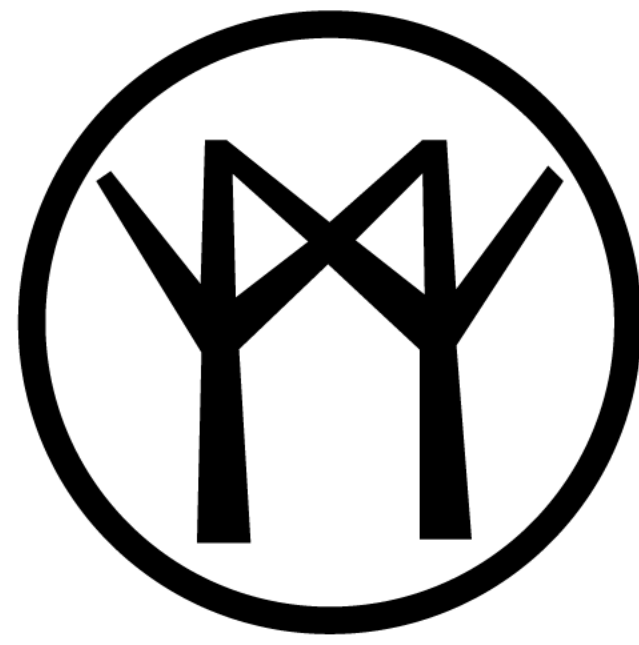
JUNIPER
sold out

N

E



SITE PLAN



Bloom Village

HAWTHORN



From: [REDACTED]
To: [MCP-Chair](#)
Subject: FW: Delay for 82017013F and F20240970-Final
Date: Monday, June 23, 2025 6:18:19 PM
Attachments: [image001.png](#)
[DOC.PDF from Casey Anderson](#)
[g.b.pdf](#)
[stew to middle.pdf](#)

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

From: [REDACTED]
Sent: Monday, June 23, 2025 6:12 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Delay for 82017013F and F20240970-Final

Bloom-Staff-Report-82017013F-and-F20240970-FINAL.pdf
10760 Wayridge Drive, Montgomery Village, Md. 20886
My name is [REDACTED]. I live in Montgomery Village.

I ask that the future construction of Stewartstown Road, and all its safety measures, bike paths, tree reforestation be guided by the complete Street Design for the Montgomery County Road system. This road is a designated arterial. It needs to be a proper arterial to handle the new traffic flow from Goshen Road to Watkins Mill Road, and possible extension of Middlebrook Road in the future. It is not some small neighborhood road. Studies done before the 2014 master plan, and before the Interchange at Watkins Mill Road was completed, are no longer valid. The County has the authority to develop this as a complete street..

In the past, the planning board dictated what we could talk about (see enclosed letter) and they created a speedy Masterplan Timeline. The streams, and roads were omitted. (see enclosed Map). The thing remaining to be completed for Bloom MV is the Forest Conservation, tree planting and existing paths. Already the land has been clear-cut and flooding into the existing ponds is inundating Cabin Branch Stream. The Forest Conservation Plan is contingent upon everything else here, so I have no comprehension of what the planners are doing. Enclosed are my pictures of the construction site during our recent flood.

I ask that the County DOT look more closely with the planners at this (to be built, pre-approved road & its forest plans). Therefore, I wish for a delay in development of this portion of the Bloom MV development.

Sincerely,
[REDACTED]

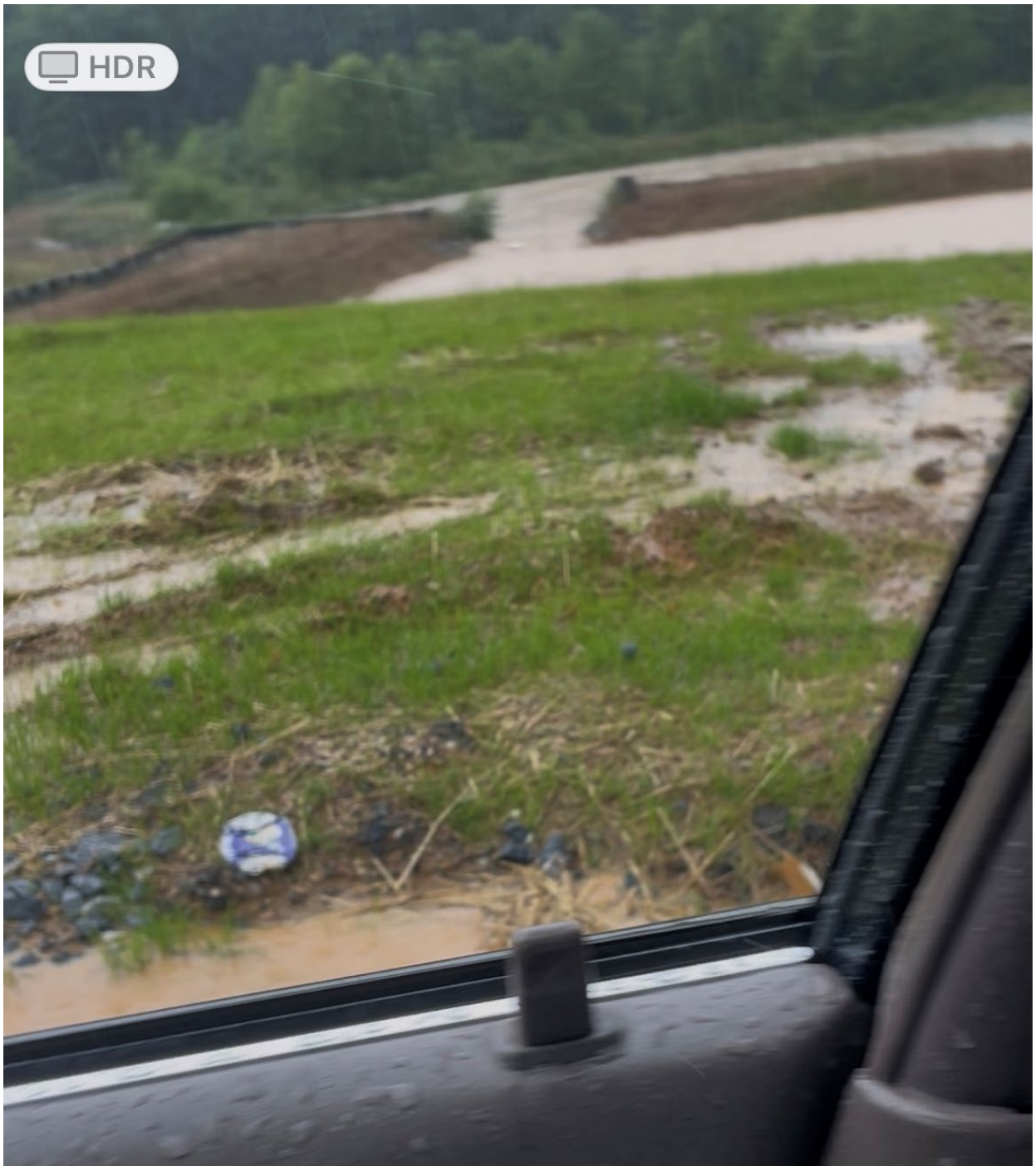
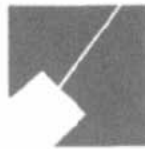


Figure 1: Flood from Stormwater Pond to Lake, to Cabin Branch



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

August 18, 2015

Ms. Ann Smith (via email at smith@itecksolutions.com)
SUBJECT: Draft Montgomery Village Master Plan

Dear Ms. Smith:

Thank you for your email regarding the Montgomery Village Master Plan. We encourage residents to testify at our public hearing on September 10, 2015, which will be held at the Council Office Building, 100 Maryland Avenue, Rockville, in the 3rd floor hearing room.

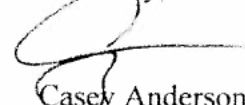
During the master plan process, our staff identifies all roadways affected by the Plan's land use and zoning recommendations in the entire policy area. In Montgomery Village's case, this includes the Airpark and other sections of "Gaithersburg East." Transportation projects that are not included in the Montgomery Village Plan are considered to be outside of the scope of the Plan. At the direction of the County Council, the Montgomery Village Plan was not to take up the alignment of M-83, as it is being studied by the Department of Transportation.

The Montgomery Village Plan also does not address the Watkins Mill interchange. The intersection design for this project followed a separate public hearing process with the State, and the public was invited to comment. That occurred some time ago, and this interchange is now in the build phase, with construction to start in 2016 and completion anticipated in 2018.

Regarding Wightman Road, there are no proposed changes in classification and this road is recommended to remain as a 4 lane arterial. This designation is being continued from previous master plans. Often times, plans and timeframes overlap and the Montgomery Village Master Plan staff has worked closely with staff in our Functional Planning and Policy Division to identify and address issues within the Montgomery Village Master Plan as a part of the update to the Master Plan of Highways and Transitways (MPOHT). Recommendations at the master plan level are often incorporated with the MPOHT, and ultimately approved by Council.

I look forward to seeing you at the September 10 hearing. To sign up to speak, please copy and paste the following link to your web browser
http://www.montgomeryapps.org/planning_board/testify.asp.

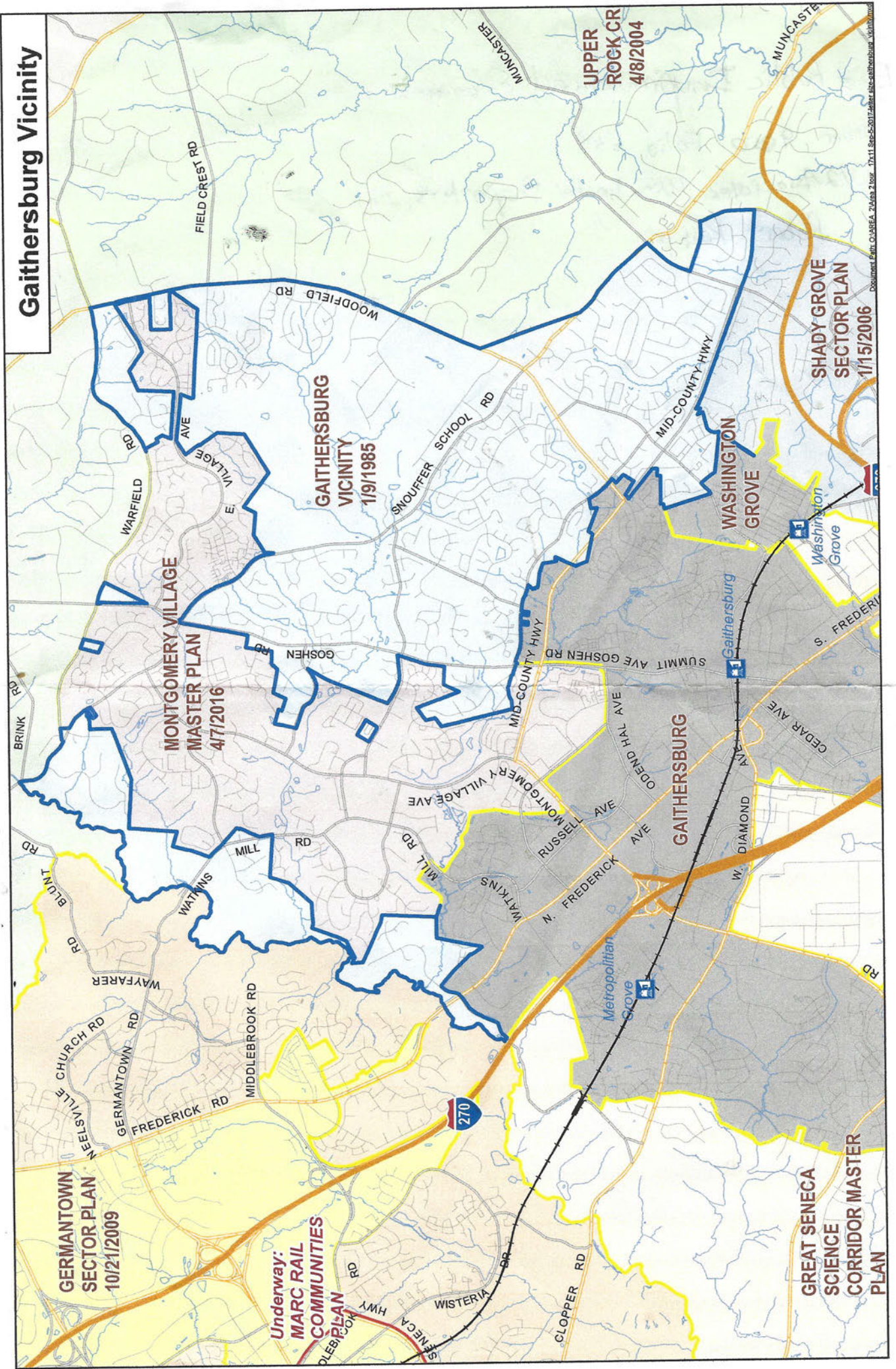
Sincerely,



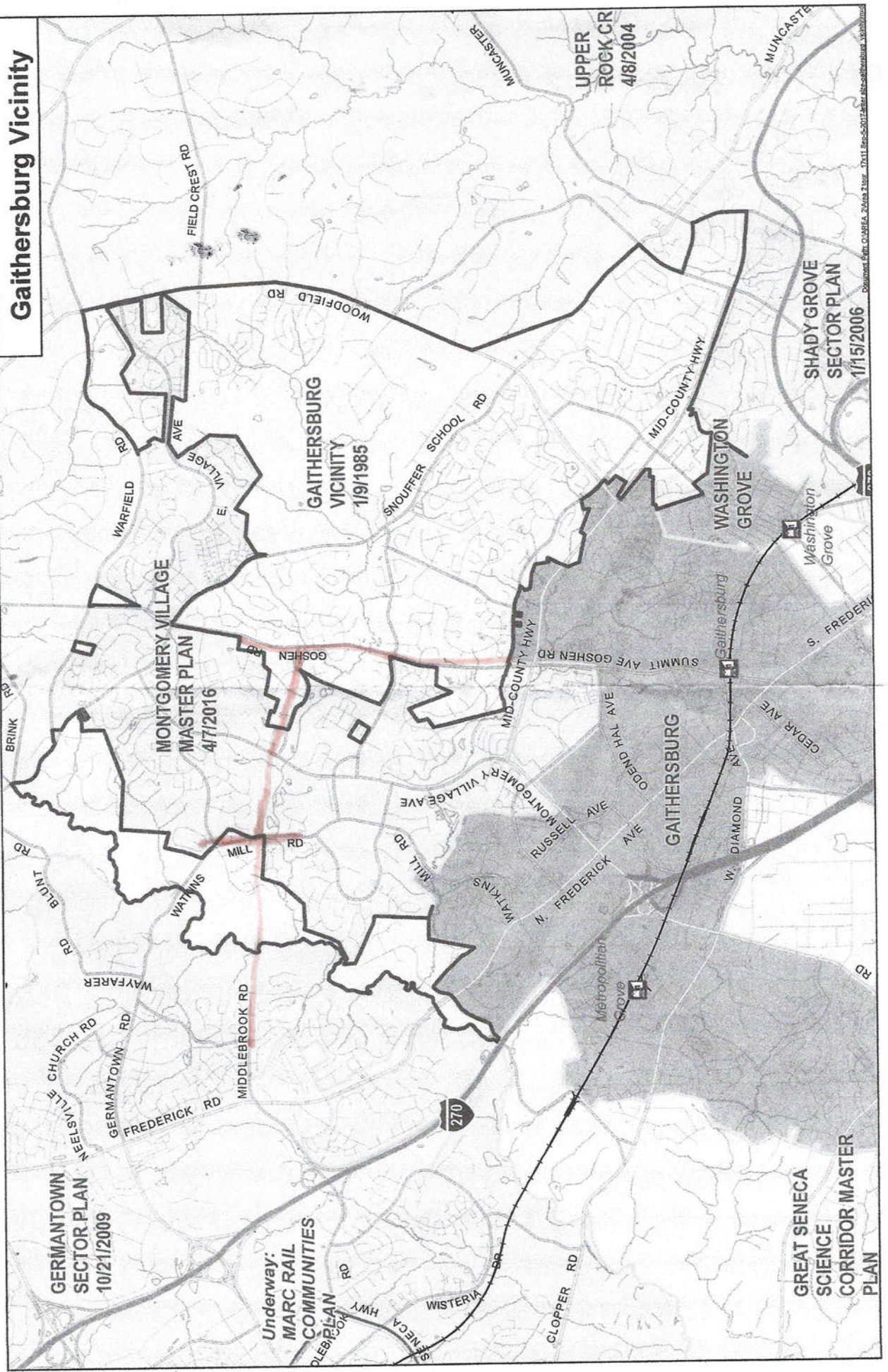
Casey Anderson
Chair

CA:rm

Gaithersburg Vicinity



Gaithersburg Vicinity



From: [REDACTED]
To: [MCP-Chair](#)
Subject: Seale, Joshua - testimony
Date: Tuesday, June 24, 2025 12:00:59 PM
Attachments: [Bloom Pathway Testimony.pdf](#)

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

Dear Sir or Madam,


I registered this morning to testify at this Thursday's planning board meeting on item 13 (about Bloom MV, Site Plan Amendment No. 82017013F and FCP No. F20240970). Please see my attached written testimony and let me know if there is anything else that you need from me.

My mailing address is: 9812 Posterity Ln, Montgomery Village, MD 20886.

Many thanks and best wishes,

[REDACTED]

Bloom Pathway Testimony

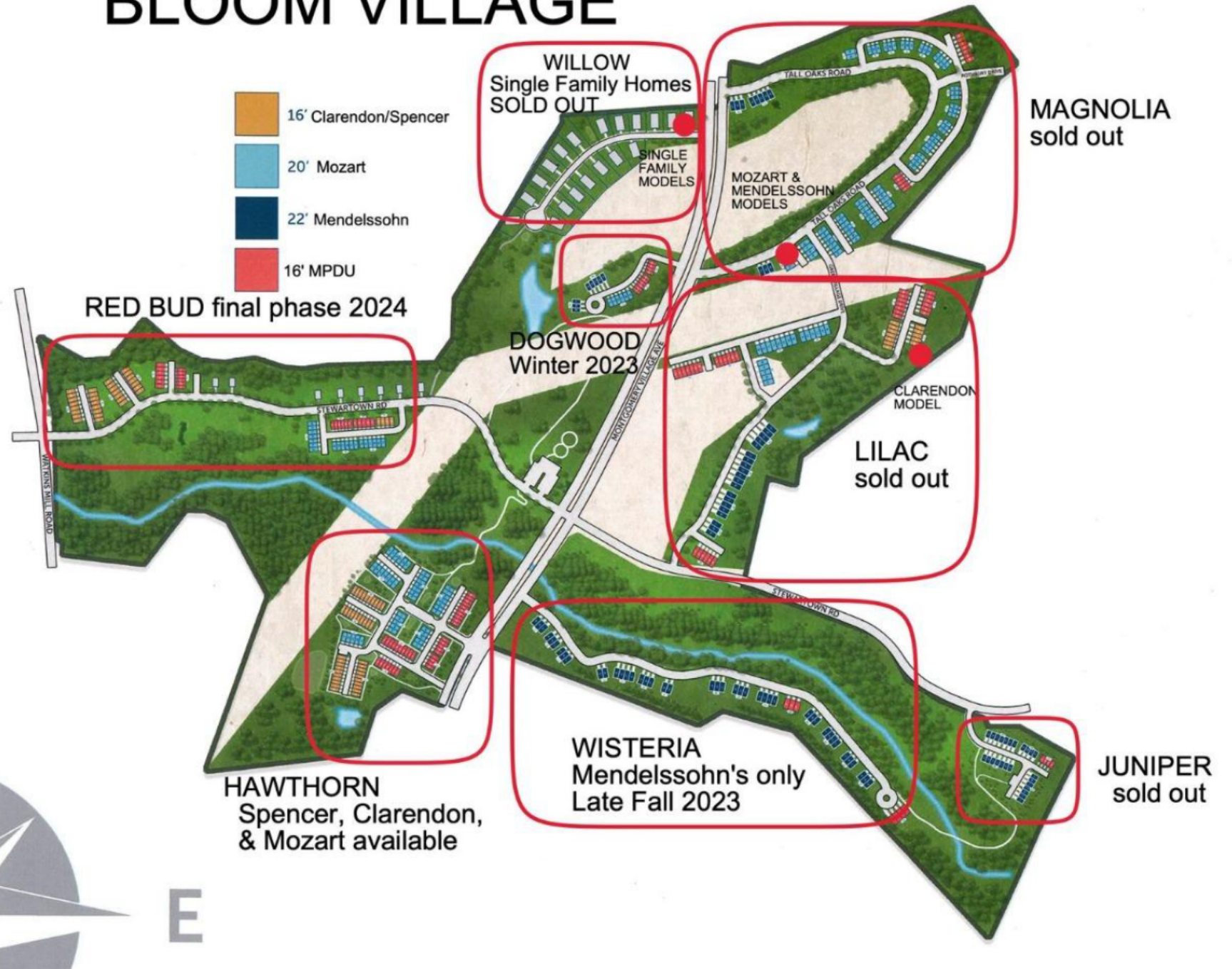

June 24, 2025

Agenda

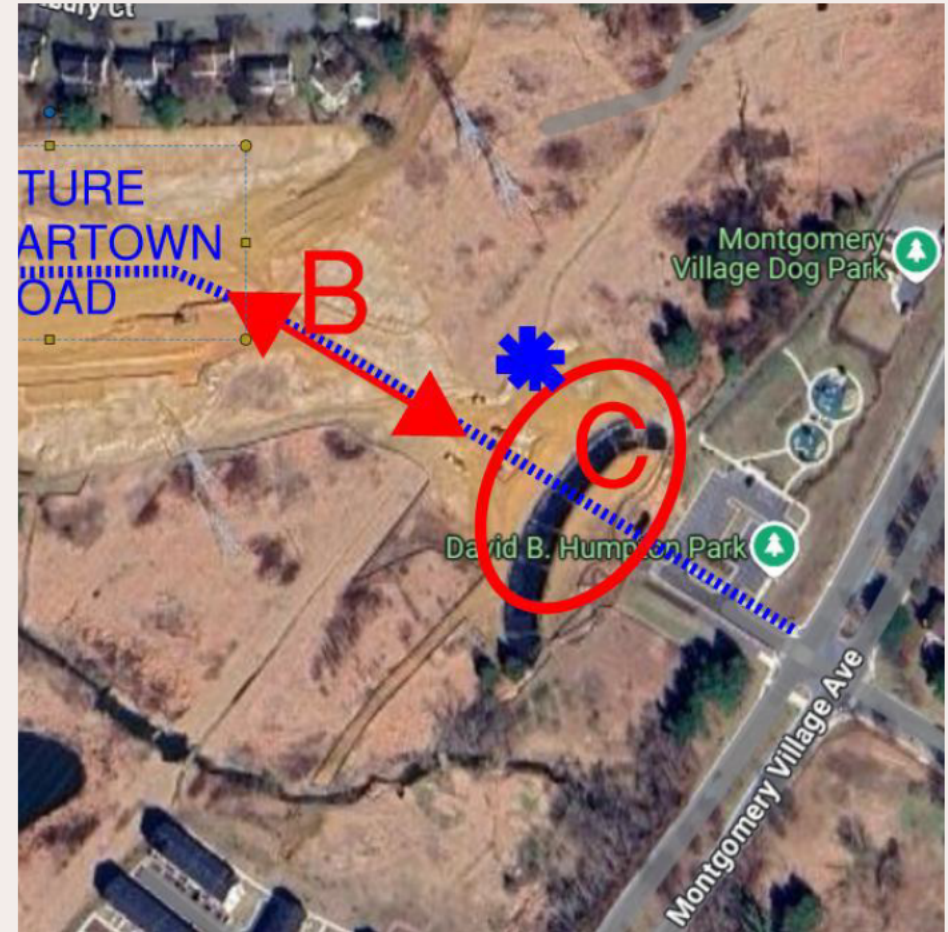
- Site overview
- Developer's statement
- Current state of pathway
- Comparison to other pathways
- Arguments

Site Overview

BLOOM VILLAGE







Developer's Statement

VIIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
301.916.4100
vika.com

Statement of Justification Bloom MV I-VI Site Plan Amendment 82017013F

- I. **Location**
Intersection of Montgomery Village Avenue & Stewartown Road
- II. **Master Plan & Zone**
2016 *Montgomery Village Master Plan*; TLD & CRN Zones, within the Montgomery Village Overlay Zone
- III. **Property Size**
61.31 Acres
- IV. **Applicant**
Green Bloom MV Development, LLC
- V. **Acceptance Date**
April 10, 2025

VI. **Introduction**
The applicant, Green Bloom MV Development, LLC. (the "Applicant"), submits this Site Plan Amendment to make the following revisions to the previously approved Site Plan for the residential development on the former Bloom Montgomery Village Golf Course site:

1. Update the Area 6 Shared Use Path width and construction schedule.
2. Update the construction schedule for completion of the Montgomery Village Foundation Park community garden.
3. Remove pathway connecting Area 1 to Stewartown Road.

Modifications 1 and 2 are required based on updated construction and permit phasing that is different than anticipated when the original site plan was approved several years ago and will allow all necessary elements to be provided in a feasible manner based on construction access and permit approvals. All work is being done in coordination with the Montgomery Village Foundation. These changes will be reflected in the Site Plan Development Program.

Regarding modification 3, significant flooding destroyed the bridge and abutments connecting the previous golf cart path and the path is no longer

Our Site Set on the Future.



Double-click to open

SOJ Excerpt, pg. 5, Section IX Paragraph 3

3. Remove pathway connecting Area 1 to Stewartown Road.

As noted in the introduction, an existing pathway between Area I and the new portion of Stewartown Road by the recently built MVF Park that was originally to remain, was damaged by flooding and there is no longer a stream crossing nor much of the path left. Because there is a sidewalk nearby connecting Area I with the Park and the area is subject to flooding and damage, this path was deemed redundant and dangerous. The area in question will be part of the forest conservation planting and subject to future stream restoration.

Current State
of Pathway

















Comparison to Other Pathways





Arguments

- Advertising path in 2023 when trying to sell homes.
False advertising?
- We purchased our house from Ryan Homes in Feb 2023. At the time of purchase, they were advertising the footpath connecting to the dog park.
- Developer has since tried to remove the path without proper notice and has also unilaterally removed a portion of the existing walkway that was supposed to be repaved on June 5 or 6 and covered with grass seed. (Video evidence)
- They claim that alleged flooding damaged the walkway and stream crossing, but I have photographic evidence from June 24, 2025, that the bridge and stream crossing still exist and are in similar condition to the bridge between Wisteria and Juniper that they are still planning to repave.

- I have regularly walked this path every few months since purchasing our home in Feb 2023 looking for signs that they were working on the path. Unfortunately, the most that they have done is remove the existing walkway earlier this month. I can testify, however, that the state of the walkway and bridge has not noticeably deteriorated since Feb 2023 so it was not caused by any alleged flooding since then.
- When did the alleged flooding occur that damaged the path and rendered it unable to be repaired? If it was prior to Feb 2023, then the developer either (1) never intended to repave this walkway and employed false advertising in selling these homes and should be held accountable for doing so, or (2) they failed to do their due diligence in assessing the condition of the walkway. Either way they should be forced to uphold their contractual obligations and build the walkway.


- Developer claims the path is redundant because of an existing sidewalk along Montgomery Village Ave. This sidewalk is dangerously narrow for the increased foot traffic of the new development (see photos) and not a reasonable alternative for their contractual obligations to build the footpath away from the road. Two people cannot pass on the sidewalk much less a stroller or someone in a wheelchair. Dangerously along a very busy road.
- There is a pattern of overpromising more walkways and getting rid of them - sidewalks in community and other paths in originally selling the redevelopment of the golf course

Thank you

Josh Seale

224-308-2707

jas498@georgetown.edu


Maryland Place Homes Corporation
Board Member
9621 Marston Lane
Montgomery Village, MD 20886

Montgomery County
Planning Board
Bloom MV
Re:Site Plan Amendment #82017013F
Forest Conservation Plan

June 23th, 2025

Attn: Artie Harris
Emily Tettlebaum

Dear Planning Board Members,

Walking this morning on the Bloom MV site plan track, I was struck by the natural beauty and health of the surrounds. I was reminded of the Wikipedia definition of a forest: **an ecosystem characterized by a dense community of trees**. The ecosystem we are fortunate to live in is an established, vibrant, and desirable ecosystem that is actively managed by the community of residents, both human and animal, that habitate.

As a homeowner and Board Member of Maryland Place Homes Corporation and a resident since 2001, I direct my comments toward the proposed afforestation planting of the 147 acre Parcel composing Area 6. Residents of adjacent communities in Thomas Choice and Maryland Place homes corporation frequent the former golf course for walking, nature observation, shortcutting, and quiet. When the golf course was still in operation, I cross country skied there and my daughter picnicked on what was a putting green (now clear cut) that overlooks one of the two large ponds, just before the Bloom. We regularly cross the Cabin John Branch using the numerous bridges that provide stream crossing of the river.



This Spring two VERY LARGE vernal pools line the property to the North and South of the Cabin John Branch which are loaded with peepers for several weeks, bloom with chirping life and can be heard from my windows. These are clearly WETLANDS by any definition and a part of a vast and vital ecosystem that persists in the Shadows on the edge of the 500 Ryland Homes project adjacent. 3 large ponds are welcoming multiple species of frogs, aquatic turtles, Eastern Box Turtle, Blue, Green and Crowned Heron and fish. The area of course hosts buck and deer, fox, rabbit, and is also an important location for migratory fowl and a very large pollinating bed for Monarch Butterflies, as the mature forest of Sycamore, Pine, Persimmons support a preserve or rescue preserve for the species run out by Bloom construction on the remaining acreage.



I have used the LOCAL WATERSHED IMPACT PROJECT or OWN NEIGHBORHOOD EPA Data as a cross reference to support what I have already observed as a frequent guest of the property. The EPA lists this as the SENECA CREEK tributary and defines it as: SLIGHTLY

IMPAIRED: MURKY and SALTY.

The screenshot shows the EPA MyWaterway website. On the left, a map displays a watershed area in Montgomery Village, Maryland, with a scale bar indicating 500 meters and 1,000 feet. The watershed area is highlighted in blue, and the text 'Area: 40,081 acres / 162.20 km²' is shown. On the right, a list of waterbodies is displayed, including CLOPPER LAKE, Potomac River Montgomery County, and Seneca Creek. Below the list, a section titled 'What is this water used for?' includes links for Aquatic Life, Identified Issues (Murky Water, Salts), and Advanced Filtering. A 'View Waterbody Report' link is also present. A glossary on the far right defines Murky Water as turbid water containing suspended particles, algae, and organic matter, and provides information on how to reduce turbidity.

Where the EPA lists WHAT YOU CAN DO:

Definition

Salts (salinity) are minerals that dissolve in water; they can be toxic to freshwater plants and animals and make water unusable for drinking, irrigation, and livestock. Water withdrawals, road de-icing, human and industrial wastewater, fertilizer applications, mining and oil or gas drilling, and repeated use of irrigation water can contribute to high levels of salts.

What you can do

People can help by minimizing the use of de-icing salts where they may be washed-off into waterways, storm drains, and ditches. Please see more information on the [sources and effects of salts](#) on our waterways.

The EPA directly states that the causes of MURKY WATER AND SALINE WATER are: REDUCE SALINITY and AVOID HUMAN and INDUSTRIAL WASTEWATER, FERTILIZER, GAS and OIL and FERTILIZER APPLICATIONS.



The proposed project will not only reduce the existing canopy and established mature growth forest, but will also require additional ASPHALT PATH WIDTH that will directly affect this VITAL ECOLOGY. Going forward, requiring snow removal, shovelling, de-icing, weeding, and Fertilizing of the entire project. This is exactly what the EPA is saying is the direct cause of the degradation of the water quality. Damaging this water further will toxicate the freshwater for freshwater plants and (micro and vertibrates) animals! Additionally, the ecology of the entire area will be disrupted by the AFFORESTATION project as it is proposed.

Recommendations:

1. Leave the stream adjacent Golf Course asphalt trail that remains intact. Do not tear it up or remove it. (Existing Asphalt paths, seen below)



2. Leave remaining ponds, waterways and vernal pools entirely intact.
3. Do not remove ANY mature species of the following trees: Sycamore, Maple, Pine that line two of the 3 former golf course ponds and namely, the Cabin John Branch River.

4. Leave the 3 remaining ponds and Vernal Pools to the North or South of the river.
5. Do not re-route the river to the former route.
6. Minimize the width of the design of the new asphalt path. The current design is a ROAD, not a PATH. It is designed as an access road for maintenance vehicles or other large automobiles.

These photos show the existing Bloom Landscaping enhancements:



These are not designed for the earth in which they are placed. Nature knows better, let the existing greenway and nature take it's course. With some "less is more" design, the existing Local Watershed of the SENECA CREEK will be less impacted, as the EPA itself is suggesting to maintain biotic factors to this vital neighborhood watershed already gravely impacted by incursion of limiting factors and major sources of pollution.

Please reconsider the plan in sight of the EPA MAP and water flowpaths and allow the continued rescue of over 18 vital species of plant and animal wildlife to be observed by residents their existing biome.

Thank you for your consideration.



Video submission available on SharePoint: [06 Sylvia Lake video submission.mp4](#)