

From: [Save Our Seminary](#)
To: [MCP-Chair](#)
Subject: Testimony for National Park Seminary hearing 12/18/2025
Date: Tuesday, December 16, 2025 11:23:18 AM
Attachments: [Testimony for NPS hearing 12-18-2025.pdf](#)

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

Dear Chairman Harris,

Attached please find written testimony from Save Our Seminary for the hearing on 12/18/2025 regarding the National Park Seminary property. We appreciate this opportunity to support the preservation of such an important and unique historic property in Montgomery County.

Bonnie Rosenthal
President
Save Our Seminary
9615 Dewitt Drive #68
Silver Spring, MD 20910
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SAVE OUR
SEMINARY



AT FOREST GLEN

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December 15, 2025

Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902

Re: National Park Seminary Preliminary Plan Amendment,
Forest Conservation Plan Amendment, Site Plan

Dear Chairman Harris and Members of the Planning Board,

Save Our Seminary (SOS) is the nonprofit organization that has been dedicated to the preservation of the National Park Seminary property since 1989. As such, we are most interested at this time in an expeditious planning process for this historic property.

We have conferred with Mr. Jin over the more than 10 years that he has owned this property and have reviewed his plans. At this time, we support this application and any variances necessary to move this project along as quickly as possible for the sake of preservation of the property.

Sincerely,

Bonnie Rosenthal
President

From: [Caren Madsen](#)
To: [MCP-Chair](#)
Cc: [Amanda Farber](#); [ginny Barnes](#)
Subject: Comments for the record_National Park Seminary
Date: Monday, December 15, 2025 4:01:39 PM
Attachments: [National Park Seminary Preliminary Plan Amendment for Dec. 18,2.pdf](#)

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

Dear Chair and Commissioners:

I am submitting the attached letter before the Dec. 16, 2025 noon deadline for comments on the National Park Seminary Preliminary Plan Amendment 12005054A, Site Plan 820200050, and Forest Conservation Plan 82005024H. This is for the December 18th Planning Board Hearing and on behalf of Conservation Montgomery. Please let us know if you have any questions.

Thank you for entering this for the record.



December 15, 2025

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

Re: National Park Seminary- Phase 2 Preliminary Plan Amendment 12005054A
Forest Conservation Plan Amendment 82005024H, Site Plan 820200050

Dear Chairman Harris and Members of the Planning Board:

We are writing to request details of any land clearing related to this plan amendment and review extension for the National Park Seminary redevelopment project. Much care has been taken over the years to maintain tree canopy on the property and to install stormwater management practices that were not available when the National Park Seminary was built in the late 1800s.

We are asking for clarification on what is meant by “tree variances for trees one inch and larger, preparation of the tree variance and disturbance in the stream buffer” within the project plan. We request an updated Forest Conservation Plan (FCP) that will have all concerns addressed by M-NCPPC included in the plan.

We are requesting specific details and plans to address the following:

- The builders must avoid removing more healthy mature trees than necessary. We have not found an inventory of trees proposed for removal. The drawings reflect some of this, but a detailed and clear list of species and diameter of each tree is needed, along with additional clarification on an updated Forest Conservation Plan.
- The caliper size of replacement trees must be greater than 1 inch at dbh,
- Trees replanted in the area must be native species that are more likely to thrive,
- As required by the County Forest Conservation Law (FCL), larger trees removed as part of this project must be replaced by trees of a higher ratio, (e.g., 2 acres replanted for every 1 acre removed) to restore ecosystem function, and
- Storm water management practices must be on par, or better, than the stormwater management plan reviewed by now-retired DPS engineer David Kuykendall and permitted by DPS in 2005.

Before the plan is approved by the Planning Commission, we ask for an opportunity to review the FCP and detailed tree variance for trees over 30" in dbh. Details on why the developer is unable to meet the FCL requirements, triggering a request for a variance is also needed. Please include this letter in the records regarding the request for an extension of the review, as submitted by Raztec Associates, Inc. We agree that a 15-month extension is needed to address omissions and issues regarding the FCP, as identified by Planning Staff

Sincerely,

Caren Madsen
Chair Emerita, Conservation Montgomery

Cc: Amanda Farber and CM Board of Directors