

Email

Georgia Avenue and 495

Email

From  [carole](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Georgia Avenue and 495

Date Sent **Date Received** 5/31/2019 8:05 AM


To Whom It May Concern,

As a 43 year resident of the neighborhood northeast of the Georgia Avenue 495 intersection, I write firmly supporting your excellent modernization plan 5B. Having attended many meetings over many years to explore and understand the options, I am convinced that Plan 5B is the best alternative to make my neighborhood safer, more attractive, and less dangerously congested. The walkability of my Forest Estates neighborhood is outstanding...within the confines of its residential borders. What we need is to be able to walk and drive more safely and easily up and down Georgia Avenue as we travel to Montgomery Hills for shopping and to the beltway for other purposes.

Please adopt and fund the 5B Plan.

Carole Tomayko
 1631 Belvedere Blvd
 Silver Spring, MD 20902

Attachments

File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		

Email

Fwd: Foster Written Comm...

Email

From  **Michelle Desiderio**

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Fwd: Foster Written Comments for May 30th Hearing on Montgomery Hills Sector Plan

Date Sent	Date Received	5/31/2019 5:36 PM
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Dear Planning Board
I apologize as I originally sent these comments to the wrong email address.

Michelle

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

From: Michelle Desiderio <mjdesiderio@gmail.com>
Date: Wed, May 29, 2019 at 9:01 AM
Subject: Foster Written Comments for May 30th Hearing on Montgomery Hills Sector Plan
To: <casey.anderson@mncppc-mc.org>

Dear Chairperson Anderson and Commissioners
Please accept my written comments in support of the Sector Plan for Montgomery Hills and Forest Glen.

I look forward to the hearing tomorrow night.

Best,
Michelle

--
 Michelle Desiderio Foster
 Luzerne Ave
 Friends of Forest Glen and Montgomery Hills

--
 Michelle Desiderio Foster
 Luzerne Ave
 Friends of Forest Glen and Montgomery Hills

Attachments

Email

FW: Forest Glen/Montgom...

Email

From  [Gerald Cichy](#)

To  <[MCP-Chair MCP-Chair](#)>;  [MCP-Chair #](#);  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: Forest Glen/Montgomery Hills Sector Plan

Date Sent **Date Received** 6/2/2019 11:37 PM

From: Theresa Jones
Sent: Sunday, June 2, 2019 11:34:13 PM (UTC-05:00) Eastern Time (US & Canada)
To: gr.cichy@verizon.net; Cichy, Gerald
Cc: Garcia, Joyce; to: nancywisdo@gmail.com; Andy Banks; Max Barnhart; Elaine Roecklein; WANDA WEST; mharr927@yahoo.com.
Subject: Forest Glen/Montgomery Hills Sector Plan

Hello Commission Cichy,

My name is Theresa Jones, and I am writing on behalf of our community group -- the Americana Finnmark Community Relations Committee -- to request a meeting with you to discuss our concerns regarding the Forest Glen-Montgomery Hills Sector Plan. You and I spoke after the Public Hearing on May 30, 2019, and you expressed a willingness to meet with our group.

We would like the opportunity to meet with you prior to the June 20 Work Session, ideally one day this coming week (one of our members will be traveling the following week). For our purposes, weekday evenings (7 pm or after) would be preferred. We would be happy to host the meeting at the Americana Finnmark at 9900 Georgia Avenue, Silver Spring.

If you would like to speak to me to discuss this meeting, you can reach me at 301-529-5579.

Thank you in advance for your willingness to meet with us and consider our concerns. We look forward to hearing from you soon.

Regards,

Theresa A. Jones

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		

Page 1

Email

Expressions of Interest - Fo...

Email

From Amy.Donin@montgomerycountymd.gov

To <MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; James Song; kmiller@mcra-md.com; Laura.Ruprecht@wsscwater.com; MCP-Chair #; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; Mike Riley; Riley, Mike; Susan.Madden@montgomerycollege.edu; zachary.marks@hocmc.org

Cc

Subject Expressions of Interest - Former Silver Spring Intermediate School Site

Date Sent **Date Received** 6/3/2019 11:59 AM

Hello,


In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, the Executive must notify all government agencies of the availability of a closed school and set a 45-day deadline to receive expressions of interest in using all or part of the school. You are receiving the attached notice as an agency head or representative. The notice may also be viewed online here:

<https://www.montgomerycountymd.gov/exec/register/regs/2019/Jun19Notices.html>.

Thank you,

Amy Donin
 Redevelopment Program Manager
 Office of Planning and Development
 Montgomery County Department of General Services
 101 Monroe Street, 9th Floor, Rockville, MD 20850
 240-777-6174
amy.donin@montgomerycountymd.gov
www.montgomerycountymd.gov/DGS

Attachments

File Name	File Size (Bytes)	
190603 Expressions of Interest SSIS signed.pdf	253,884	
1 - 1 of 1 (0 selected)		Page 1



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

MEMORANDUM

June 3, 2019

TO: All County Departments
All County Agencies

FROM: *fo* Marc Elrich 
Montgomery County Executive

SUBJECT: Expressions of Interest – Former Silver Spring Intermediate School Site

In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, the Executive must notify all government agencies of the availability of a closed school and any restrictions the Executive or Council have imposed on its used, and set a 45-day deadline to receive expressions of interest in using all or part of the school.

Please find the following information on the Silver Spring Intermediate School site (“Property”):

The Property

- 1) Tax account no. 13-01058288; 615 Philadelphia Avenue, Takoma Park, MD 20912; Liber: 57036/ Folio: 339; Tax Map JN32; 3.75 acres; zoned R-60.

This property is bordered by Boston Avenue to the north, single family detached residences to the east, Philadelphia Avenue to the south, and Chicago Avenue to the west. The property is largely surrounded by single family detached residences; Montgomery College’s Takoma Park Campus is on the other side of Philadelphia Avenue.

Takoma Park Master Plan (2000)

A recommendation of the 2000 Takoma Park Master Plan includes “consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan” (page 75). In the Plan, the site is identified as Silver Spring Intermediate Neighborhood Park under “existing parkland” (page 72, Map 18). The Plan considers renovation of the Silver Spring Intermediate Neighborhood Park, including “adding facilities needed and desired by the community” (page 74).

Additional Information

Silver Spring Intermediate School was closed in 1973. The site was developed as a park around 1976 and is currently known as Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991. Evidence of the school's footprint can still be seen within the site grading and several retaining walls. There are also many mature trees that remain from the site's previous use as a school. Amenities such as the parking lot, basketball court, tennis court, ballfields and playground were gradually installed in the park in the 1980s and upgraded in the 2000s.

The property was deeded to Montgomery County from MCPS in October 2018. MCPS' disposition recommends that the site ultimately be conveyed to M-NCPPC as part of a land swap. The Park is currently in the approved Parks CIP for renovation. The intent is for the facility plan to be presented to the Montgomery County Planning Board for approval in summer 2019, for design and construction to be funded through the Park Refresher program, and for final design and construction to be completed in FY20-21.

Please submit reuse proposals to the referenced point of contact by mail, delivery or email by July 18, 2019.

Ronnie L. Warner
Chief, Office of Planning and Development
Montgomery County Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
ronnie.warner@montgomerycountymd.gov



Montgomery County Group

Testimony in support of Forest Glen/Montgomery Hills Sector Plan May 30, 2019

The Sierra Club Montgomery County Group strongly endorses the proposed Forest Glen/Montgomery Hills Sector Plan and its recommendations because they embody smart growth principles and propose reasonable and appropriate measures that would encourage safe and sustainable transportation, improve land use, protect the environment, and create a range of housing opportunities and choices.

The current Georgia Avenue corridor in the sector plan area is an unattractive, auto-dominated environment that is unsafe for drivers, pedestrians and bicyclists, and it is a congested mess for commuters and residents alike. Significant improvements are needed and the proposed sector plan and its recommendations would provide the needed changes. What follows is a listing of some of the recommendations contained in the proposed sector plan that we consider particularly noteworthy.

Encourage safe and sustainable transportation

The strong emphasis on vision zero to improve the safety for all individuals including drivers, transit users, bicyclists and pedestrians is especially important. Equally important is balancing traffic demands and proposed infrastructure improvements with the need to enable public transit and safe walking and biking, which are affordable and cleaner alternatives to driving. The sector plan would follow recommendations of the county's Bicycle Master Plan and also establish a bicycle and pedestrian priority area (BPPA) plan for the area.

Improve land use

Much needed transit-oriented development would be enabled by changing zoning to allow high and medium density, multi-unit residential development around the Forest Glen Metro Station, and commercial residential, and mixed use development at both the Metro Station and at the planned transit stop at Georgia Avenue and Seminary for the future Georgia Avenue South Bus Rapid Transit line. Such zoning would encourage redevelopment of large commercial sites and parking lots near transit and result in more pedestrian-oriented environments with walkable blocks with street level amenities that residents want. The recommended zoning revisions are sensitive to the scale and character of existing single family homes, and would provide appropriate transition to multifamily dwellings.

Protect the environment

The proposed sector plan would be good for the environment in a number of ways. It would improve stormwater management, improve open space and existing parkland, expand green cover, and prioritize tree planting along existing and proposed streets. It would reduce local energy demand and consumption by supporting the construction of energy-efficient buildings, and lessen vehicle emissions by reducing traffic congestion and, as previously mentioned, encouraging more use of public transit, biking and walking. The proposed sector plan also would require overhead wires be buried underground which would eliminate unsightly utility wires and poles and avoid conflict with the tree canopy.

Create a range of housing choices

The proposed sector plan would preserve existing market-rate affordable housing, where possible, and encourage county collaboration with non-profit county and private organizations to expand, enhance and develop affordable housing opportunities accessible by mass transit. It also would require MPDUs in new multifamily residential buildings near transit or activity centers, and preserve existing residential neighborhoods of detached homes in and around the sector plan area.

In summary, the proposed Forest Glen/Montgomery Hills Sector Plan and its recommendations are well thought out, embody smart growth principles, are responsive to local community wishes, and deserve your support.


Brian Ditzler, Sierra Club Montgomery Executive Committee
Chair, Sierra Club Maryland

Email

FW: Forest Glen/Montgom...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: Forest Glen/Montgomery Hills Sector Plan - Americana Finnmark Questions and Comments

Date Sent **Date Received** 6/5/2019 4:14 PM

From: Dreyfuss, Norman
Sent: Wednesday, June 5, 2019 3:01 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: FW: Forest Glen/Montgomery Hills Sector Plan - Americana Finnmark Questions and Comments
Importance: High

From: Americana Finnmark
Sent: Wednesday, June 5, 2019 3:00:19 PM (UTC-05:00) Eastern Time (US & Canada)
To: MCP-Chair
Cc: Anderson, Casey; Patterson, Tina; Fani-Gonzalez, Natali; Cichy, Gerald; Dreyfuss, Norman
Subject: Forest Glen/Montgomery Hills Sector Plan - Americana Finnmark Questions and Comments

Dear Chairman Anderson,

Please find the attached document from Americana Finnmark Condominium regarding the Forest Glen/Montgomery Hills Sector Plan.

Sincerely,

Elizabeth Betz

On-Site Manager

Americana Finnmark Condominium
9900 Georgia Avenue
Silver Spring, MD 20902
301-585-4045
afmgr@comsource.com

AMERICANA finnmark

June 5, 2019

Chairman Anderson
8787 Georgia Avenue
Silver Spring, MD 20910
MCP-Chair@mncppc-mc.org

RE: Forest Glen/Montgomery Hills Sector Plan

Dear Chairman Anderson,

Attached please find additional comments and questions regarding the Forest Glen/Montgomery Hills Sector Plan. Thank you for the opportunity to submit our concerns and for all of the work of the Planning staff and Board which has brought us this far. We look forward to the next steps in the process.

Sincerely,

Andy Banks
Community Relations Committee Chair
Americana Finnmark Condominium
And
Nancy Wisdo
Board President
Americana Finnmark Condominium

C.C.
Casey.Anderson@mncppc-mc.org
Tina.Patterson@mncppc-mc.org
Natali.Fani-Gonzalez@mncppc-mc.org
Gerald.Cichy@mncppc-mc.org
norman.dreyfuss@mncppc-mc.org

Montgomery County Planning
Forest Glen – Montgomery Hills Sector Plan
Public Hearing Draft – Comments and Questions
June 5, 2019

Traffic and density at the intersection of Georgia Avenue and Forest Glen Road:

- How will the proposed additional densities at the Forest Glen Metro Parking Lot and the Forest Glen Medical Center supported in the plan affect an already overburdened intersection (Georgia Avenue and Forest Glen Road) with respect to traffic?
- How many automobiles do you project will be added to Forest Glen with the addition of the projected residential units at the Forest Glen Medical Center and the Forest Glen Metro Station Parking Lot?
- Other than reducing traffic speeds, what measures will be taken to alleviate these additional traffic burdens?
- How will lowering speeds alleviate traffic gridlock?
- Metro ridership has been consistently on the decline and is facing stiff competition from other modes of transportation, most notably bicycles and ridesharing. How will the Sector Plan effectively deal with increased traffic, given the increased density it proposes for the Forest Glen area?

The Forest Glen Metro Station:

- The proposed underground passageway to the Forest Glen Metro Station currently is only accessible to pedestrians from the east side of Georgia Avenue. Why can't the design of the passageway be modified so that it is fully accessible to pedestrians from **both** the east side *and* west side of Georgia Avenue? Additionally, who will maintain and police the proposed pedestrian tunnel to the east side of Georgia Avenue?
- What are the Out of Service records for the past ten years for each of the 6 elevators at the Forest Glen Metro Station (i.e., how many days did each elevator need to be taken out of service, or experienced operational failures)?
- How many times did elevators malfunction in the past 10 years with riders on board?
- How many elevator riders had to be rescued from stopped elevators in the past 10 years?
- Please provide the following information/documentation regarding the Forest Glen Metro Station's operations, capacity, and fire, safety and evacuation plans. Specifically:
 - How did WMATA characterize the Forest Glen Metro Station to the Interstate Commerce Commission (now abolished) when the station was initially conceived and when the station opened in 1990. It is our understanding that it was characterized in 1978 and 1996 as a residential station.
 - How is the Forest Glen Metro Station characterized by the Federal Transit Administration today? Is the station still considered a "light service stop?"

- What is the maximum customer handling capability during rush hour of the 6 21-story elevators at the Forest Glen Metro Station?
- What are the results of pre-revenue service station safety tests and evacuation exercises?
- What improvements have been made, if any, to the public evacuation protocols and procedures from track level to safety in case of a major emergency?
- Can WMATA guarantee that all its evacuation facilities would be available in case of an emergency with a substantial increase in public participation, i.e. all elevator and stairwells working and free of obstacles?

Georgia Avenue and Tilton Drive Protected Crossing:

- Please revise the proposal for a protected crossing at Georgia Avenue and Tilton Drive to include a traffic signal light, not just a flashing traffic beacon. A traffic signal is the most appropriate traffic control device to facilitate the flow of traffic in and out of the Americana Finnmark and to allow safe crossing across Georgia Avenue for pedestrians. Currently such a light at Tilton can be timed with the light on August Drive so that both North and South traffic patterns on Georgia avenue will not be interrupted.

Sidewalks:

- Please provide further details with respect to the proposal to widen sidewalks to a minimum of 5-feet, install a minimum 5-foot landscaped buffer, and remove all obstructions from sidewalks on both sides of Forest Glen Road from Georgia Avenue to Seminary Road. Do these "obstructions" include the removal of utility poles? What other obstructions does the plan refer to other than utility poles?

Proposed Building Heights; Additional Residences:

- The proposed building heights of "up to 120 feet" are inconsistent with the character and design of the Forest Glen neighborhood. Please revise the proposed building heights to no more than 75 feet, limiting the location of such buildings to the Forest Glen Medical Building site.
- The 120 feet tall buildings at the Medical Center site and the Metro Parking lot would affect the daily sunlight exposure for Americana Finnmark and other nearby buildings. Please provide Lidar modeling for all four seasons, comparing the current zoning with the proposed 120 feet tall zoning.
- Increased population and dwellings as currently proposed at the Forest Glen Metro Parking lot will create an undue burden on the west side of the neighborhood, creating a crowding effect and causing major problems with noise, light and environmental pollutants.
- These factors will vastly decrease the quality of life in west Forest Glen. Please limit the building of housing to the east side of Georgia Avenue, which is much less dense, as the west side is currently the densest with population and housing units.
- Development on the Forest Glen Metro parking lot site should be limited to neighborhood-oriented amenities and retail (food trucks, small sundry store, coffee shop, dry cleaners, etc.) which will benefit both local residents and commuters.

BOARD OF DIRECTORS

AMERICANA FINNMARK CONDOMINIUM

9900 GEORGIA AVENUE/SILVER SPRING, MARYLAND 20902


- Please provide the following information regarding the proposed 120 feet tall mixed-use buildings:
 - How many total residential units are proposed to be built on the Metro Parking Lot and Medical Center sites?
 - What is the breakdown of studio, one, two and three bedroom apartments in each building?
 - What is the maximum number of residents for each building?
 - How much square footage of commercial space will be provided in each building?
 - How will the shadows of the proposed buildings affect the surrounding landscape?
 - Will the left turn regulations and capacities be changed if proposed buildings are built?
 - Why has there not been any commercial development of Forest Glen for 50 years?
 - Where will parking be located at both of these proposed sites?
 - How many parking spaces will be available at both of these proposed sites?
 - Could revised zoning substantially reduce parking facilities at the proposed buildings to encourage use of public transit?
 - Please also prioritize and maximize workforce housing and MPDUs, rather than just market-rate dwellings. Affordable housing is the major need in Montgomery County. 15% MPDU housing set asides are woefully inadequate to satisfy this housing shortage. Please revise this minimum set aside.
 - What would be the estimated utilization of public transit by retail customers to the proposed buildings? Please provide data for bus and Metro separately.
 - What has been the public transit utilization by residents of the new apartments in Wheaton? Please provide separately for bus and Metro.





Americana Finnmark Condominium – Community Relations Committee

Email

Development of Metro Sta...

Email

From  **vinviz**

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Development of Metro Station parking lot, Montgomery Hills/ Forest Glen Sector Plan.

Date Sent **Date Received** 6/5/2019 3:53 PM

Vincent Hughes
2127 Darcy Green Place
Silver Spring, Maryland
20910

Casey Anderson
Chair, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD
20910 June 3, 2019

Dear Mr. Anderson,

This letter is in reference to the Montgomery Hills/ Forest Glen Sector Plan hearing that was held on May 30th 2019. I am writing to voice my concern about the proposed development of the Forest Glen Metro Station parking lot. We moved into the neighborhood behind the station 17 years ago and, though the area is a very pleasant one, the intersection of Forest Glen Road and Georgia Ave has always been very congested and dangerous. I've often heard that is the most dangerous intersection in Montgomery County, if not the entire state of Maryland. The fact that the Georgia Ave Beltway interchange feeds directly into it a mere 200 feet away makes it especially prone to traffic bottlenecks and accidents, especially for cars making left-hand turns onto Forest Glen Road from Georgia Ave. (This includes emergency vehicles turning towards Holy Cross hospital.)

I suppose it was inevitable that the Forest Glen Metro station would be further developed to include more parking and, perhaps, some small retail businesses. However, I think that the density of these development plans must take into careful consideration the potential traffic overload to that critical intersection.

The plan you have drawn up to ease the traffic on Georgia Avenue is very laudable, and must have been difficult, especially given what a complicated stretch of road it is. I believe it is a very good plan, and look forward to its implementation in the near future. I think it will help to alleviate the stresses of traffic in our sector.

However, in your development masterplan, you propose that the Metro station parking lot and the Forest Glen Medical Center (9801 Georgia Avenue) be rezoned to allow construction of mixed-use buildings up to 120 feet tall. I sincerely believe that the residential density of buildings of this height will render the Forest Glen/Georgia Avenue intersection unmanageable. This will also negatively increase the traffic in our neighborhood, as people exit Georgia Avenue and Forest Glen, trying to bypass the intersection.

Just this morning, in fact, there was an accident on the Beltway close to Georgia Avenue, which caused traffic gridlock in this entire sector.


I ask you to please reconsider lifting the height restrictions for any buildings so close to this vulnerable and important intersection..

Thank you for your time and attention.

Yours sincerely,

Vincent Hughes

Attachments

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Don & Tina Slater
402 Mansfield Road
Silver Spring MD 20910-5515

June 5, 2019

Dear Chair Anderson and Planning Board Commissioners:

Thank you for the opportunity to submit some comments about the Montgomery Hills/Forest Glen draft sector plan.

- Traffic congestion on Georgia Avenue is overwhelming (I call it a "trafficsewer"). Pedestrian safety is sketchy at best – sidewalks are adjacent heavy traffic, cross-walks are frequently blocked by turning cars. Bike safety is non-existent – you cannot ride on the narrow sidewalks, and I won't take my life in my hands trying to ride in the roadway. So Yes, please, do make it a Main Street Corridor/Boulevard. That would be lovely!
- Development near the Forest Glen Metro is practically missing and definitely "under-planned". There is a lot of potential there for providing mixed use development that would encourage residents to use Metro.
- In terms of housing for people of all income levels, there is quite a bit of middle and upper middle housing in the area. So when adding more housing, it would be good to look at the whole area to see if we can balance/provide housing for all income levels.
- Green infrastructure is currently lacking. And I like the plans for increasing the number of community and civic gathering places.
- Possibly consolidating bus stops and testing out whether this area could be a micro-transit zone are worthwhile ideas to look at ---- although, at this point, it is hard to imagine the micro-transit vehicles being able to successfully move through the traffic!
- Finally, I support the idea to recommend the Montgomery Hills District for Small Business Assistance funds. There are many little local shops there, which appear to be "hanging on" and if people had a safe walkable/bikeable way to access them they could definitely thrive.

Thank you for the opportunity to comment on this very good plan.

Tina Slater
402 Mansfield Rd
Silver Spring, MD 20910-5515

Email

Forest Glen/Montgomery ...

Email

From  janeegustafson@aol.com

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc  Katherine.Mencavini@montgomeryplanning.org;  Melissa Williams

Subject Forest Glen/Montgomery Hills Sector Plan

Date Sent **Date Received** 6/5/2019 5:25 PM


Chair and all,
I am a resident of Woodside - a townhouse complex of 250 homes that will be impacted by the new plan.

Comments to supplement what our association has submitted are attached for your review.

Thank you,

Jane Gustafson
1901 Brightleaf Court
Silver Spring, MD.

Attachments

File Name	File Size (Bytes)	
My comments are below to supplement the atta...	85,701	
Woodside HOA Comments on Forest Glen-Mont...	209,865	
1 - 2 of 2 (0 selected)		Page 1

My comments are below to supplement the attached document from the Woodside Homeowners Association are below.

1. Recommend the county use an up to date and current plan of the area for the Forest Glen/Montgomery Hills Sector plan and outline the entire area to be incorporated into this plan. An aerial view is needed to graphically show the streets, housing and buildings.
2. Eliminate the narrow passage with steps that connects the end of Woodland Drive to Medical Park Drive. This will support the recommendation to not have any type of a connection. The church should add signage to indicate access to their large parking lot is from Woodland Park Drive. This vehicular travel plan avoids cars entering the parking lot from Georgia Avenue.
3. Medical Park Drive is used as short cut from Georgia Avenue to Dennis and cars travel at high rates of speed even though 25 MPH is the posted speed limit. Recommend adding speed bumps to slow the speed of the vehicle traffic. In this case be specific for the recommended solution. Speed bumps work.
4. Any change to the zoning should maintain the integrity of the existing residential area and types of existing commercial office space. New construction should not exceed the heights of existing structures and the population density should not add significant vehicular traffic to the existing roads. Street parking on Medical Park should be retained. Parking on Medical Park Drive is used by the Woodside homeowners and is a necessity for the homeowners and their guests. Additional parking must be underground.
5. The NE corner has space to create access to an underground tunnel. The Forest Glen and Georgia Ave. intersection has one of the highest accident rates in Montgomery County. The tunnel connection to the Metro should be a high priority as a safety issue for Metro riders. This should be a priority item.

Add:

Provide more playground areas to include areas for Lacrosse, basketball practice, skateboard area and baseball. The play area on Evans road is used by the residents. There is space to add more sports areas in this location. The playground/park areas would benefit a greater number of the resident population both children and adults than the proposed bike paths.

For a bike path to be successful it must be continuous. The proposed plan will complete sections of a proposed bike path in increments depending on the outcome of the zoning and new construction. The bike path in Fairfax County was successful because the old rail line was used and converted into a bike trail. Montgomery County does not have that.

May 25, 2019

TO: Chair, Montgomery County Planning Board
Maryland National Capital Park and Planning Commission

FROM: Woodside Homeowners Association Board of Directors

SUBJECT: Comments on April 2019 Public Hearing Draft of the Forest Glen/Montgomery Hills Sector Plan

The Woodside Homeowners Association (HOA), a corporation of the State of Maryland, is responsible for among other things, performing various functions related to “the maintenance and administration of certain real and common property and improvements” in the Woodside community, a 214-unit residential townhouse complex located in Forest Glen east of Georgia Avenue. The community is bounded by Dennis Avenue and various public/private medical offices (Dennis Avenue Medical Cluster) on the north, the Wheaton Branch Stormwater Management Pond on the east, and Dublin Drive and Everest Street on the south and southwest, respectively. Medical Park Drive runs through the center of the community in a southwest to northeasterly direction.

The following comments were approved by the Woodside HOA at its regularly scheduled May 23, 2019 meeting for transmittal to the Planning Board as part of MNCPPC’s Forest Glen/Montgomery Hills Draft Sector Plan Public Hearing process.

1. *The Board recommends revising the (Final) Draft Plan’s text and maps to incorporate the entire Woodside HOA community within the Sector Plan boundary, not just the northern portion.*

Page 14 of the plan contains a Study Area/Plan Area Overlay map. This map and other Sector Plan text and supporting maps regularly identify Woodside HOA property north of Medical Park Drive as being part of the Sector Plan area while ignoring HOA property south of Medical Park Drive. Indeed, the street system in the southern half of the HOA area is not even shown on this and other plan drawings. As noted in the 1996 Sector Plan, “Sector plan area boundaries are established to respond to common issues, natural boundaries, community affiliation . . .” We believe this approach should be followed in the 2019 plan update as well. By not addressing the southern half of the Woodside HOA in the updated Sector Plan, the reader is left with the impression that land south of Medical Park Drive is simply an extension of the Wheaton Branch Stormwater Management Pond, is unoccupied, and/or not impacted by planned future changes in the adjacent Sector Plan area. That is not the case. This concern should be addressed in the (Final) Draft Plan by including the southern half of the Woodside HOA in the plan boundary and referring to the whole of the Woodside HOA community in the narrative.

2. *The Board recommends eliminating the proposed Woodland Drive extension in the (Final) Draft Plan and, instead, retain the adopted 1996 Forest Glen Sector Plan proposal that provides for abandoning the Woodland Drive right-of-way between Medical Park and August Drives.*

Page 28 of the Draft Plan recommends extending the current terminus of Woodland Drive approximately 50 feet north to connect with Medical Park Drive, and eventually to Dennis Avenue with the redevelopment of the existing medical use at Georgia and Dennis Avenues. This is a significant departure from the 1996 Forest Glen Sector Plan which called for abandoning the Woodland Drive right-of-way between August and Medical Park Drives.

As noted above, Medical Park Drive runs through the heart of the Woodside HOA community and, because of that, pedestrian safety is a constant concern. Adults and children regularly cross Medical Park Drive to access community facilities within and outside Woodside, visit neighbors, or board or disembark from school buses. While understanding the value of interconnectedness in the street system, the Board is concerned that the new Sector Plan proposal extending Woodland Drive to Medical Park Drive greatly increases the likelihood that commuter traffic on Medical Park Drive will grow substantially as drivers treat the new extension as a bypass of the Georgia/Dennis Avenues intersection. Encouraging more vehicular traffic on Medical Park, a local residential street with existing poor sight lines, is dangerous and threatens pedestrian safety. Also, it undoubtedly will lead to increased traffic congestion in the area of our HOA. Such an extension may also contribute, as noted in section 2.1.2A (Page 19), to the use of side streets as informal bypasses to congestion on Georgia Avenue.

The (Final) Draft Plan should retain the 1996 Sector Plan proposal related to Woodland Drive, which called for abandoning the portion of the roadway north of August Drive while still providing perpetual public access through the St. John the Evangelist Catholic Church and School property. Reverting the right-of-way to St. John could in turn allow it to consolidate its east and west campuses facilitating safer movement of students and staff between the two sides of its campus. A well-maintained and landscaped school campus would be a nice addition to the community.

3. *The Board supports plan proposals that encourage traffic calming measures along Medical Park Drive. However, these measures must maintain the existing parking supply on Medical Park to the maximum extent possible.*

Page 20 of the Draft Sector Plan discusses Traffic Calming Studies and the importance of controlling vehicle speeds on side streets for both pedestrian safety and residential character reasons. The Board supports the Planning Board's efforts in this area and believes Medical Park Drive should be included among the roads in the Sector Plan area where these strategies are considered for implementation. However, because the availability of on-street parking is so important to Woodside HOA residents, the Board believes any final selection of specific traffic calming strategies/improvements should only be done following close coordination with the Woodside HOA community. The primary objectives should be to improve pedestrian safety and sight lines for those entering Medical Park Drive from Woodside HOA roads and parking areas while not significantly diminishing Medical Park Drive on-street parking to the greatest extent possible.

4. *The Board needs more information before it is willing to support the proposal to change the zoning on the Dennis Avenue Medical Cluster site from Residential-60 (Special Exception) to Employment Office (EOF).*

According to page 76 of the Draft Plan, in order to accommodate the possible future development plans of the owners of the medical offices at Dennis and Georgia Avenues, the Plan proposes to rezone the entire Dennis Avenue Medical Cluster site from R-60 (Special Exception), to EOF-1.5, H-75. While the HOA is not opposed to some increased density on the medical offices site, the Board believes a more transitional, lower density and lower height zone, such as CRT (Commercial-Residential Town) would be more appropriate given the traffic congestion and existing residential/institutional uses and building heights in the surrounding area. The Board believes the planning staff should more fully outline its objectives in rezoning the site to the higher density and height, the potential community benefits to be derived from an EOF versus CR rezoning, and the measures that will be available in either case to ensure

HOA residents are not adversely affected. We request that the Planning Board staff review this with the Woodside HOA community before including the higher density EOF zoning in the (Final) Draft Sector Plan.


5. *The Board supports the planned addition of a new Forest Glen Metrorail Station grade-separated connection under the Georgia Avenue/Forest Glen Road intersection.*




The HOA supports pedestrian access improvements to the Forest Glen Metrorail Station, in particular the planned grade-separated pedestrian connection under the Georgia Avenue/Forest Glen Road intersection. This would improve pedestrian access to the Metrorail Station from neighborhoods and institutions located east of Georgia Avenue, including Woodside HOA.

Email

Fwd: Forest Glen/Montgo...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Fwd: Forest Glen/Montgomery Hills Sector Plan: Objection to Redevelopment at Forest Glen Metro Station Lot

Date Sent **Date Received** 6/10/2019 3:39 PM

From: melmel@umich.edu <melanye.johnson@gmail.com>
Sent: Wednesday, June 5, 2019 4:49 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: MK Johnson <melanye.johnson@gmail.com>
Subject: Fwd: Forest Glen/Montgomery Hills Sector Plan: Objection to Redevelopment at Forest Glen Metro Station Lot

To: Casey Anderson, Chair
 Montgomery County Planning Board

Good Afternoon:

I attended the Planning Board meeting last week about the Montgomery Hills/Forest Glen Sector Plan. I remain unconvinced that this plan is suitable for my neighborhood. My objections remain the same as they were in December 2018, and I am even more concerned about safety (the Forest Glen/Georgia intersection), increased traffic, businesses that will not be patronized/utilized during business/working hours, and overall increased density (apartment buildings) that just does NOT make sense for the neighborhood or the lack of escalators and 100% functioning elevators at the Metro station.

I treat this very seriously; this is not about my comfort or convenience...or a desire to have a "coffee shop" at the Metro station. This is going to be at MY FRONT DOOR.
 But this is about the future of a neighborhood and contiguous community with Montgomery Hills (and Wheaton). Therefore, the sector plan, as it has been presented thus far, is wholly inappropriate and must not be approved by the Planning Board, County Council, or County Executive.

Respectfully Submitted,

Melanye Johnson

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

From: melmel@umich.edu <melanye.johnson@gmail.com>

mornings as cars and pedestrians attempt to share the road. One can sit in a vehicle and wait 5-7 minutes to make a right hand turn onto southbound Georgia/I-495 W on the wrong morning.

And let's not forget the terrible traffic going south on Georgia on any weekday morning (Saturdays too), that is only exacerbated by the car wash on Georgia at the Seminary Place strip mall.

The State of Maryland (SHA) has presented several proposals to fix the dangerous mess for cars, bikes, and pedestrians that is Georgia Avenue between 16th Street and Forest Glen Road. (I've also tried to catch busses by crossing Georgia & Forest Glen Road; this is very difficult and dangerous.) Adding a 400-500 unit apartment complex to the mix right at the bullseye of the problem, as it stands right now, will only ADD congestion to the intersection, which is already very dangerous.

Have you given any serious consideration of the safety risks and congestion that adding a 400-500 unit APARTMENT building on the Metro parking lot will cause, without having any significant and permanent changes to the structure of the roads and traffic flow?

And, if the objective is to increase utilization of the Forest Glen Metro station for WMATA, has anyone done any studies on how a 400-500 unit building will significantly increase foot traffic and utilization of the Metro station, assuming that all other housing in the immediate area remains constant?

Since I moved to Forest Glen in 2010, I've seen significant changes in the community. 7 or 8 single family houses were built on a patch of land — right across from the Metro station — that had a single farm house on it. Two more houses have been built on Forest Glen Road, west of Georgia. Four new houses have been built on Clark Place. And two more houses are currently being built at the end of my block on Kimball Place. When I moved to my house in 2010, there was one farm house on the property at the end of my block, and no houses on the property on which the four homes on Clark Place sit.

I'm not trying to be a "NIMBY proponent," but it appears (to me, at least) that need assessments, safety impact studies, and community assessments have NOT been conducted, and if so, they haven't been thorough. Furthermore, it appears as though a vocal minority of individuals (some of who don't even live in the immediate community) using web sites, blogs, and social media, has presented its opinion to you that redevelopment of the Metro parking lot is best for the entire community. However, the entire community — including all of the HOAs and homeowners who would be impacted the most — seem to have been left out of this conversation and the planning.

Without more data, study, debate, and true transparency, the proposed redevelopment of the Forest Glen Metro station parking lot appears to be just a pet project of a few land developers who do not care about safety or the surrounding community. That is incongruous with the needs of the community and as well as the community aesthetic. The planning commission, as public trust officials and employees, should hold paramount the best interests of safety and the community when recommending community redevelopment plans, particularly when proposing to redevelop land that is utilized by the general public.

I hope that you will seriously consider and debate these initial objections, as well as make them of record.

Very Truly Yours,

Melanye Johnson
Kimball Place homeowner