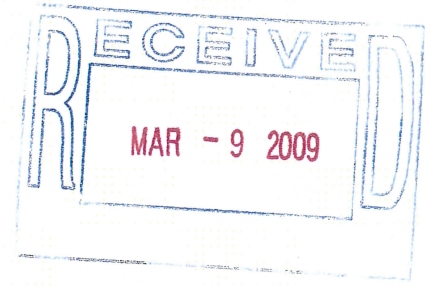


LINOWES
AND **BLOCHER LLP**
ATTORNEYS AT LAW



March 4, 2009

Anne C. Martin
301.961.5127
amartin@linowes-law.com

The Honorable Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Public Hearing Draft- The Gaithersburg West Master Plan (the "Draft Gaithersburg West Plan")

Dear Chairman Hanson and Members of the Planning Board:

On behalf of Smokey Glen Farm, the 91.36-acre farm with recreation and picnic facilities located on Riffleford Road near Darnestown Road in the Potomac Master Plan area (the "Property"), we respectfully request that the Planning Board delete the reference to the Property as an ideal park for active recreation fields on page 43 of the Draft Gaithersburg West Plan if it "becomes[s] available in the future." Not only is the detrimental reference to the Property in the Draft Gaithersburg West Plan inappropriate since the Property is in a separate planning area, but the damaging suggestion that the Property may be available is inconsistent with the longstanding Montgomery County support and use of the farm and picnic use on the Property and the voluntary preservation efforts of Smokey Glen Farm. For these reasons, as detailed below, we request that the Planning Board remove any reference to Smokey Glen Farm from page 43 the Draft Gaithersburg West Plan.

As noted in the Draft Gaithersburg West Plan, the blended agricultural use with the picnic and event use on the Property has been a 50-year County tradition. In 1959, the special exception was granted to owners of the Property, the Sweet family, to add an outdoor restaurant facility and barbeque operations to the existing farm. The special exception was modified in 1984 and 1986 for modification to three of the cooking pavilion structures and a modification to the administrative offices. In 1986, the Sweet family proactively participated in the Gaithersburg Vicinity Master Plan and the voluntary recommendation to down-zone the Property from the R-A (similar to R-200) to the RE-2C zone in order to preserve the agricultural character of the Property and the existing use in the growing suburban area. The reclassification inadvertently made the picnic operation non-conforming. Therefore, in order to ensure that the Smokey Glen Farm continue its longstanding tradition of providing picnic facilities and barbeque catering for its significant base of customers throughout the region (as well as continue the existing tree farm), the County Council unanimously created a new use category on November 13, 2001 specifically to maintain Smokey Glen Farm in the RE-2C zone and permit the modifications to

The Honorable Royce Hanson
March 4, 2009
Page 2

the special exception necessary to improve the facilities. Subsequently, a special exception modification was granted in 2003 to continue the operation and permit the replacement of the main dining facility. Both of these actions were with the support of the Planning Board. Further, the Planning Board approved the Preliminary Plan of Subdivision for the property in January 2007, and the Sweet family made improvements to the Property, including costly retrofitting of the stormwater management facilities for the existing pavilions and sheds on the Property, in reliance on such approvals.

In consideration of the history of County support for Smokey Glen Farm's blended agricultural and recreation and picnic use, as well as the voluntary preservation by the Sweet family of the agricultural nature, character and use of the Property, we request that the Planning Board remove all references to this Property in the Draft Gaithersburg West Plan. The Sweet family was extensively involved in the Gaithersburg and Vicinity Plan, the recent Potomac Master Plan and the recent special exception modifications and subdivision processes. These longstanding community partners should not have their business efforts and Property significantly jeopardized by a suggestion in a Master Plan for another planning area that the picnic and event business may not continue, especially in this economic climate. Further, as a long standing special exception holder that has preserved the agricultural nature of the Property, the Smokey Glen Farm should not be subjected to the suggestion that their costly preservation efforts and the special exception approvals are not appreciated and valuable to the County and are subject to risk of government intervention for parkland.

Thank you for your consideration of our comments on behalf of Smokey Glen Farm and the Sweet family, and our request that the Planning Board delete the reference to their Property that is outside the Gaithersburg West planning area from the Draft Gaithersburg West Master Plan.

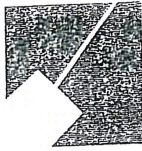
Very truly yours,

LINOWES AND BLOCHER LLP



Anne C. Martin

cc:  Nancy Sturgeon
James Sweet



ATTACHMENT D

MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Ms. Anne C. Martin
Linowes and Blocher Attorneys at Law
7200 Wisconsin Avenue, Suite 800
Bethesda, MD
20814

March 24, 2009

Re: Public Hearing Draft – The Gaithersburg West Master Plan

Dear Ms. Martin:

Thank you for your letter of March 4, 2009 concerning the Public Hearing Draft of the Gaithersburg West Master Plan and specifically the Smokey Glen Farm property. Since the plan is under discussion, Chairman Hanson has asked staff to respond and outline their thinking on the issue.

Your letter requests that the Planning Board remove from the Draft Master Plan the recommendation that the Smokey Glen Farm property be considered for possible future parkland. The language was intended to signal that, if at any point in the future, the property owners would be interested in selling, the Montgomery County Parks Department would be interested in discussing acquisition. If, in the future, these discussions were to occur, the Parks Department would seek independent appraisal of the property to determine fair market value.

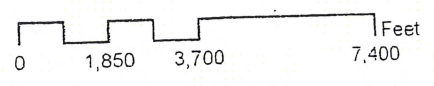
It is possible that the property would never be for sale. It is also possible that the cost of acquisition in the future would be too costly for public investment. Because of Smokey Glen's large amount of acreage, future acquisition would require substantial public funding; therefore, any possibility of permanent public preservation, no matter how remote today, should be identified in a master plan. In any case, the master plan language provides an option to be pursued only by mutually agreeable parties.

Master plans are the primary venue for designating potential future open spaces and parkland acquisition to meet long term future recreation and preservation needs. It is important that they include all potential acquisition proposals. As Montgomery County builds out and urbanizes, land for recreation and open space acreage becomes increasingly scarce as do the opportunities to preserve it. Any master plan looks out over a 20 year (or more) horizon to see what possibilities, realistic or remote, may present themselves before those possibilities are eliminated forever. In many areas of Montgomery County, the Parks Department land holdings are the only open space open to the public all day every day. As more and more development occurs around the I-270 Corridor, we expect demand to increase for all types of recreation activities, and we need to anticipate acquisition of additional open space and recreation lands. The approved policy document on which we base needs assessment, the Parks Recreation and Open Space Plan (PROS), finds that in the Gaithersburg area, six additional playgrounds will be needed by 2020, and in the entire I-270 Corridor there will be a need

Darnestown Civic Association (Boundary)



- Roads
- Property
- Darnestown CA - boundary



Gaithersburg West Master Plan Public Hearing Summary of Testimony

I.D.	Type	Person/Company	District	Comments	Worksession Topic
1	OT WT	Diane Schwartz Jones Assistant Chief Administrative Officer	LSC	<ul style="list-style-type: none"> County Executive supports the Plan Vision for LSC over the next 30 years. LSC needs to transform from 1980s model of suburban office park into a live, work, play research community supported by transit, housing, facilities, and services. County must provide tools for LSC companies to grow and thrive. 	LSC
2	OT WT WT 3/5 WT 3/24	Greg Ossont, Director Planning & Code, City of Gaithersburg Angel L. Jones, City Manager, Gaithersburg John Bauer, Chair, Planning Commission, City of Gaithersburg	LSC Area-wide	<ul style="list-style-type: none"> Request Plan be renamed; don't use "Gaithersburg"; object to use of word "enclave" Retain CCT stop near Decoverly/Diamondback Specify buffer and height adjacent to Mission Hills Explain recommended ROW expansions; remove Sam Eig/Diamondback grade-separated interchange. Oppose LSC CCT realignment if project is delayed Housing should be staged Oppose restricted access to transit stations/centers Support McGown annexation into City Oppose Longdraft as 4-lane arterial 	LSC Belward CCT Transportation Staging
3	OT WT	Montserrat Capdevila JHU Graduate Student Hopkins Biotech Network	LSC	<ul style="list-style-type: none"> Support Plan and the jobs it will create for young people embarking on careers who will stay in the area Support housing for younger adults near jobs in a vibrant place that will also attract new companies 	LSC
4	OT WT	Bruce Robertson H.I.G. Capital	LSC	<ul style="list-style-type: none"> Support the Plan as a neighbor (Willows) and a life sciences industry advocate and entrepreneur Creating sense of community and physical environment that provides opportunities for synergies among the workforce is key to successful LSC of the future Must nurture this industry that is a good neighbor 	LSC
5	OT WT	Marsha Kaiser PB Placemaking	LSC	<ul style="list-style-type: none"> Support Plan and County's vision for the I-270 Technology Corridor and the LSC Plan builds on Corridor's strengths and County's investments Expanding densities and uses in LSC is good planning and will help make CCT competitive; density makes transit successful. 	LSC

I.D.	Type	Person/Company	District	Comments	Worksession Topic
6	OT WT	William G. Robertson President and CEO Adventist HealthCare	LSC	<ul style="list-style-type: none"> Support Plan, which enables AHC to expand to meet needs over time; density of 1.5 FAR will provide for long-term growth of medical center Support CCT through LSC and will provide space on-site for station Some concern about local street network in AHC site 	LSC Central
7	OT WT WT	Dr. Stewart Edelstein Executive Director, Universities at Shady Grove William E. Kirwan, Chancellor, USM	LSC	<ul style="list-style-type: none"> Committed to overall goals of Plan USM will expand its presence in the LSC to be a destination for health and biosciences education Strongly encourage a CCT stop be put on the campus USM is important partner and is becoming an education “Health Sciences” center to support and strengthen the LSC Support CCT station at USG 	LSC South
8	OT WT	Dick Knapp Foulger-Pratt Companies	LSC	<ul style="list-style-type: none"> Support Plan; will allow LSC to evolve, be competitive and will create spaces and places for collaboration Support mix of uses, denser development, transit, and pedestrian and bike access Plan is progressive approach to science, planning, and future growth of our economic engine 	LSC
9	OT WT	Julie Gross Adelson J. Craig Venter Institute	LSC	<ul style="list-style-type: none"> Plan fulfills vision of I-270 Corridor as world class center for health, science, education Next phase of growth and expansion of LSC will elevate County as biotech leader and will create high-income jobs over many years Helps increase educational opportunities; enable us to retain and recruit the best minds to live and work here 	LSC
10	OT WT WT 2/28 3/30 4/3	Donna Baron Gaithersburg-North Potomac-Rockville Coalition	LSC- Belward	<ul style="list-style-type: none"> “Science City” makes no sense in our suburban neighborhood, must be scaled back; especially Belward - against our & Banks’ wishes; overall, too much density, height, traffic and CCT won’t do enough in traffic-clogged area next to most congested intersection; CCT shouldn’t justify development Metro densities but station 5 miles away; don’t want to be Rosslyn; Chart comparing densities submitted. Reduce density so interchanges aren’t required 	Belward Density Transportation CCT Staging

I.D.	Type	Person/Company	District	Comments	Worksession Topic
11	OT WT	Phyllis Stanger Gaithersburg-North Potomac-Rockville Coalition	LSC- Belward	<ul style="list-style-type: none"> • More housing will overcrowd schools and won't be staged so it will fill before commercial development. • Limit height to 7 stories at transit, 2-3 at edges • Citizens left out- insist on seat at table. We chose to live in suburbs and that choice shouldn't be taken away to please developers when we'll have to foot the bill and live with congestion and overcrowding; Form implementation committee. • Massive development ignores people who were here first and will be affected for next 30 years by traffic, noise, construction, unsightly urban density, pollution, school overcrowding • Scale back massive project, ensure Wootton cluster boundary doesn't change, and form a CAC; otherwise residents will derail project. 	LSC Density
12	OT WT	Eric Ross, Resident	LSC	<ul style="list-style-type: none"> • Resident in Willows, adjacent to LSC; aware of plans before we bought and liked growth of good jobs and educated workforce, increasing property values • Plan creates vibrant, staged TOD that appeals to users • Plan is fair and balanced; concerns of community have been heard and addressed. 	LSC
13	OT WT	Gary Robinson Washingtonian Woods HOA; Residents for Reasonable Development	LSC- Belward	<ul style="list-style-type: none"> • Biotech professional, support growth but concerned about scope and JHU's lack of details for Belward • Size and density are excessive; traffic congestion will worsen from 60,000 workers and transit won't solve it • Traffic volume will sever links between Belward and neighboring communities 	Belward Transportation
14	OT WT	Diane Aronson Gaithersburg-North Potomac-Rockville Coalition	LSC- Belward	<ul style="list-style-type: none"> • Here to honor Mrs. Banks' wishes – Belward should be a bucolic research campus • JHU and County are ignoring the deed by proposing housing and commercial development 	Belward
15	OT WT	Barbara Sears Linowes and Blocher	JHU- MCC & Belward	<ul style="list-style-type: none"> • Density at Belward should be increased from 1.0 to 1.5 FAR and height at CCT station should be increased from 110 to 143 feet 	Belward

I.D.	Type	Person/Company	District	Comments	Worksession Topic
16	OT WT	David McDonough Johns Hopkins University	LSC	<ul style="list-style-type: none"> Plan embodies smart growth, TOD, mixed use, sustainable planning principles for the LSC to be a great place to live, work, play for now and the future Plan supports growth of science, education, healthcare and creates high paying jobs, improves quality of life, provides recreation and transit options while protecting and enhancing existing neighborhoods 	LSC
17	OT WT	Elaine Amir, Executive Director, Johns Hopkins University-Montgomery County Campus (JHU-MCC)	LSC	<ul style="list-style-type: none"> Support the Plan; expands on visionary work of County to create a world-renowned genomic research center Turn car-centric, suburban office park into walkable TOD where collaborative research results in “next great thing” Plan will help stop the “brain drain” and keep our best and brightest here by creating jobs in a vibrant environment that offers live, work, play experiences 	LSC
18	OT WT	Roger Kang TissueGene	LSC	<ul style="list-style-type: none"> Competition is fierce; if County wants to be premier biotech location, need to create the vibrant, TOD place proposed by Plan, not an auto-oriented office park 	LSC
19	OT WT	Sandra Spencer, CEO National Federation of Families for Children’s Mental Health	LSC	<ul style="list-style-type: none"> Fully support the Plan as it will encourage more community networking 	LSC
20	OT WT	Kaushik Patel Mission Hills	Belward	<ul style="list-style-type: none"> Mrs. Banks did not want to commercialize Belward Plan will increase population, traffic, crime and deteriorate quality of life 	Belward Density Transportation
21	OT WT	Jan Fine Mission Hills/Residents for Reasonable Development (RRD)	Belward	<ul style="list-style-type: none"> JHU has shown respect for Mission Hills residents but Mrs. Banks wanted a campus, not Biopolis on Belward RRD recommends compact urban areas at transit on eastern portion of Belward but rest low density and open space; transfer density to JHU’s central site 	Belward LSC Density
22	OT WT	Lynne Rose Mission Hills/Residents for Reasonable Development	LSC Belward	<ul style="list-style-type: none"> Support science, R&D, but must have balance Proposed interchanges are costly and don’t fit suburbia Traffic models show congestion will be overwhelming; 21 intersections at high congestion levels Change route of CCT along Muddy Branch so access to Mission Hills isn’t made more difficult 	Belward Transportation CCT

I.D.	Type	Person/Company	District	Comments	Worksession Topic
23	OT WT WT 4-10	Magdalena Clyne Mission Hills/Residents for Reasonable Development	LSC Belward	<ul style="list-style-type: none"> Plan appears to put city in middle of suburbia This density is not necessary for research JHU plans; it will be bigger than Bethesda Reasonable alternatives that allow JHU to develop but that don't alter suburban character must be considered Need buffer between Mission Hills & Belward 	Belward Density
24	OT WT WT 3/25 WT 3/20 WT 3/4	Jim Sweet Smokey Glen Farm Stephen Ellis, Darnestown Civic Association Marilyn Balcombe, G-G Chamber of Commerce Anne Martin, Linowes and Blocher	Quince Orchard area	<ul style="list-style-type: none"> Delete speculative and damaging language from Plan regarding Smokey Glen Farm as we are not for sale nor will we be for sale. Delete reference to Smokey Glen Farm as possible future site for a local park as owners believe this is an encumbrance. Suggest site within Seneca Creek State Park for local County Park Smokey Glen Farm is not viable option for a County park as it is not for sale and will not be for sale Delete detrimental reference (on page 43) to potential consideration of property for park as it suggests site is subject to risk of government intervention 	Quince Orchard Area (outside LSC) - Parks
25	OT WT	Sally Sternbach Rockville Economic Development, Inc.	LSC	<ul style="list-style-type: none"> LSC today is dated model for business parks Support the Plan vision to create an LSC with mixed use, live/work, green space, and transit served where the best minds collaborate on medical breakthroughs to benefit our national and global health 	LSC
26	OT WT	Elsie L. Reid The Franklin Schools	Belward	<ul style="list-style-type: none"> Support Plan vision as neighbor to Belward and educational institution concerned for future Potential for adaptive reuse of farm 	Belward
27	OT WT	Tim Newell Newell and Associates	Belward	<ul style="list-style-type: none"> Representing the Banks Family; involved to see that deed restrictions are honored by JHU; represented by counsel to make sure our interests are protected 	Belward
28	OT WT	Dr. Paolo Baroldi Supernus Pharmaceutical	LSC	<ul style="list-style-type: none"> Support the Plan because it will help develop and grow unique scientific professional opportunities and high quality of life 	LSC
29	OT WT	Steve Robins for Bureau of National Affairs (BNA Washington, Inc.)	LSC North	<ul style="list-style-type: none"> Support current O-M zone for BNA (with revision to allow exterior-oriented retail) Request PD option Concerned about proposed local street (B-9), Key West/Shady Grove interchange, Key West widening 	LSC North Transportation

I.D.	Type	Person/Company	District	Comments	Worksession Topic
30	OT WT	Steve Robins for William Rickman and Lewis Flashenberg	LSC South	<ul style="list-style-type: none"> Retain R&D Zone on Rickman property and also allow multi-family residential through ZTA. Or, consider a zone that allows both R&D and multi-family. 	LSC South
31	OT WT	Steve Robins for Red Gate III LLC	LSC Central	<ul style="list-style-type: none"> Support revised LSC Zone for properties on Medical Center Drive Concerned about proposed local streets (B-9, B-10), interchange at Key West/Shady Grove Road, and Key West improvements Staging should not prohibit expansion of existing properties 	LSC Central Transportation (local streets) Staging
32	OT WT 4/10	Scott Wallace for The Meridian Group (Shady Grove Executive Center)	LSC North	<ul style="list-style-type: none"> Request PD-60 (floating zone) to allow housing option for two vacant parcels in the Shady Grove Executive Center office park in the C-2 Zone (base zone). Housing on site contributes to Plan vision 	LSC North
33	OT WT 3/31	Pamela Lindstrom Residents for Reasonable Development	LSC	<ul style="list-style-type: none"> Traffic modeling shows severe deterioration of already poor LOS and CLV despite favorable assumptions More development should be staged & more infrastructure (interchanges) required in Stage 2. 	Transportation Staging
34	OT WT	Jennifer Pories Wootton Cluster Coordinator	LSC	<ul style="list-style-type: none"> Phase housing with rest of project to alleviate school overcrowding Design new housing for young professionals Financing of new schools should be tied to this project not general capital budget Ensure road infrastructure is phased to avoid delays Ensure biotech industry does not endanger students 	LSC Staging
35	OT WT	Ethan Goffman Sierra Club	LSC	<ul style="list-style-type: none"> Plan is smart growth in name only; done for JHU Plan for LSC would exceed urban areas like Bethesda Traffic modeling shows congestion worsening Procedures for public hearing unfair, not representative 	Density Transportation
36	OT WT	William Reed, Resident	LSC	<ul style="list-style-type: none"> Support Plan and opportunities for the area for future Planners responded to concerns heard in public meetings but some continued to complain even though this is a 40-year plan – let's think about the future 	LSC
37	OT WT	David Rothbard Residents for Reasonable Development	LSC	<ul style="list-style-type: none"> Limit LSC to 12 million square feet and Belward to 2 million Staging plan is confusing 	LSC Density Transportation Staging

I.D.	Type	Person/Company	District	Comments	Worksession Topic
38	OT WT	David Marcille BioReliance Corporation	LSC	<ul style="list-style-type: none"> Incompatible to put urban development in residential area where traffic is already congested 30% non-auto mode share is not realistic Support the Plan as it addresses need for biotech companies to grow and expand Plan will facilitate growth of workforce through integrated educational programs; housing will help provide live/work balance 	LSC
39	OT WT	Paul Yanoshuk, Resident	LSC	<ul style="list-style-type: none"> Support Plan as a nearby neighbor; it will be staged, including CCT and infrastructure Plan builds on past LSC vision and takes it to next level Embrace discomfort of change to leverage County's advantages, stay competitive in science, R&D 	LSC
40	OT WT	Todd Grinspoon, Resident Woods of Muddy Branch	LSC	<ul style="list-style-type: none"> Support Plan as a nearby resident and County native - LSC is stifled by limited growth opportunities Plan will allow growth with transit, pedestrian and bike paths; don't believe it will overburden our roads Need to create more jobs; younger generation isn't opposed; change is inevitable and welcome here 	LSC
41	OT WT	William Kominers Shady Grove Center	Wash. Ind. Enclave	<ul style="list-style-type: none"> Request density mixed use commercial for redevelopment options on site in future Request 1.5 FAR and up to 125 feet height in new mixed-use commercial zone 	Enclave Area: Washingtonian Light Industrial
42	OT WT	Bill Enright, Resident President and CEO, Vaxin, Inc.	LSC	<ul style="list-style-type: none"> Support Plan as nearby resident and biotech professional who is trying to relocate my company here Plan would create place employers and workers want to be and would keep the LSC competitive Staging will control development, tie it to CCT, and include trails and open space Planners did good job of listening and incorporating feedback from community in the proposed Plan 	LSC
43	OT WT	Tim Dugan DANAC Corporation	LSC North	<ul style="list-style-type: none"> Retain CCT station at DANAC Increase density at DANAC from 0.5 to 1.2 FAR Interested in mixed-use project; consider LSC zone or zone "similar to" TMX-2 zone for DANAC 	LSC North Density CCT
44	OT WT	John Jaeger DANAC Corporation	LSC North	<ul style="list-style-type: none"> Retain CCT and consider 1.2 FAR for a mixed-use project on DANAC 	LSC North CCT

I.D.	Type	Person/Company	District	Comments	Worksession Topic
45	OT WT	Dr. Richard Zakour MdBio Division, Tech Council of MD	LSC	<ul style="list-style-type: none"> Support Plan as it represents unique opportunity to fulfill vision for LSC and maintain County as leader in biotech, health care, and education Plan allows right amount of commercial/lab space to accommodate federal agency expansion over long-term 	LSC
46	OT WT	Ron Holtz, Chief Financial Officer, MaxCyte, Inc.	LSC	<ul style="list-style-type: none"> Support Plan as executive in biotech industry and life long resident of County Plan will accelerate growth of our recognized LSC, an engine for job creation, and will improve upon its strengths by creating mixed use development Must create critical mix of research and education that attracts people, capital and fosters growth of industry 	LSC
47	OT WT	Dr. Scott Koenig, CEO of MarcoGenics, Inc.	LSC	<ul style="list-style-type: none"> Support Plan as biotech executive and 25-year resident of County; MC must accelerate efforts to attract and retain biotech companies and talented employees Creating mixed use center with housing is enticing for those who work long hours in labs Plan will help position area for job growth, science education, and influx of capital to boost the bio sector 	LSC
48	OT WT	Lauren Nelson, Student and Biotech employee, County Resident	LSC	<ul style="list-style-type: none"> Plan will provide opportunities for students to learn from leading scientists in local labs Plan helps eliminate "brain drain" by creating good jobs in the new economy over long-term and will add to County tax base Creating mixed-use center will reduce travel demand and is the kind of place young adults like myself are drawn to; we want to lay down our roots and establish our careers; need entrepreneurial spirit in County 	LSC
49	OT WT	Gene Counihan	LSC	<ul style="list-style-type: none"> Support Plan to further LSC vision, which has stagnated in recent years compared to other areas We're at crossroads, must be bold, move forward 	LSC
50	OT WT	Andrew Militsits AITHERAS, LLC	LSC	<ul style="list-style-type: none"> Support Plan as it will create a rich environment for collaboration and represents a sound economic future Plan will allow companies like mine, that want to be in the County but aren't, the chance to locate here 	LSC

I.D.	Type	Person/Company	District	Comments	Worksession Topic
51	OT WT	Marilyn Balcombe Gaithersburg-Germantown Chamber of Commerce, Inc.	LSC	<ul style="list-style-type: none"> Support Plan – all the pieces are there: land, proximity to higher education, federal labs, DC, educated workforce. Need leadership and political will Keep the talent we educate here in the County Support the Plan’s density – it is needed to justify the CCT and make it competitive for federal funding 	LSC
52	OT WT	Jeffrey Frank American Institute of Certified Planners	LSC	<ul style="list-style-type: none"> Support the Plan – expansion of LSC is needed to compete in bioscience market Higher density mixed use should achieve near maximum development potential to support transit, walkability and clustering of research facilities 	LSC
53	OT WT	Gregg Gochnour Science Teacher, Montgomery County Public Schools	LSC	<ul style="list-style-type: none"> Need to create more opportunities for future jobs and internships for our students; collaboration is key to research success and we have it all in the LSC and the chance to solve health problems 	LSC
54	OT WT	Vik Subbu, Alumnus, MS/MBA Biotechnology Program at JHU	LSC	<ul style="list-style-type: none"> Support the Plan – the LSC can propel our region into the next level of innovativeness by creating a unique center that cultivates knowledge and ideas where young professionals like myself want to be 	LSC
55	OT WT	Ben Ross Action Committee for Transit	LSC	<ul style="list-style-type: none"> This is not a transit oriented plan – too much auto All capital projects are vehicular – no capital project for CCT. Connect Transit Center directly to HOV lanes. Promote mixed use along major bus routes. 	CCT
56	OT WT	Erik Feig Metropolitan Regional Informational Systems, Inc.	LSC North	<ul style="list-style-type: none"> Retain CCT on DANAC site and consider denser mixed-use development 	LSC North CCT
57	OT WT	Jim Humphrey Montgomery County Civic Federation	LSC	<ul style="list-style-type: none"> Essential information left out of staging plan Recommend housing be included in staging plan Need more information about revised LSC Zone Allow residents meaningful opportunity for input 	Zoning Staging
	WT 3/4	Latha Ramesh, Resident Woods at Muddy Branch	Belward	<ul style="list-style-type: none"> Concerned about volume of proposed development on Belward due to impacts to community and schools; reduce numbers. 	Density

I.D.	Type	Person/Company	District	Comments	Worksession Topic
WT 3/10	James and Jean Fling Reverend Leonard Nichols Maria Nichols Residents for Reasonable Development	LSC	<ul style="list-style-type: none"> Cap development at densities allowed in existing (1990) Master Plan but rearrange by placing more on east (Central) and less on west side (Belward); transfer development from Belward to Central area Need more housing; agree with PSTA relocation Reduce development so interchanges aren't needed Request CAC 	Density Belward Transportation	
WT 3/24	Darrell Anderson, Mayor Town of Washington Grove	Oakmont Area	<ul style="list-style-type: none"> Concur with recommendation to remove C-T Concur with removal of transit easement along Oakmont Avenue and maintaining Oakmont as 2-lane arterial; support maintenance and preservation of existing single-lane humpback bridge Plans includes "overlap" with areas that are in town and City of Gaithersburg's MEL 	Oakmont area; Humpback bridge	
WT 3/25	Ryan S. Spiegel, Resident Washingtonian Woods	LSC	<ul style="list-style-type: none"> Concerned about traffic, noise, density, public facilities, pedestrian safety, environment, preservation Concerned that development will come before the costly infrastructure needed to off-set its impacts Concerned about CCT assumptions – proposed realignment, timing, and estimates of future transit use Concerned about Muddy Branch/Midsummer access now and in future with CCT and more traffic Use topography on Belward to make buildings appear lower 	Density Transportation CCT	
WT 3/25 4/7	Cheryl Cort, Coalition for Smarter Growth	LSC	<ul style="list-style-type: none"> Request an additional public hearing for the Plan Disagree with increase in jobs; J/H out of balance; need jobs in eastern County, housing in I-270 (TPR) Too much density too far from Metro; undermines market at Metro where density should be CCT too uncertain to tie large density to; tortured CCT route degrades its effectiveness; workers will drive 	Density Jobs/Housing Transportation CCT	
WT 3/25	Rachel King, President and CEO, GlycoMimetics, Inc.	LSC	<ul style="list-style-type: none"> Support Plan as tremendous opportunity for job creation and sustainable growth that will enhance the LSC, draw venture capital and benefit the community 	LSC	
WT 3/26	Robert Scheer, President, Scheer Partners, Inc.	LSC	<ul style="list-style-type: none"> LSC hasn't kept pace and isn't a compelling location for new biotech companies compared with other hubs because it lacks density, amenities, and vitality 	LSC	

I.D.	Type	Person/Company	District	Comments	Worksession Topic
	WT 3/26	Emily Vaia & Debra Borden, Linowes & Blocher for Academy Child Development Center	PSTA LSC West	<ul style="list-style-type: none"> Support Plan because it will revitalize LSC, foster long-term success, allow expansion for biotech, and create a vibrant community that hasn't yet materialized Need for quality day care is vital to community Request rezoning of property from R-90 (as special exception) to C-T, which reflects transitional character along Darnestown Road. 	LSC West/PSTA
	WT 3/26	Robert C. Thompson Sanaria, Inc. 9800 Medical Center Drive	LSC	<ul style="list-style-type: none"> Enthusiastic about Plan; need critical mass in LSC and growth of companies in close proximity to collaborate Need more housing options for local LSC workers, support PSTA site for housing CCT and infrastructure must be part of Plan 	LSC
	WT 3/26	Gigi Godwin, President & CEO, Montgomery County Chamber of Commerce	LSC	<ul style="list-style-type: none"> Support Plan as it represents smart growth Densities should not be reduced (should maybe be higher) if we want to attract federal government expansion and boost ridership to make CCT a competitive project for federal funding. 	LSC
	WT 3/27	Marcel C. Acosta Executive Director, National Capital Planning Commission (NCPC)	NIST	<ul style="list-style-type: none"> Commend Plan's smart growth strategies Recommend ongoing coordination with NCPC and NIST, particularly regarding CCT stop on NIST NCPC review required for stream valley parks subject to Capper-Cramton Act. 	NIST Enclave CCT
	WT 3/30	Michael Weil, Resident, Amberfield HOA	LSC	<ul style="list-style-type: none"> Support Plan and proposed future LSC development as smart growth planning with density at transit, mix of uses, more travel options, including biking and walking Support more retail, amenities, transit, and jobs within walking distance of my neighborhood. 	LSC
	WT 3/31	Mitchell G. Spiegel	LSC	<ul style="list-style-type: none"> Plan enhances LSC as an innovative technopole; CCT through the LSC is a must. 	LSC
	WT 3/31	Susan R. Hoffmann, Mayor City of Rockville	LSC	<ul style="list-style-type: none"> Support overall approach of Plan but development totals in staging Plan are not consistent; need more infrastructure required in Stage 2 to accommodate development; housing should be staged Plan doesn't adequately address negative impacts of traffic; need more on how to manage and mitigate Need more on open space requirements, adequate park dedications, public amenities & connectivity with cities 	Transportation Parks Staging

I.D.	Type	Person/Company	District	Comments	Worksession Topic
	WT 4/1	Heather Shivdasani Resident, Westleigh	LSC	<ul style="list-style-type: none"> Reconsider proposed development based on in-depth research by Gaithersburg-North Potomac-Rockville Coalition 	LSC Density
	WT 4/1	Gail Isaacson, Resident Washingtonian Woods Gaithersburg-North Potomac-Rockville Coalition	LSC Belward	<ul style="list-style-type: none"> Development on Belward and vicinity is too urban. Metro densities will cause more traffic congestion Stage housing and don't overburden schools Density should be reduced so interchanges aren't needed; out of character with suburbia Requests for CAC have been denied, residents must have substantive input before plan is finalized 	Belward Density Transportation Staging
	WT 4/1	Alan Madison, Resident Washingtonian Woods	LSC	<ul style="list-style-type: none"> Monstrous development next to our homes will destroy our quiet community and our property values 	Belward Density
	WT 4/1	Renee Orlove Gaithersburg-North Potomac-Rockville Coalition	LSC	<ul style="list-style-type: none"> County has already ruined the school system and now this project will ruin where we live; which is already too crowded with people and traffic. 	Density
	WT 4/6	Russell Johnson Johnson's Florist & Garden Centers	Quince Orchard area	<ul style="list-style-type: none"> Request modification to Plan language that if Johnson property cannot be obtained for park through voluntary sale, other uses recommended (special exception uses, including approved nursery, townhouses, other). 	Quince Orchard area - Parks
	WT 4/6	Carol Bleakley Gaithersburg-North Potomac-Rockville Coalition	LSC/ Belward	<ul style="list-style-type: none"> Plan does not make sense; bring scale into character with community; this density belongs at Metro CCT won't carry enough riders, can't be used to justify massive project and must not run through Belward Interchanges inconsistent with suburbia; reduce density so they aren't needed and stage all development Requests for CAC denied; make Plan make sense 	Density CCT Transportation (interchanges)
	WT 4/6	Stan Young, Resident North Potomac Gaithersburg-North Potomac-Rockville Coalition	LSC/ Belward	<ul style="list-style-type: none"> Plan does not make sense; density is that of urban, Metro area, like Rosslyn; inconsistent with suburbia; will create congestion, school overcrowding Belward is beloved landmark; JHU ignoring Banks legacy and wishes with development like Rosslyn CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Stage infrastructure and housing but no interchanges Form CAC, citizens must have substantive input 	Density Belward CCT Transportation (interchanges) Staging

I.D.	Type	Person/Company	District	Comments	Worksession Topic
	WT 4/6	Suzan Jenkins, Chief Executive Officers, Arts and Humanities Council	LSC	<ul style="list-style-type: none"> Support Plan as it will have positive economic impact and keep County competitive Arts and Humanities play important role in economic development and building inspiring communities 	LSC
	WT 4/6	William A. Agnostak Gaithersburg-North Potomac-Rockville Coalition	LSC/ Belward	<ul style="list-style-type: none"> Plan out of synch with area; density is too urban; like Rosslyn; must be reduced to alleviate traffic, drainage JHU ignoring Banks' family legacy/wishes for Belward CCT won't carry enough riders/workers; don't run it through Belward and use to justify project All infrastructure must be in place before development and paid for by developers with no tax breaks Requests for CAC denied; Coalition could pursue legal action to secure our interests 	Density Belward CCT Staging
	WT 4/6	Donald J. DeNucci, Resident, North Potomac	LSC	<ul style="list-style-type: none"> Inappropriate development, betrayal of trust by JHU and County similar to banking/investment industry Project will compromise quality of life due to massive scale akin to NIH and Rosslyn in our residential area; will degrade environment, increase traffic and noise Focus should be preserving and enhancing area for residents of surrounding communities. 	Belward Density
	WT 4/6	Joel Aronson Gaithersburg-North Potomac-Rockville Coalition	Belward	<ul style="list-style-type: none"> Staff is supporting request of JHU to build housing on Belward based on false interpretation of the Deed; I do not oppose research facility, what Miss Banks wanted Ask for honesty and integrity without bias and manipulation Remove all housing from Belward portion of Plan 	Belward
	WT 4/8	Craig A. Fricke WSSC	Area-wide	<ul style="list-style-type: none"> No specific comments at this time; capacity evaluations will be performed at time of development review 	
	WT 4/8	Tom DeGraba, President Willows and Neighbors Citizens Association, Inc.	LSC	<ul style="list-style-type: none"> Lack of meaningful community involvement Density far exceeds scale of surrounding community, represents unwarranted taking of value and quality of life; unrealistic traffic mitigation ascribed to transit Plan provides no value to community and will cost tax payers \$700 million for infrastructure Maintain MXN Zone on Traville Housing must be staged to coincide with job creation No value-added for community, need more parks 	Density CCT Staging Parks/Amenities

I.D.	Type	Person/Company	District	Comments	Worksession Topic
	WT 4/9	Barbara Statas, Resident, Westleigh	LSC CCT Belward	<ul style="list-style-type: none"> Overestimation of CCT use, especially if it is BRT and route meanders; address light pollution CCT may not help-hard to get suburbanites to take transit, buses, or ride bikes for commuting purposes Need to provide public parking at LSC CCT stations so area residents can access transit Need more parks & recreation in the Plan Buffer on Belward along Muddy Branch could be park Timeline is rushed; extend schedule to allow MTA to analyze the proposed CCT alignment Concerned about interchanges, Key West widening-costs, impacts, jurisdictional issues, need financial plan Refine staging plan; each phase should be in balance Plan out of synch with area; density is too urban; like Rosslyn; must be reduced to alleviate traffic, drainage JHU ignoring Banks' family legacy/wishes for Belward CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Interchanges inconsistent with suburbia; reduce density so they aren't needed and stage all development Requests for CAC denied; make Plan make sense 	CCT (parking) Parks/Amenities
	WT 4/9	Gregory I. Slater Maryland State Highway Administration	LSC	<ul style="list-style-type: none"> Plan does not make sense; density is that of urban, Metro area, like Rosslyn; inconsistent with suburbia; will create congestion, school overcrowding Belward is beloved landmark; JHU ignoring Banks legacy and wishes with development like Rosslyn CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Stage infrastructure and housing but no interchanges Form CAC, citizens must have substantive input RRAC supports the Plan's classification of Game Preserve Road as secondary residential but wants consideration of possible rustic designation following completion and opening of Watkins Mill Road extended and request future review noted in Plan text. 	Transportation
	WT 4/10	Gary L. Rebholz, Gaithersburg-North Potomac-Rockville Coalition	LSC Belward	<ul style="list-style-type: none"> Plan does not make sense; density is that of urban, Metro area, like Rosslyn; inconsistent with suburbia; will create congestion, school overcrowding Belward is beloved landmark; JHU ignoring Banks legacy and wishes with development like Rosslyn CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Stage infrastructure and housing but no interchanges Form CAC, citizens must have substantive input RRAC supports the Plan's classification of Game Preserve Road as secondary residential but wants consideration of possible rustic designation following completion and opening of Watkins Mill Road extended and request future review noted in Plan text. 	Density Belward Transportation CCT
	WT 4/10	Jonathan and Andrea Pfeffer Gaithersburg-North Potomac-Rockville Coalition	LSC Belward	<ul style="list-style-type: none"> Plan does not make sense; density is that of urban, Metro area, like Rosslyn; inconsistent with suburbia; will create congestion, school overcrowding Belward is beloved landmark; JHU ignoring Banks legacy and wishes with development like Rosslyn CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Stage infrastructure and housing but no interchanges Form CAC, citizens must have substantive input RRAC supports the Plan's classification of Game Preserve Road as secondary residential but wants consideration of possible rustic designation following completion and opening of Watkins Mill Road extended and request future review noted in Plan text. 	Density Belward Transportation CCT
	WT 4/10	Sarah Navid, Coordinator Rustic Roads Advisory Committee (RRAC)	Game Preserve Road	<ul style="list-style-type: none"> Plan does not make sense; density is that of urban, Metro area, like Rosslyn; inconsistent with suburbia; will create congestion, school overcrowding Belward is beloved landmark; JHU ignoring Banks legacy and wishes with development like Rosslyn CCT won't carry enough riders/workers; don't run it through Belward and use to justify project Stage infrastructure and housing but no interchanges Form CAC, citizens must have substantive input RRAC supports the Plan's classification of Game Preserve Road as secondary residential but wants consideration of possible rustic designation following completion and opening of Watkins Mill Road extended and request future review noted in Plan text. 	Transportation (Game Preserve Road)

I.D.	Type	Person/Company	District	Comments	Worksession Topic
	WT 4/10	Thomas D.W. Fauquier Owner, 9711 & 9715 Medical Center Drive	LSC Central	<ul style="list-style-type: none"> • Increase FAR from 1.0 to 1.5 for these two properties within ¼ mile of proposed CCT LSC Central station • Retain medical offices as permitted use in revised LSC Zone only in locations in original development plan and recorded covenants. 	LSC Central
	WT 4/10	Carol Van Dam Falk, President, West Montgomery County Citizens Association	LSC	<ul style="list-style-type: none"> • Oppose the Plan based on magnitude and scale • Down-scale Plan; area is not transit-oriented and people do not choose to live near work • Concerned about negative environmental impacts • Plan will cause continued overcrowding at Wootton 	LSC Density

OT Oral testimony given at March 26, 2009 Planning Board Public Hearing (I.D. #1-57)
WT Written testimony (with date it was received)

M:\Gaithersburg\042309 worksession #1\GWMP Public Hearing Testimony Summary.doc.docx