

## **APPENDIX**

### **27 Letters in Opposition:**

**Preller, Barbara**

**From:** Glynnjp1@aol.com  
**Sent:** Thursday, July 10, 2003 3:35 PM  
**To:** MCP-Chairman  
**Subject:** Proposed indoor baseball facility at Cabin John Regional Park

**RECEIVED**  
1078  
JUL 10 2003

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

This is a bad idea and we vehemently oppose it for the following reasons:

1. It is to be build on what are now public parklands which will be leased by Montgomery Lane at what appear to be extremely favorable rates. We did not realize that parks could be converted to commercial uses. There is not a lot of down-county park area and there is not going to be any more. Converting any of what we have to commercial property is just a bad idea.
2. It is being built near a built-up residential area and will obstruct views, reduce recreational options (many people now walk in the area), and, if the business is successful, result in congestion.
3. There are numerous areas in Montgomery County where such a facility could be built without interfering with the neighbourhood in which it is being built.
4. We have been led to believe that the lease arrangements are front-loaded in favor of the developing corporation to a degree such that it may be wise to walk away from the property after 10 years or so. Despite the apparant good intentions of the present development team one is left with the fact that this is a risky long-term commercial venture in the middle of park property. As we understand it the Germantown indoor soccer facilities, in many ways a similar venture, have failed commercially.

In summary, there is no reason to take a beautiful piece of downcounty public land and turn it into a private commercial venture. We are amazed that the idea was even broached publicly and will be astonished if the PPC approves it.

Sincerely,

John P. Glynn  
Rosemary E. Glynn

7/11/2003

TO FAX (301) 495-1320

p. 1 of 2

**Soto-Aguilar, Maria Teresa**  
**From:** Soto-Aguilar, Maria Teresa  
**Sent:** Thursday, July 03, 2003 1:51 PM  
**To:** 'chairman@mncppc-mc.org'  
**Subject:** Opposition to proposed Indoor Sports Complex at Cabin John Park

**RECEIVED**  
 0976  
 JUL 07 2003

Mr. Derrick Berlage  
 Chairman  
 Maryland National Capital Park & Planning Commission  
 8787 Georgia Avenue  
 Silver Spring, MD 20910

OFFICE OF THE CHAIRMAN  
 THE MARYLAND NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

Dear Mr. Berlage,

As a resident at 7401 Westlake Terrace, Bethesda, MD 20817, I want to let you know about my opposition to the plan by the Maryland National Capital Park and Planning Commission to approve the construction of a 20,000 square-foot indoor baseball facility with a 20,000 square-foot Sports Complex right behind our property.

Before I purchased my apartment, I made it a task to make a trip to the Montgomery County Urban Planning Office on Georgia Avenue, Silver Spring, MD, to find out about future developments in this neighborhood. I wanted to find out whether there was any possibility that additional developments would be approved, including inside the wooded areas of Cabin John Park, because that was the basis of my purchasing a condominium in this residential area. I was informed that since the Cabin John Regional Park was a regional park and protected all the wild life in it, it would continue being so and no building or any other kind of construction would be considered. Now, it is outrageous to hear that the Maryland National Capital Park and Planning Commission is considering to build a giant project only steps away from the building and not for residential purposes.

Among the main reasons for opposition to the approval of such a construction I can highlight:

1. The area in which this construction will be built is a residential area and before considering the project there was no survey to its residents as to whether they would support the project or not.
2. The interruption to our residential life will be non-stop: from Monday through Sundays from 9:00 a.m. to 10:00 p.m.
3. The sports complex will bring a traffic that the streets leading to our homes will not be able to absorb, consequently our parking areas will be invaded by those coming to use it.
4. The noise contamination will affect the whole neighborhood; this noise will come from buses, vans, cars, and cheering crowds and players.
5. The park - which is currently an organic field - will be contaminated with the increase in garbage produced by the users and cleaning fluids that will be necessary to maintain toilets and other facilities available to the users. If Montgomery County has not allowed our condominium the permit to use a car washing corner to avoid contamination of the soil, how can it be considering the sports complex project?
6. And last but not least, the residents living around the area selected for the building and fields did not request the project.

Mr. Berlage, I add my name to all the residents of Chelsea Tower Condominium and neighboring condominiums who oppose the construction of the indoor sports complex in the Cabin John Regional Park. Please support our position when discussing this issue in Maryland National Capital Park and Planning Commission meetings.

I appreciate your attention to this letter and your support.  
Sincerely yours,

Maria Teresa Soto-Aguilar  
Owner Unit #715  
Chelsea Tower Condominium  
7401 Westlake Terrace  
Bethesda, MD 20817  
e-mail: [mariasa@iadb.org](mailto:mariasa@iadb.org)

July 1, 2003

RECEIVED  
0972  
JUL 03 2003

Mr. Derrick Berlage, Chairman  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Subject: Opposition to the Proposed Cabin John Indoor Baseball Facility**

Dear Mr. Berlage:

As a resident of Chelsea Tower condominium in Westlake Terrace, I am deeply concerned and strongly object to the proposed indoor baseball facility at Cabin John. It seems that the interest of this community, a large number being senior citizens, is being ignored. What possible benefits would the residents of the community get from an indoor baseball facility? I'm also very concerned about the preservation of the open parkland that is being enjoyed not only by the residents of this community but also by other residents of the area and beyond. The effect of this project on safety and traffic created in the area will be alarming to the neighborhood. I believe building an indoor baseball facility is not in the interest of the community and should be seriously evaluated and objections considered before any action is taken.

Thank you for your attention and consideration.

Sincerely,



Jiela Mansouri  
7401 Westlake Terr. #204  
Bethesda, MD 20817

Mr. & Mrs. Walter W. Schneider  
7401 Westlake Terrace, #1002  
Bethesda, Maryland 20817

July 1, 2003

Mr. Derrick Berlage, Chairman  
Mr. Terry Brooks, Special Project Coordinator  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RECEIVED  
0953  
JUL 01 2003

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Mr. Howard Denis  
Montgomery County Maryland  
100 Maryland Avenue, 6<sup>th</sup> Floor  
Rockville, Maryland 20850

Ms. Georgia MacDonald, Editor  
Ms. Brin Uy, Reporter  
The Gazette  
1200 Quince Orchard Boulevard  
Gaithersburg, Maryland 20878

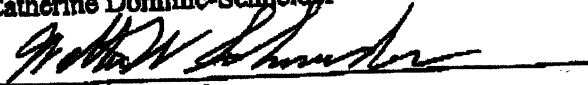
Dear Sir and Madam:

Ten years ago, I felt the time had arrived in my life to downsize my five (5) bedroom home surrounded by numerous lofty trees in Glen Echo Heights, Maryland. I was delighted and so happy when my real estate agent brought me to the 10<sup>th</sup> floor of Chelsea Tower. The selling point on the condominium was the evergreen beautiful view of Cabin John Park facing my balcony.

To visualize a structure stuck right in the middle of this view is incomprehensible. With all the acreage in Cabin John Park, another spot for the Baseball Facility must be available that would not destroy the view. And why Cabin John Park? There must be other jurisdictions in Montgomery County that could be utilized for the proposed Indoor Baseball Facility.

Sincerely,

  
Catherine Dominic-Schneider

  
Walter W. Schneider

**Wainwright, Carolyn**

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**From:** Brooks, Terry  
**Sent:** July-07,2003 4:44 PM  
**To:** Wainwright, Carolyn  
**Subject:** FW: Opposition to proposed Indoor Sports Complex at Cabin John Park

-----Original Message-----

**From:** Soto-Aguilar, Maria Teresa [mailto:MARIASA@iadb.org]  
**Sent:** Thursday, July 03, 2003 2:12 PM  
**To:** Brooks, Terry  
**Subject:** Opposition to proposed Indoor Sports Complex at Cabin John Park

Ms. Terry Brooks

Special Projects Coordinator

Maryland National Capital Park & Planning Commission

8787 Georgia Avenue

Silver Spring, MD 20910

Dear Ms. Brooks,

As a resident at 7401 Westlake Terrace, Bethesda, MD 20817, I want to let you know about my opposition to the plan by the Maryland National Capital Park and Planning Commission to approve the construction of a 20,000 square-foot indoor baseball facility with a 20,000 square-foot Sports Complex right behind our property.

Before I purchased my apartment, I made it a task to make a trip to the Montgomery County Urban Planning Office on Georgia Avenue, Silver Spring, MD, to find out about future developments in this neighborhood. I wanted to find out whether there was any possibility that additional developments would be approved, including inside the wooded areas of Cabin John Park, because that was the basis of my purchasing a condominium in this residential area. I was informed that since the Cabin John Regional Park was a regional park and protected all the wild life in it, it would continue being so and no building or any other kind of construction would be considered. Now, it is outrageous to hear that the Maryland National Capital Park and Planning Commission is considering to build a giant project only steps away from the building and not for residential purposes.

Among my main reasons for opposing to the approval of such a construction I can highlight:

1. The area in which this construction will be built is a residential area and before considering the project there was no survey to its residents as to whether they would support the project or not.
2. The interruption to our residential life will be non-stop: from Monday through Sundays from 9:00 a.m. to 10:00 p.m.
3. The sports complex will bring a traffic that the streets leading to our homes will not be able to absorb, consequently our parking areas will be invaded by those coming to use it.
4. The noise contamination will affect the whole neighborhood; this noise will come from buses, vans, cars, and cheering crowds and players.

07/22/2003

5. The park - which is currently an organic field - will be contaminated with the increase in garbage produced by the users and cleaning fluids that will be necessary to maintain toilets and other facilities available to the users. If Montgomery County has not allowed our condominium the permit to use a car washing corner to avoid contamination of the soil, how can it be considering the sports complex project?

6. And last but not least, the residents living around the area selected for the building and fields did not request the project.

Ms. Brooks, I add my name to all the residents of Chelsea Tower Condominium and neighboring condominiums who oppose the construction of the indoor sports complex in the Cabin John Regional Park. Please support our position when discussing this issue in Maryland National Capital Park and Planning Commission meetings.

I appreciate your attention to this letter and your support.

Sincerely yours,

Maria Teresa Soto-Aguilar  
Owner Unit #715  
Chelsea Tower Condominium  
7401 Westlake Terrace  
Bethesda, MD 20817  
e-mail: [mariasa@iadb.org](mailto:mariasa@iadb.org)



**Preller, Barbara**

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**From:** Herbert Stein [ily@erols.com]  
**Sent:** Friday, June 27, 2003 3:07 PM  
**To:** MCP-Chairman  
**Subject:** cabin john indoor baseball facility

**RECEIVED**  
0941  
JUN 30 2003

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

This is to register my strong objection to the proposed indoor baseball facility that is under consideration by the Park and Planning Commission. The whole idea is unbelievable and a disservice not only to me (I live in Westlake Towers) but to all the residents of Montgomery County because it will be a terrible waste of their tax dollars.

Herbert Stein  
7420 Westlake Drive Apt #305  
Bethesda, Md 20817  
Phone (301) 469-9339

**Wainwright, Carolyn**

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**From:** Brooks, Terry  
**Sent:** July-07,2003 11:17 AM  
**To:** Wainwright, Carolyn  
**Subject:** FW: Proposed Indoor Baseball Facility at Cabin John Park

-----Original Message-----

**From:** Marilyn Saunders [mailto:[msaunders@peoplepc.com](mailto:msaunders@peoplepc.com)]  
**Sent:** Monday, July 07, 2003 6:25 AM  
**To:** chairman@mncppc-mc.org; Brooks, Terry  
**Subject:** Proposed Indoor Baseball Facility at Cabin John Park

***Marilyn Saunders, Ph.D.***

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***7527 Spring Lake Drive #D-2, Bethesda, MD 20817 (301) 469-6782***

***[msaunders@peoplepc.com](mailto:msaunders@peoplepc.com)***

***July 7, 2003***

***Dear Mr. Berlage and Mr. Brooks***

***I wish to express my strong opposition to the proposed indoor baseball facility at Cabin John Park. I have been living at Spring Lake as a property owner since 1983 and do not want the noise pollution, the light pollution, the increased traffic, and the probable loss of property values that this would bring. Also, we would lose a volley ball court, a handball court, and possibly a soccer court***

07/22/2003

*as well as our walking access to the park from Spring Lake.*

*I attended the June 26 meeting held by the Maryland National Capitol Park and Planning Commission where the developer briefed the public on the proposal and the public responded both to the developer and to the Commission. I found the developer's proposal to be extremely poorly presented and received the impression that the major motivation for this project is the financial gain of the developer. Why the Commission asked for requests for proposals for a project of this type is beyond me.*

*I strongly urge you to listen to the voice of the residents and to oppose any more development in Cabin John Park.*

*Thank you.*

*Sincerely,*

*Marilyn Saunders*

*Spring Lake Property Owner*

*and Resident since 1983*

Marilyn Saunders, PhD  
[msaunders@peoplepc.com](mailto:msaunders@peoplepc.com)  
[www.skillsforthe21stcentury.com](http://www.skillsforthe21stcentury.com)

07/22/2003

**Preller, Barbara**

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**From:** Agathe Szarvas [agathesarvas@yahoo.com]  
**Sent:** Monday, June 23, 2003 12:26 AM  
**To:** MCP-Chairman  
**Subject:** Indoor Baseball Facility

Derick P. Berlage, Chairman

Dear Sir,

As a condominium owner 7420 Westlake Terrace # 1510, I am strongly oppose the building above facility in the Cabin John Regional Park. The proposed side is located opposit the existing softball fields (#5□) on the West Westlake Drive side of the park.

The above development plan labels parking areas the same "Existing Parking." Since the Magruder and Chelsea lots are Privat Parking, over flow from 90-space Cabin John Parking lot could come onto Private Lots including Westlake Towers. We will be faced with added cost of parking control.

The Opposition Coalition, wich includes Chelsea Towers, Spring Lake, Townhouses Conde "C" and ourselves. This project will destroy our quit neighbour, with the increase of enormously traffics and as consequence our realestate value will drop.

I would be thankful for your help and answer.

Sincerely  
Agathe Szarvas  
7420 Westlake Terrace # 1510  
Bethesda, Md 20817

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0919  
JUN 23 2003

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Preller, Barbara**

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**From:** Rennie M Stern [torennie@juno.com]  
**Sent:** Saturday, June 21, 2003 1:05 PM  
**To:** MCP-Chairman  
**Subject:** Indoor baseball training facility

RECEIVED  
0918  
JUN 23 2003

I have received notification of the meeting on June 26th and unfortunately will not be able to attend. However, I would like my comments to be part of the written and verbal presentation at that meeting.

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARKLAND PLANNING COMMISSION

I live in the community which will be the most affected by this project. I am very much opposed to the construction of this facility for a number of reasons. First of all, Cabin John Park is home to many natural species and this project further reduces their chance of survival. Secondly, the impact of drainage into the natural streams in that area will be devastating. Third, the park is already home to a number of athletic facilities and adding one more only takes away from the natural reserves of the area which was the original intention for this park in the first place. In addition, the plans I have seen depict a very ungainly, unsightly structure which will overshadow everything around it, and the facility site includes a huge parking area that exists but is indeed private parking for the condominium building directly behind this proposed facility. This gives a false impression of lots of parking when at present parking for that area of the park is already overflowing. Lastly, this facility will impact the community roads which are already crowded.

This project and this site has been poorly chosen, and was facilitated under a cloud of misrepresentation from the beginning. If such a facility is really in demand, it should be in a setting that does not disrupt an entire community and a natural reserve. Put it under the power lines that dissect the park if it must be here at all, but better yet, install it out in an area of the county that has more open space to share.

Please do not continue with this project in the Cabin John Regional Park.

Sincerely,

R. Stern

Rennie Stern (Karen)  
7401 Westlake Terrace, # 1516  
Bethesda, MD 20817  
Home: 301.469.8465 Cel: 301.466.0705  
E-Mail: torennie@JUNO.COM

Wainwright, Carolyn

From: Brooks, Terry  
Sent: July-01,2003 12:37 PM  
To: Wainwright, Carolyn  
Subject: FW: Opposition to the Proposed Indoor Baseball Facility

-----Original Message-----

From: Jeila Mansouri [<mailto:jim@necanet.org>]  
Sent: Tuesday, July 01, 2003 11:45 AM  
To: [chairman@mncppc-mc.org](mailto:chairman@mncppc-mc.org); Brooks, Terry  
Cc: [councilmember.denis@montgomerycounty.gov](mailto:councilmember.denis@montgomerycounty.gov)  
Subject: Opposition to the Proposed Indoor Baseball Facility

Being a resident in Westlake Terrace, Chelsea Tower condominium, I'm becoming increasingly concerned about the proposed indoor baseball facility and am seriously opposed to its building. This is a quiet community comprised mostly of senior citizens. What benefits would the residents of the community possibly get from an indoor baseball facility? I'm also deeply concerned about the preservation of the open parkland that is being enjoyed not only by the residents of this community but by other residents of the area and beyond as well. I am alarmed of the effect this will have on the safety and the traffic in the neighborhood. As I believe this project is not in the interest of the community, I hope I can get satisfactory answers to points raised.

Thank you for your attention.

Jeila Mansouri  
7401 Westlake Terr. #204  
Bethesda, MD 20817

As a resident of Chelsea Towers, which is adjacent to the proposed site of this facility, I am highly concerned. First of all, the procedures for notice to the general public was circumvented and only by astute observation by a neighbor who stumbled upon surveyors at the site were we informed of this venture.

Secondly, there has been no thorough impact study regarding the eco system in this area, the water-drainage impact or the traffic/parking congestion which would result from this facility.

Cabin John Park is only one of a few such natural settings in this area of Montgomery County and has been carefully established with public facilities up to this point. The baseball facility will not only create an eyesore but will compete for the now inadequate road and parking facilities for that area.

If such a structure is truly in demand, it would be better to situate it where there is less of an impact on the community at hand. Secondly, the proposed building construction looks terrible. It looks like a make-shift barn which is far different than other existing structures in the Park area. For shame on those who "designed" such a building, and shame on those who propose to allow it to be built.

I adamantly oppose this project. Please include my letter in all hearings regarding this issue.

Rennie Stern (Karen)

**RECEIVED**  
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JUN 12 2009

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITOL  
PARK AND PLANNING COMMISSION

Wainwright, Carolyn

From: Brooks, Terry  
Sent: June-23,2003 8:59 AM  
To: Wainwright, Carolyn  
Cc: Rosenfeld, Michele  
Subject: FW: Cabin John indoor baseball facility

Carolyn:

Place this e-mail letter in our public comment file for the July Planning Board staff report.

Terry

-----Original Message-----

From: Bob Gawler [<mailto:treborav8@starpower.net>]  
Sent: Friday, June 20, 2003 3:15 PM  
To: Brooks, Terry  
Subject: Cabin John indoor baseball facility

Dear Mr. Brooks,

The proposed indoor baseball facility at Cabin John Regional Park seems to be counter to the reason for the Park's development – that of serving all the county residents. The park was developed approximately 40 years ago in an area of fast growth with a desire for preserved “green space” – parkland. The Park is still vital to the Bethesda population which is even denser than when Cabin John was developed!

There is very little preserved area other than Cabin John in the Bethesda area. Cabin John is unique as it has something for just about everyone. It is a treasure; especially to those who live down county. We can picnic, walk in the woods, watch or play outdoor games, ice skate, take children to the playground, and feed the pig!

Cabin John offers an open area for non-league type soccer, football, badminton, and volleyball, as well as for neighborhood children to play pick-up games – or just run and play safely away from traffic. Cabin John offers walking paths through the woods in high-density Bethesda – wonderful! We NEED Nature not a building which eliminates nature and where you pay to play.

To destroy valuable and limited green space to erect a commercial building doesn't seem right and it doesn't seem to fit into the initial concept of Cabin John Regional Park. You would add a recreational facility and delete PARKLAND. Does this jive with the P&P master plan for the park and community?? I hope not!

Please Preserve Parkland for People!!



Sincerely,  
/s/ Lois Gawler

Montgomery County resident since 1949; 3 sons involved in baseball from elementary school through post-high school leagues; those same 3 sons enjoyed the ability to play in the park and play games at Cabin John. They now take their children to "feed the pig" and enjoy nature at the park. Cabin John is a Treasure – don't sell it out.

**ERNESTO AND RAQUEL BETANCOURT  
APT. 902 - CHELSEA TOWERS  
7401 WESTLAKE TERRACE  
BETHESDA, MD. 20817**

June 3<sup>rd</sup>, 2003

Mr. Derick Berlage  
Chairman, Maryland National Capital  
Parks and Planning Commission  
8787 Georgia Ave.  
Silver Spring, Md. 20910

**RECEIVED**  
0834  
JUN 06 2003

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARKS AND PLANNING COMMISSION**

Dear Mr. Berlage:

We are writing to you in relation to the proposed Cabin John Sportsplex which is under consideration of the Commission you chair. As Montgomery County residents for several decades and property owners at Chelsea Towers for two decades, we want to register our firm opposition to the proposed facility.

It will destroy the view we enjoy from our apartment by replacing the beautiful trees of Cabin John Park with a huge building that is a real eyesore. In addition, it will bring noise to the area from the heating and air conditioning plants it will require, not to mention additional traffic. In fact, due to its location and the nearness of our building parking lot, it will create conflicts with overspill parking whenever there is a little league game at the facility.

Although it uses a non-profit organization as a front, this is really a profit operation. We cannot see how the MNCPPC can justify such a negation of the most elementary environmental criteria in approving this affront to our community.

When we first heard of the project, we were prepared to consider it with an open mind. It was a little suspicious that it was being railroaded for approval by its promoters without the usual community inputs provided by law in these cases, such as a traffic or market study. Only after we became aware of the architectural eyesore that is proposed to clutter our view for years to come, not to mention the substantial loss in property value this will entail for us, have we decided to enter our firm opposition to it.

Therefore, we request that you register our opposition when the Commission considers this matter and that this letter be included in the record of the hearing of April 3<sup>rd</sup>, 2003.

Sincerely yours,

  
Raquel P. Betancourt

  
Ernesto F. Betancourt

**Preller, Barbara**

**From:** Willard Wishnow [wwishnow@msn.com]  
**Sent:** Sunday, May 25, 2003 7:18 PM  
**To:** MCP-Chairman  
**Subject:** Indoor baseball facility

**RECEIVED**  
0788  
MAY 29 2003

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

Mr. Derick Berlage  
Chairman, Maryland National Capital Park & Planning Commission  
8787 Georgia Ave  
Silver Spring, MD 20910

Dear Mr. Berlage:

I recently discovered that The Park & Planning Commission was planning to build an indoor baseball facility adjacent to The Chelsea Towers Condominium @ 7401 Westlake Terrace. in Bethesda.

I have been a resident of Chelsea Towers for the past 20 years. When my wife and I purchased our condominium we were asked if we would prefer a view facing Westlake Terrace or Cabin John Park. It took us only a few seconds to arrive at our decision, of course Cabin John Park. It had always been my belief, as well as my wife's, that a public park would always be, beautiful scenery with an open airy look. We never dreamed we would not see the magnificent color changes of trees to red, brown, and orange in the fall, nor would we hear, in the distance, the cheering and rooting of the softball teams at play in the spring and summer and most of all we never, in our wildest dreams, ever thought there would be a large building constructed on public property.

Along with taking away these pleasures, we would immediately have large volumes of traffic, less parking for our residents, and an unconscionable amount of people in the area at all times of the day and evening hours. In addition, it would drastically reduce the value of our property.

I am an avid baseball fan and always have been since I was a member of my high school varsity baseball team. Baseball was meant to be played in the spring, summer and into the fall. An indoor facility must be played on astro turf as real grass cannot live indoors. Baseball was meant to be played on real grass.

In times, as we are experiencing now, with proposed tax increases in Montgomery County and the State of Maryland to reduce deficits it is incomprehensible that a huge 24,000 foot square indoor stadium should be built.

I believe The Park & Planning Commission has no business to authorize a private company to build on public property (for profit) that should be for the use of the general public. Since Sandy Spring Builders, LLC provided the construction management for Shirley Povich field pro-bono, as well as contributing time and materials, is this pay back to them?

Sincerely,

Willard R. Wishnow  
7401 Westlake Terrace #702  
Bethesda, MD 20817

5/28/2003

**Preller, Barbara**

**RECEIVED**  
0792  
MAY 29 2003

**From:** Doug Brill [dougbrill@msn.com]  
**Sent:** Wednesday, May 28, 2003 3:27 PM  
**To:** MCP-Chairman  
**Subject:** Proposed Indoor Cabin John Baseball Field

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PLANNING COMMISSION**

I am opposed to this new facility. This region is already under considerable traffic congestion with limited parking available. Most particularly, around Christmas each year, additional police are stationed here to help direct traffic flow. Parking at private condominium lots is flagrantly violated. Westlake Terrace also happens to be a dumping ground for stolen automobiles. This is simply not a good idea for our area.

Thanks,

Doug Brill, 7420 Westlake Terrace, Bethesda, MD 20817

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STOP MORE SPAM with the new MSN 8 and get 2 months FREE\*

5/28/2003

To: Brooks, Terry  
Subject: Cabin John

Dear Mr. Brooks:

I just learned tonight that plans are in the works to build a 24000 sq.ft. four story structure near Westlake Drive on Cabin John Park land. Tell me this cannot be true. Such a structure would obliterate much open green space, be very ugly, do great violence to the environment and the immediate neighborhood. And who would benefit? I am sure such a Walmart box structure would never make through zoning on Rockville Pike, let alone on Park Land. Who would benefit except the developer, and what activities could possibly supply a revenue stream to pay for it?

Please be so kind as to write me by return email either—

1. This nightmare cannot be true.
2. If such a plan is in the works please supply me with the details by directing me to the internet site that describes it all.

But I pray it cannot be true.

Please respond to me as soon as possible. I am just a private citizen and resident of 7420 Westlake Tower Condominium, and not (yet) part of any organized opposition group to such a defacing of the parkland you are entrusted and sworn to protect, manage, and preserve.

Sincerely yours,  
Steven Bollt, Sc.D.  
7420 Westlake Terrace  
Bethesda, Maryland 20817  
301 365 3737  
[stevenbollt@yahoo.com](mailto:stevenbollt@yahoo.com)

ps. I previously sent the your Chairman an email on this issue and was not even graced with the courtesy of a reply.

Wainwright, Carolyn

From: Brooks, Terry  
Sent: May-07,2003 9:23 AM  
To: 'Steven Bolt'  
Cc: Wainwright, Carolyn  
Subject: RE: Cabin John



Sports Plex Power  
Point Presen...



PROPOSED CABIN  
JOHN SPORTSPLEX...



Cabin John Sports  
Training Fac...

Dear Mr. Bolt:

The project you are referring to is under study. No final decision has been made about the proposed indoor baseball training facility. The proposed facility is called the Sportsplex by the prospective developers. The status of the project is that the Commission conducted 2 public community meetings on this project (in Late January and early February) on this project in Cabin John Regional Park.

The developers submitted, and then withdrew their request to present their proposal to the Planning Board back in May. As I understand it, the developers are currently working on updating and providing more information about their proposal.

If, and when the developer's do submit a proposal for the Planning Board's review and consideration a public hearing will be advertised and the public will be allowed to testify for or against their proposal prior to any decision being rendered by the Planning Board.

I have attached, for your review and consideration: (1) a copy of the developer's public presentation describing their project (not some of this information may be subject to change by the developer); (2) a summary word document describing the developer's proposal and (3) answers to a series of questions about the project posed by the Montgomery County Recreation Advisory Board.

By way of this e-mail I am also passing along your e-mail address to our public relations representatives in order for them to notify you if the Planning Board conducts a hearing on the proposal.

Sincerely,

Terry Brooks, Special Program Coordinator  
Office of the Director of Park & Planning  
M-NCPPC

-----Original Message-----

From: Steven Boltt [<mailto:stevenbolt@yaho.com>]  
Sent: Wednesday, May 07, 2003 1:00 AM

## Wainwright, Carolyn

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**From:** Brooks, Terry  
**Sent:** July-21,2003 3:16 PM  
**To:** Wainwright, Carolyn  
**Subject:** FW: proposed indoor baseball facility

-----Original Message-----

**From:** Srownny@aol.com [mailto:Srownny@aol.com]  
**Sent:** Monday, July 21, 2003 3:12 PM  
**To:** chairman@mncppc-mc.org; Brooks, Terry  
**Subject:** proposed indoor baseball facility

Dear Mr. Berlage, Mr. Brooks, and Members of the County Council,

I am writing to protest the proposed construction of an indoor baseball facility in Cabin John Park. I urge you to oppose this plan.

As a neighbor of the Park who walks daily among the forest paths, I have already seen too much development of wild and open space in the form of the elaborate (and under-utilized) Shirley Povich ballfield, the expanded Ice Rink and adjacent parking areas. I am very worried about further encroachment on public parkland by private commercial enterprises. I am also opposed to taxpayer money being used to underwrite a dubious enterprise that will only benefit its builders.

I find the "need" for indoor baseball laughable. When I was growing up, every sport had a season. Some of the enjoyment involved looking forward to the transition from winter sports to warm weather, outdoor sports. As an adult, who happens to be a professional sports psychologist, I think that children are becoming tracked into serious, year-round devotion to only one sport at too young an age. This inhibits their development into well-rounded athletes who can enjoy many different sports without pressures to specialize at a time when they are too young to choose wisely. I see many teenage athletes who are already "burned-out" from too much time spent playing one sport.

In addition, since I live within shouting distance of the proposed facility, I am concerned about the consequences to my quality of life from the lights, noise and traffic that this would bring to my neighborhood during the construction phase and then ongoing use. I am also worried about a decline in my property value. Most people rent or buy in this area precisely because they enjoy and appreciate the natural, quiet surroundings provided by the wooded park.

I hope you will consider these points and choose to oppose the construction of the indoor baseball facility in Cabin John Park.

Thank you for your attention to this matter.

Sheila K. Rowny  
7555 Spring Lake Drive  
Bethesda, MD 20817

07/22/2003

**Preller, Barbara**

**From:** Glynnjp1@aol.com  
**Sent:** Thursday, July 10, 2003 3:35 PM  
**To:** MCP-Chairman  
**Subject:** Proposed indoor baseball facility at Cabin John Regional Park

**RECEIVED**  
JUL 10 2003

**OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

This is a bad idea and we vehemently oppose it for the following reasons:

1. It is to be build on what are now public parklands which will be leased by Montgomery Lane at what appear to be extremely favorable rates. We did not realize that parks could be converted to commercial uses. There is not a lot of down-county park area and there is not going to be any more. Converting any of what we have to commercial property is just a bad idea.
2. It is being built near a built-up residential area and will obstruct views, reduce recreational options (many people now walk in the area), and, if the business is successful, result in congestion.
3. There are numerous areas in Montgomery County where such a facility could be built without interfering with the neighbourhood in which it is being built.
4. We have been led to believe that the lease arrangements are front-loaded in favor of the developing corporation to a degree such that it may be wise to walk away from the property after 10 years or so. Despite the apparant good intentions of the present development team one is left with the fact that this is a risky long-term commercial venture in the middle of park property. As we understand it the Germantown indoor soccer facilities, in many ways a similar venture, have failed commercially.

In summary, there is no reason to take a beautiful piece of downcounty public land and turn it into a private commercial venture. We are amazed that the idea was even broached publicly and will be astonished if the PPC approves it.

Sincerely,

John P. Glynn  
Rosemary E. Glynn



**Preller, Barbara**

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**From:** Jonathan Turak [turakfamily@erols.com]  
**Sent:** Wednesday, July 09, 2003 10:30 PM  
**To:** Leventhal's Office, Councilmember; Councilmember.Floreen@montgomerycountymd.gov;  
Councilmember.Subin@montgomerycountymd.gov;  
Councilmember.Denis@montgomerycountymd.gov;  
Councilmember.Silverman@montgomerycountymd.gov; MCP-Chairman  
**Subject:** Thoughtful letters on Cabin John Indoor Baseball Proposal

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Council Members and Mr. Berlage:

As a Bethesda resident, I have already written you regarding my opposition, on both fiscal and environmental grounds, to the proposed indoor baseball facility at Cabin John regional park. Please read the two letters attached to this e-mail. They were written by Greg Robertson and William Vernola, long-time residents of Silver Spring and Rockville, and make some very well-thought out points on the policy questions related to the issue from a point of view that encompasses wider County interests than just the neighborhood near the park. While Mssrs. Robertson and Vernola were waiting for the letters to appear in the local press, they suggested that I forward them on to you for your consideration.

Jonathan Turak  
People for the Preservation of Parks  
Bethesda

Dear Mr. Brooks:

As a resident of the neighborhood within which the Cabin John Sportsplex is proposed to be located, I have reservations about its positive impact on the surrounding environs. This complex will increase the traffic in an already congested area. Currently, the proposed Cabin John Park location has outdoor baseball fields, including the Shirley Povich field, tennis courts, a volley ball court, two handball courts, a new indoor ice skating facility, picnic areas, and a small amphitheatre. There are also a variety of wooded walking trails of various lengths. The addition of another facility of the proposed size will create a noticeable influx of traffic and will exacerbate the already tight parking situation when the facilities offered at Cabin John Park are in use.


The park is a quiet respite from the Westfield Mall, the industrial park and the busy Ride On and Metro bus facility located nearby. Cabin John Park is one of the few green spaces left in the downcounty sector of Montgomery County. The residents in the high and low rise condominiums, the low cost Magruder complex, the townhouses, Scotland, Inverness, and others who drive to the park, use the ball fields, walk the trails, and use the grassy areas for family activities, such as picnics, pet exercise and training, and soccer games.

We are currently in a "tight money" situation within which many agencies face the possibility of not being able to provide promised services due to potential lack of funds. Park and Planning issued a "Request for Proposals" (RFP) for an indoor baseball facility in 2001 even though the facility is not a part of the park's six-year Capital Improvement Plan and when the U.S. Government had a \$127.3 billion dollar surplus. According to the Washington Post (Tuesday, July 15, 2003 front page article "Budget Deficit may surpass \$450 Billion") the U.S. Government deficit may exceed \$450 billion in 2003. Now there is the consideration of a proposal of the one respondent to the RFP, Montgomery Lane, whose primary tenant is Bethesda-Chevy Chase Baseball, Inc., a private non-profit corporation. The forty year lease proposal for the approximately one acre of parkland would give the park approximately \$ 2 million, or about \$4167 monthly. This revenue source does not seem to be a fiscally responsible one in these times.

In addition, given the current economic scenario, what happens if the developer has financial problems? Who finishes building the facility? Who takes over the financial responsibilities? If the project is abandoned, who assumes responsibility for the building site and at what cost? Who pays for the restoration of the site into parkland? Instead of a revenue source, the facility has become an expense. Further, if there is truly a substantial need for this type of facility, has there been an effort to see if there is a park facility in another location which could be "refitted" to provide the same services as the proposed one? Perhaps research into this aspect of the issue would provide the needed services at a reasonable cost.

Thank you for your consideration for my thoughts.

Sincerely yours,



Jean D. Ogilvie

We are currently in a "tight money" situation within which many agencies face the possibility of not being able to provide promised services due to potential lack of funds. Park and Planning issued a "Request for Proposals" (RFP) for an indoor baseball facility in 2001 even though the facility is not a part of the park's six-year Capital Improvement Plan and when the U.S. Government had a \$127.3 billion dollar surplus. According to the Washington Post (Tuesday, July 15, 2003 front page article "Budget Deficit may surpass \$450 Billion") the U.S. Government deficit may exceed \$450 billion in 2003. Now there is the consideration of a proposal of the one respondent to the RFP, Montgomery Lane, whose primary tenant is Bethesda-Chevy Chase Baseball, Inc., a private non-profit corporation. The forty year lease proposal for the approximately one acre of parkland would give the park approximately \$ 2 million, or about \$4167 monthly. This revenue source does not seem to be a fiscally responsible one in these times.

In addition, given the current economic scenario, what happens if the developer has financial problems? Who finishes building the facility? ~~What are the financial liabilities? If the project is abandoned.~~

---

Jean D. Ogilvie  
7401 Westlake Terrace, Unit 1502  
Bethesda, Maryland 20817

July 15, 2003

Mr. Terry Brooks  
Special Projects Coordinator  
Maryland National Capital Park & Planning Commission  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Fax: 301- 495 - 1320

Dear Mr. Brooks:

Dear Council Members:

We like baseball but... The Gazette has reported on a proposal for a \$1.8 million indoor baseball training facility to be built within Cabin John Park. The idea is that private developers will build it on parkland with a 20 to 40-year contract to run it. Looking at the County's experience with the Soccerplex and the Black Rock Arts Center, some adult supervision is in order here. Both were built with the promise that they would be self-supporting with no need of any help from the County. Not so. Within a short time to support the Soccerplex, roads needed to be widened, lanes added, sewer lines extended etc., at County expense. Meanwhile, finances at the Soccerplex are still. They have had to find various commercial ventures to raise money to stay afloat, and have become a burden to the County. In May, the County decided to spend over \$4 million to acquire the Black Rock Arts Center because promised public donations for the ownership and operation of the Center failed to materialize.

Now, it seems, we are going to do it again. Word has it that the Park & Planning Commission and a few County Council members support the proposed indoor baseball facility "because they like baseball" and because the baseball lobby is well connected. Is this how public policy is made and taxpayer money is spent in Montgomery County? We like baseball too, and enjoy the games in the area. However, if this idea is really economical, why does it need the subsidy of free public land, especially when open green space is so rare in that part of the County? If it fails, who foots the bill?

Sincerely,

William Vernola  
Silver Spring

Dear Council Members,

I am writing regarding the proposed indoor baseball training facility at Cabin John Park. Why, in such a densely populated area, would the County even consider tearing up more green space? It would seem that the baseball interests involved have other options. Olney, less densely populated, has two potential sites and there is less controversy about building it there. Another option, if the project must be in this end of the County, would be to use the old skating facility at Wheaton Regional Park. No new green space would be dug up, the park already has several excellent baseball fields, and the road/sewer infrastructure should still exist.

Wheaton Regional holds a cautionary tale for policy makers and supporters of small business. Before that rink was built circa 1970, skaters in that part of the County used the Howard Johnson Rink near Wheaton Plaza. When the Wheaton Regional rink went up, the Howard Johnson rink was out of business. The County now has a three privately run indoor baseball training facilities. Construction, on public land, of this facility will kill those small businesses. Is it really good policy to bankrupt tax-paying businesses by subsidizing their competition? Have Park & Planning and the County Council considered the policy and fiscal implications of this project?

If indeed the facility is a good idea, it should be done privately. An option worth exploring by both the County and the developers is EPA financial help in re-developing brown-fields for new businesses. Both Rockville Pike and Gude Drive have several potential sites whose redevelopment would benefit all involved.

Sincerely,

Greg and Jennie Robertson  
Rockville, Maryland

JEAN G. NOBLE  
7527 SPRING LAKE DRIVE  
BETHESDA, MARYLAND 20817

RECEIVED  
JUL 15 2003

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

July 12, 2003

Mr. Derrick Berlage, Chairman  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Proposed Cabin John Baseball Facility

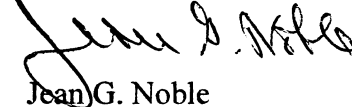
Dear Mr. Berlage:

I have lived within two miles of what is now Cabin John Park for over fifty years. I have seen the area grow from one of farms and open fields to the many homes, shops, businesses, schools and churches we now have. I have welcomed and enjoyed them all, but in the case of the indoor baseball facility proposed for Cabin John Park, it's time to stop.

Look around. Little by little we are losing our green spaces. Green spaces are not only beautiful; they give us shade and purify the air. The proposed facility, with its increased traffic, will ruin the lovely open, green area behind Chelsea Tower. If it is deemed necessary to have such facility, find another place—not that one. For instance, Noah's Ark has lain dormant for many years—put it to use. Wheaton Regional Park is another location that wouldn't suffer if the baseball facility were put there.

PLEASE DON'T LET IT HAPPEN.

Sincerely yours,



Jean G. Noble

**Preller, Barbara**

---

**From:** John Saah [jasaahae@hotmail.com]  
**Sent:** Tuesday, July 22, 2003 6:35 PM  
**To:** MCP-Chairman  
**Subject:** I am deeply opposed to Bethesda baseball arena !!!

Dear Mr. Berlage,

As an owner/resident of a condo within the adjacent Chelsea Tower building, I am deeply against any sort of baseball facility on the grassy area behind my building. This very silly idea should not have any ear as it will deeply affect the quiet character of this part of Bethesda, a city which has become busier and busier these days.

As I am not able to attend the public meeting on July 31st, I hope that this plan is cancelled. During these days under Bush and Cheney, our hard-earned county money can better be used for things of much greater importance.

The bottom line is that I am very much **OPPOSED** to the Bethesda baseball arena and I hope you take our opinions and concerns very seriously. There are thousands of people living in condos and townhomes in this area and I am very sure that at least 75% of the people (based on my discussions with them).

Thank you for your time...

Best regards,

John A. Saah  
240-481-1629

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**R** E C E I V E **D**  
JUL 22 2003

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION





Ruth Dworin  
7420 Westlake Ter Apt 1006  
Bethesda, MD 20817-6551

Mrs. Derrick Berlage  
Chairman Md. Natl Capital  
Park & Planning Comm.  
8787 Georgia Ave.  
Silver Spring Md 20910

July 14, 2003  
RECEIVED  
JUL 16 2003

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Sir:

I'd like to strongly voice my objection to the proposed construction of the Cameron Indoor Baseball Field.

We have enough traffic in the area - we definitely don't need more.

It concerns me that the value of my investment my apartment will decrease.

We need more open space and greenery. Again I say NO! to the idea of an indoor baseball field.

Yours truly,  
Mrs. Ruth Dworin