



850 Hungerford Drive * Rockville, Maryland * 20850-1747

Telephone (301)

279-3333

December 9, 2004

Mr. Joel Gallihue
Community Based Planning
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Mr. Gallihue:

This letter is sent in response to rezoning application G-828, known as "National Park Seminary", or "Forest Glen Seminary—Walter Reed Annex." This property is located on Linden Lane, adjacent to the Walter Reed Army Center, in the Forest Glen area of Silver Spring, Maryland. The applicant is requesting a rezoning from the current R-90 to PD-15. The plan includes 13 single family detached houses, 98 townhouses, and 166 multi-family units. The estimated student generation for this plan is 43 elementary, 22 middle, and 23 high school students.

This property is located within the Woodlin Elementary School and Sligo Middle School attendance areas. At the high school level this property is served by the Downcounty High Schools Consortium and is located in the base area for Albert Einstein High School. However, in this consortium of high schools students may choose to attend any one of five high schools, Albert Einstein, Montgomery Blair, John F. Kennedy, Northwood, or Wheaton high schools.

Enrollment at Woodlin Elementary School is projected to exceed capacity for the next six years by approximately 20 to 25 students. At this time there are no additions to capacity planned for this school. Enrollment at Sligo Middle School is projected to stay within capacity for the next six years. Enrollment at Albert Einstein High School is projected to exceed capacity for the next six years. Enrollment at other Downcounty Consortium high schools is projected to be within capacity in the next few years and stay within capacity thereafter. Trends in student choice patterns are just developing in the high school consortium and adjustments to enrollment forecasts for these high schools may be expected in the future. Please see the enclosed information from the Requested FY2006 Capital Budget and Amendments to the FY2005-2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Albert Einstein cluster, and in the other clusters that make up the Downcounty Consortium

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Lavorgna".

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JLL:bc

Enclosure

Copy to: Mr. Bowers, Mr. Crispell, Ms. Turpin

Attachment 9

A24



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

November 18, 2004

Derick Berlage, Chairman
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Zoning Application No. G-828, National Park Seminary Development Plan

Dear Mr. Berlage and Board Members:

The Montgomery County Historic Preservation Commission supports the request by Forest Glen Venture, LLC to rezone the property known as the National Park Seminary Historic District from R-90 to PD-15. It is understood that the change is necessary in order to allow enough new residential construction to finance rehabilitation of the historic buildings. With this in mind, the Commission also supports the accompanying development plan with the following comments to the Planning Board. We recommend that the Planning Board support the applicant's desire to minimize the widening of Linden Lane to the greatest extent possible. In addition, we agree with and encourage fast-tracking this project for the sake of the rapidly deteriorating historic buildings.

The National Park Seminary Historic District is a unique and unequalled historic site in Montgomery County and the State of Maryland containing a collection of eclectic historic buildings constructed over twenty-nine years – from 1887 to 1916. Situated between the Capital Beltway and the Walter Reed Army Medical Center Annex, the site, landscaping, and even the relationship to the glen are important facets of the significance of the former girls school. The Commission believes that the plan as presented at the October 13, 2004 HPC meeting reflects a balance of new construction with the rehabilitation of nearly 100 percent of the historic buildings. Given the combination of factors driving the plan (environmental, urban planning and historic preservation) the applicant is working towards a plan that is sensitive to the historic context, environment, and adjacent neighborhood.

Thank you for your attention in this matter. If you have any additional questions, please do not hesitate to contact the Commission's staff at 301-563-3400.

Sincerely

Julia O'Malley
Chair, Historic Preservation Commission

cc: Steven Robins (Lerch, Early & Brewé)





September 23, 2004

Jeffrey I. Riese, AICP
Engineer III
Office of Project Development
Department of Public Works and Transportation
101 Quince Orchid Drive
Gaithersburg, MD 20878

Joel Gallihue, AICP
Community Planner
Montgomery County Department of Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**RE: National Park Seminary Historic District
Proposed Changes to Linden Lane**

Dear Mr. Riese and Mr. Gallihue:

Recently, the Alexander Company/Eakin Youngentob Partnership submitted a ROW waiver request concerning the segment of Linden Lane adjacent to the National Park Seminary historic campus. While it is understood that standards imposed by the Department of Public Works and Transportation dictate a dedication of a 70' ROW, the Linden Civic Association fully supports the ROW waiver request. This support is, in no small part, based upon the understanding that there are complex parameters involved in this development with goals to ensure the rehabilitation of the historic structures and the maintenance of the character of the local area. The ROW waiver support is also based upon the relationship of this segment of Linden Lane to other segments and local neighborhood streets.

The Alexander Company was selected to redevelop The National Park Seminary Historic District because of its expertise in adaptive reuse of historic structures. Plans that would make this section of Linden Lane into a standard DPWT Alternative Primary Residential Road are inconsistent with the County's Executive's selection of the Alexander Company and inconsistent with goals to preserve the residential character of the neighborhoods. Most significantly, the proposed site plan is dependent upon the ability to construct new residences that are necessary for funding the rehabilitation of the historic resources. Failure to grant the requested ROW waiver could result in significant alterations to the plan and could compromise the goals of the developer that are supported by the community in this process.

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September 22, 2002

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The waiver request, however, does not address an additional concern of the local community. DPWT's standard would increase the paved roadway from approximately 20 feet to 26 feet. This proposed action is fundamentally inconsistent with the aesthetics of the historic development, inconsistent with other adjacent sections of Linden Lane, encourages dangerous vehicular speeds in a section that is bottlenecked by narrower roads, and compromises the goals of the community to maintain the character of the district. It should be noted that the roadway itself is an important and integral component of the historic district. Improvements to Linden Lane should be restricted to:

- Increasing pedestrian safety through raised crosswalks and effective signage;
- Decreasing cut through and speeding traffic through the use of traffic calming elements;
- Maintaining the character of the existing neighborhoods;
- Improving the storm water management along the entire stretch of Linden Lane.

The goals of the community are fully aligned with those of the Alexander Company to maintain and enhance the intrinsic character of the historic district in a manner consistent with the adjacent neighborhoods. As such, the Linden Civic Association fully supports the proposed ROW waiver with the additional request that the pavement be restricted to a maximum width of 20'.

The Duncan administration has encouraged and actively promoted community involvement in this redevelopment process. Linden Civic Association urges DPWT and M-NCPPC to open the road widening process to obtain community comment.

Sincerely,

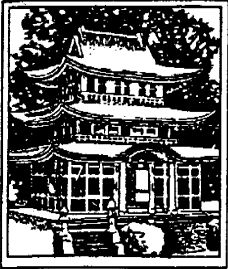
Philip L. Olivetti
President Linden Civic Association

1917 Locust Grove Road
Silver Spring, MD 20910
301 495 0714

CC: Douglas Duncan, County Executive
Arthur Holmes, DPWT

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SAVE OUR
SEMINARY



AT FOREST GLEN

P.O. Box 8274
Silver Spring, MD 20907

RECEIVED
1446
OCT 12 2004

October 7, 2004

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

Derick Berlage, Chairman
Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: National Park Seminary PD-15 Rezoning Submission
Forest Glen Venture, L.L.C.

Dear Mr. Berlage:

I am writing to you on behalf of the board and members of Save Our Seminary in Forest Glen (SOS) and as a homeowner in the Forest Glen Park neighborhood. I know that you are aware of the proposal of Forest Glen Venture, LLC to redevelop the National Park Seminary Historic District and several adjacent acres. We have been very encouraged by their commitment to preservation, their site plan, their exciting designs for in-fill housing, and their efforts to work with the community.

However, we have a significant concern that we hope you and the members of the Planning Board will be able to resolve. It is my understanding that in preliminary discussions with Forest Glen Ventures, Department of Public Works and Transportation (DPWT) staff has argued that the roadway and the right-of-way of a large section of Linden Lane must be widened. Clearly, Linden Lane needs to be improved with curbs, sidewalks, and raised crosswalks, and the relocation of utility poles. However, it is essential to retain the 20 foot roadway and limit the right-of-way to 40 feet. Anything wider would have negative consequences on the adjacent neighborhoods and on the project itself.

As you know, SOS spent many years looking for a new, economically viable use for the seminary. We have worked hard to gain the support of community residents, despite the increase in traffic that will result from redevelopment. Traffic mitigation is an essential element of a successful project and retaining the existing narrow streets is the single, most effective thing that the county can do to control traffic around the seminary. Widening Linden Lane will encourage more cut-through traffic, more automobile trips by local residents, at greater speeds, and with less attention to pedestrians.

A widened Linden Lane will be completely alien to the character of the National Park Seminary Historic District and the adjacent neighborhoods. As an historic preservation organization, SOS is concerned that the 54 foot right-

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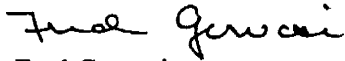
of-way being proposed by DPWT staff will set houses so far back from the street that the residential and campus-like sense of place that is the heart of the adaptive reuse plan will be destroyed.

One last point: we have all known from the beginning of this project that preservation of two dozen very poorly maintained buildings would be extraordinarily expensive. Every foot of excess right-of-way reduces the number and quality of new houses that are needed to subsidize historic preservation.

As you know, the redevelopment of the National Park Seminary is a unique project that demands tremendous effort and flexibility from us all. I hope you will take a close look at plans to widen Linden Lane and insist that priority be given to protecting the character of the seminary and our neighborhoods.

Thank you for your help on this matter and for your long-standing support of Montgomery County neighborhoods.

Sincerely,



Fred Gervasi
President

Seminary Advisory Board

2924 Woodstock Avenue
Silver Spring, 20910

December 3, 2004

Douglas Duncan
County Executive
100 Maryland Avenue
Rockville, MD 20850

Dear Mr. Duncan:

The Seminary Advisory Board (SAB) requests your support in mitigating our residents primary concern with the National Park Seminary restoration and redevelopment-- traffic.

The SAB is a board of representatives from Forest Glen Park, Linden, and North Woodside-Montgomery Hills neighborhoods and Save Our Seminary representing approximately 1,250 homes and interested citizens. While SAB strongly supports the renovation and redevelopment of the National Park Seminary, this project is located within established neighborhoods that currently experience significant cut-through traffic, excessive speed, unsafe driving practices, and threats to pedestrian safety. With 280 new housing units planned at the National Park Seminary and almost 3,000 additional vehicle trips per day (according to your letter of November 10, 2004), the traffic and pedestrian safety concerns will only be exacerbated.

SAB has worked with the development partners, the Alexander Company and Eakin-Youngentob Associates, to address community concerns about traffic. However, it is clear to us that mitigation efforts beyond the boundaries of the Seminary project are needed. While SAB strongly supports the fast tracking of County approvals to move this project forward, we request that the communities' concerns for traffic mitigation also be addressed in similar fashion.

Below are four specific actions we request the County to take concurrently with the planning and construction of the National Park Seminary.

1. Fast track the development and implementation of a comprehensive plan to mitigate traffic and to provide pedestrian safety. This plan should build upon the existing work being done for the Linden Lane and North Woodside-Montgomery Hills neighborhoods.

The plan should:

- Assess traffic volume and speed counts on main and secondary roads during both weekday and weekend. SAB would work with DPWT to identify main and secondary road to be analyzed.
- Assess pedestrian flow and safety needs. SAB would work with County to identify areas to be analyzed.
- Predict future impacts of the National Park Seminary, and other proposed development in the area.

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- Design site-specific recommendations for reducing traffic volume, improving driver safety practices, and protecting pedestrians.
- Implement site-specific measures.
- Monitor the site-specific measures, and provide improvements if needed.

2. Appoint a transportation coordinator to be a liaison between the County and SAB (with new membership from the National Park Seminary homeowner association(s) when established) during the development and implementation of the plan described in #1 above.

3. Complete the pedestrian link between the National Park Seminary and both the Forest Glen Metro and the Montgomery Hills shopping area at Georgia Avenue. Most of the necessary sidewalks exist, but filling in the missing segments will improve pedestrian safety and reduce traffic volume.

4. Establish a Ride-On metro bus from the National Park Seminary and surrounding communities to Forest Glen and Medical Center Metro Stations. Providing the Ride-On bus would help reduce the traffic volume throughout the neighborhoods.

SAB will make this request at the December 16th Planning Board hearing. We would appreciate receiving a response before or at the hearing as to the intent of the County to fast track the requests above and that the County have a representative available to testify about the County's position at this hearing.

We look forward to continuing to work with you and your staff to ensure the success of the National Park Seminary project.

Sincerely,

 Karen Alibrando
 Forest Glen Park Citizens' Association

 Kathryn Conant
 Forest Glen Park Citizens' Association

 Sue Fedor
 Save Our Seminary

 Fred Gervasi
 Save Our Seminary

 Carla Haywood
 Linden Lane Civic Association

 Holly Horner
 North Woodside-Montgomery Hills Civic
 Association

Tom Kristie
Linden Lane Civic Association

Phil Olivetti
Linden Lane Civic Association

CC: Council Member Tom Perez
Joel Gallihue, M-NCPPC
Glenn Kreger, M-NCPPC
Derick Berlage, M-NCPPC
Lisa Rother, Montgomery County
Martin Klauber, The People's Counsel
Natalie Boch, Alexander Company
Eakin-Youngentob Associates

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