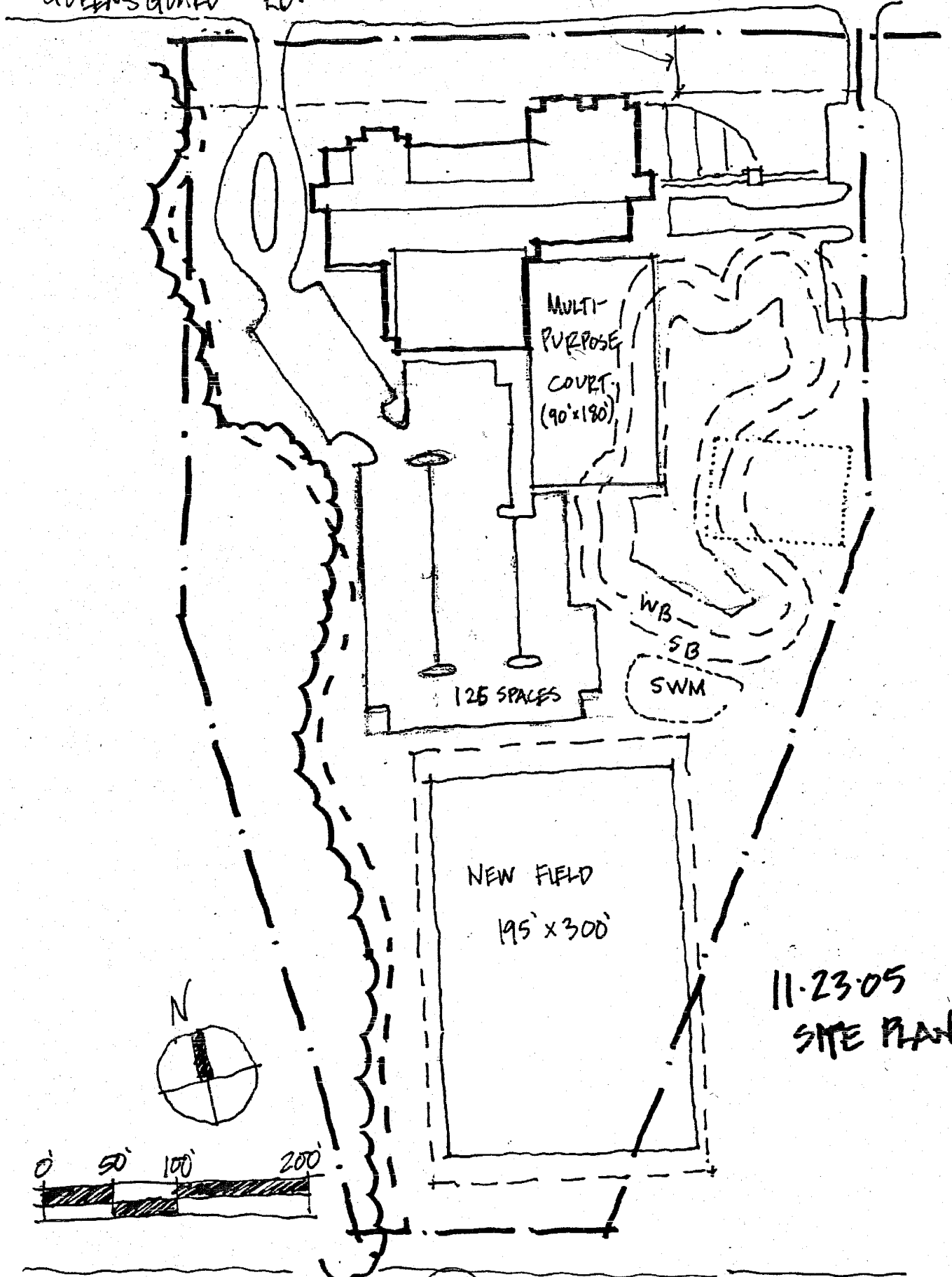


QUEENS GUARD RD.

50' SETBACK



11-23-05
SITE PLAN

MCP-Chairman

From: Ralph Spencer [rgspencer1953@yahoo.com]
Sent: February 22, 2006 6:24 AM
To: MCP-Chairman; county.council@montgomerycountymd.gov;
douglas.duncan@montgomerycountymd.gov
Subject: mid-county rec center

RECEIVED
0447
APR 06 2006

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

Dear Sirs,

I urge you to keep the location of the Mid-County RC at it's original location. The original location at Queensguard was researched years ago and the basic principles that guided the original decision are still valid.

Access to a rec center is vital. The rec center is not just for one set of apartments or just for children from grades 3-5. It is for all county residents and in particular all mid-county participants. The original cite has excellant access to a main road. With the ICC it will have even better access. You can't put a rec center down a long winding clogged residential street. It violates the guidelines of both the state and federal transportation agencies.

Assume there are 500 visitors a day. A long winding trip through a residential section will add about 5 minutes to their journey. That's 2500 minutes a day or 40 hours, which works out to some 12,000 hours per year.

This is a significant burden to put on the users of the facility.

It is why the original decision is still valid.

Sincerely,
Ralph Spencer

Relax. Yahoo! Mail virus scanning helps detect nasty viruses!

04/06/2006

44

RECEIVED
0163
FFB 09 2006

MCP-Chairman

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

From: linda.k.bea@verizon.com
Sent: Tuesday, January 31, 2006 10:09 PM
To: douglas.duncan@montgomerycountymd.gov; Councilmember.Floreen@montgomerycountymd.gov;
 Councilmember.Leventhal@montgomerycountymd.gov;
 councilmember.silverman@montgomerycountymd.gov;
 Councilmember.subin@montgomerycountymd.gov;
 Councilmember.Denis@montgomerycountymd.gov;
 Councilmember.Knapp@montgomerycountymd.gov;
 Councilmember.Andrews@montgomerycountymd.gov;
 Councilmember.Praisner@montgomerycountymd.gov;
 Councilmember.Perez@montgomerycountymd.gov; county.council@montgomerycountymd.gov;
 MCP-Chairman
Cc: mightyj1974@verizon.net; frankkauffinger@hotmail.com; Arlene Thorne; Bill Hammond; Charlie
 Bea; DanThomas; Dawn Greeley; Elliot Chabot; Frank Corrigan; Harry Klapper; Lilla Hammond;
 Lilla Hammond; Maury Potosky; Max Bronstein; Ron Daub; Ruben Lev; William Hammond
Subject: Mid-County Community Recreation Center

Dear Mr. Duncan, Council Members, and Mr. Berlage:

The communities mentioned below wish to register their strong support for construction of the Mid-County Community Recreation Center at the Queensguard Road location as soon as possible. Our key reasons are as follows:

The Queensguard location was identified as a site for the recreation center in the Aspen Hill Master Plan of 1994, and was the final choice of the Site Selection Committee in July 2001. It is a centralized location in the unserved Layhill area of the Mid-County Region and has good community visibility, critical to high community utilization. It is convenient to the many communities around the Argyle Middle School and is within easy walking distance of the communities and of the school. In addition, it is very close to highly populated apartment communities in the Glenmont area which are situated along Glenallen Ave., Randolph Rd., and Layhill Rd. Ride-On buses serve these corridors as well as Bel Pre Rd., or center users can choose to walk to the facility. Surveys disclose that 60% of users come from within a 5 mile radius, while 40% come from a greater distance. A great deal of comprehensive planning has gone into the Queensguard site and any change in plans at this point will only increase costs and cause further postponement of a public facility that is long overdue.

Another site recently suggested for consideration, the Strathmore Local Park, has a number of serious negative components including the following:

The two probable access roads to Strathmore Park only touch opposite sides of the site. One of the roads, Peppertree Lane, is currently privately owned and would cost an estimated \$3.5 million for right-of-way acquisition and road construction. Also, design costs for a new site would cost an estimated additional \$1 million. These costs, on top of an estimated \$12 million cost for a recreation center at Queensguard, add an excessive and unacceptable 37% to the total by utilizing the inferior Strathmore location. State environmental law requiring 125 foot setbacks from streams and wetlands reduces usable land below the ten acre minimum recommended for community recreation centers along with necessary parking and service areas. Furthermore, this location is so secluded, with minimal public exposure, that the park has been very lightly used over the years.

There is a school of thought whose view is that locating a recreation center at Strathmore would place that facility close to many young users. In regard to this point of view, the Queensguard location, with its more central location in the Mid-County Region, would be more conveniently located for a greater portion of the users of recreation centers. The patrons of the centers include not only young folks, but a large number of seniors, as well as every age segment of our population. Plus, they serve as a community meeting place, an exercise place, and

2/9/2006

45

an information dissemination point.

For all the reasons stated above, we believe the Queensguard location is clearly the appropriate site for the recreation center. The original Site Selection Committee found it to be the best place, and a recent study came to the same conclusion. It is the most fiscally responsible decision and would not cause the year or more delay that a change in location would cause.

Again, we urge you to support the speedy construction of the Mid-County Community Recreation Center at the Queensguard Road location.

Sincerely,

Strathmore Bel-Pre Civic Association (800 Homes)

Layhill South Civic Association (275 Homes)

Layhill Citizens Alliance (members are individuals)

sent by:

Linda Bea, President
Strathmore Bel-Pre Civic Association

2/9/2006

46

Support the Mid-County Regional Recreation Center!

On October 20th there will be a hearing before the Montgomery County Planning Board concerning construction of the Mid-County Regional Recreation Center on Queensquard Road. The project is still in the planning stages, but some local groups have expressed opposition to the proposed site. If you favor the speedy completion of the center at the currently proposed location, as the SPBCA does, it is important that you make your voice heard. We urge you to write or call the planning board at

Montgomery County Planning Board
RE: Mandatory Referral of Mid-County Regional Recreation Center
8787 Georgia Ave.
Silver Spring, Md. 20910
(301) 495-4600

RECEIVED
1806
OCT 27 2005

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

For your convenience, you may wish to cut out and mail the following:

To: Montgomery County Planning Board

I wish to express my strong support for the Mid-County Regional Recreation Center, and urge its speedy completion. We feel that the center will be a positive addition to our greater community and will serve to enrich the lives of our citizens as well as furnish a place for seniors, youth, and all residents of our area to participate in activities that will be educational, healthy, enjoyable, and conducive to a fuller more enjoyable life.

From: *Adlene + Oakleigh Thorne*

Address: *2805 Regina Drive
Silver Spring, MD 20906*

To: Montgomery County Planning Board

I wish to express my strong support for the Mid-County Regional Recreation Center, and urge its speedy completion. We feel that the center will be a positive addition to our greater community and will serve to enrich the lives of our citizens as well as furnish a place for seniors, youth, and all residents of our area to participate in activities that will be educational, healthy, enjoyable, and conducive to a fuller more enjoyable life.

From:

Carole & Ralph Freeman

Address:



Ms. Carole A. Freeman
2602 Beechmont Ln
Silver Spring MD 20906-5366

RECEIVED
1805
OCT 24 2005

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

To: Montgomery County Planning Board

I wish to express my strong support for the Mid-County Regional Recreation Center, and urge its speedy completion. We feel that the center will be a positive addition to our greater community and will serve to enrich the lives of our citizens as well as furnish a place for seniors, youth, and all residents of our area to participate in activities that will be educational, healthy, enjoyable, and conducive to a fuller more enjoyable life.

From:

Margaret J. Ford

Address:

*2617 Bainbridge Lane
Silver Spring, MD 20906*

RECEIVED
1804
OCT 18 2005

OFFICE OF THE COMPTROLLER
THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES
GENERAL SERVICES ADMINISTRATION

To: Montgomery County Planning Board

I wish to express my strong support for the Mid-County Regional Recreation Center, and urge its speedy completion. We feel that the center will be a positive addition to our greater community and will serve to enrich the lives of our citizens as well as furnish a place for seniors, youth, and all residents of our area to participate in activities that will be educational, healthy, enjoyable, and conducive to a fuller more enjoyable life.

From: PEARL RADCLIFFE

Address: 14225 BURNING BUSH LN
SILVER SPRING MD 20906

RECEIVED
1067
OCT 14 2005

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

6

Derick P. Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
1328
AUG 01 2005

07.28.2005

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

Dear Mr. Berlage:

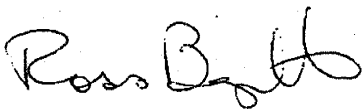
For the 10 years I have been living in the Layhill area, I have enjoyed countless recreational experiences in Layhill Village Park. This is the only park in the area for several communities of the Layhill/Bel Pre neighborhoods, and it provides a precious service as a beautiful, clean, sports space and environmental asset. Most of the time I went jogging in the park, I have observed young parents in the playground, as well as groups playing games of tennis, soccer and baseball. The park is clearly enjoyed and appreciated by many different groups of people. Additionally, this, like other parks, offers an invaluable spiritual service.

I am writing to express my thorough opposition to the proposal of building a community center or school in the park, as I believe county officials have discussed both proposals. I think this would have a negative environmental impact and destroy a very valuable and much needed green space in our area. Traffic and possibly crime will also increase.

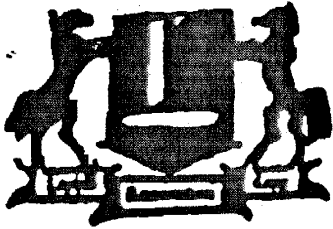
At a time when we desperately need more green spaces in our living communities in order to maintain a minimum standard of clean air, new buildings will only bring congestion and pollution.

I know many residents of the immediate surrounding areas are against this proposal as well. Please leave our wonderful Layhill Village Park alone. There are already community centers on Good Hope Road, Georgia and Randolph Avenues. Thank you for taking residents' views into account before you make any decisions.

Sincerely,



Rossana Baptista
13824 North Gate Drive,
Silver Spring, MD 20906



Layhill Civic Association, Inc.

Silver Spring, Md. 20906

July 22, 2005

Marilyn Praisner
Member, Montgomery County Council
100 Maryland Ave.
Rockville, Md. 20850

RE: LOCATION OF NEW RECREATION CENTER AT LAYHILL AND QUEENSGUARD ROAD

Dear Ms. Praisner,

On July 17, 1997, Alan Kistler, our President, and Rose Czarnecki, our Zoning Chairman, attended the meeting of the Mid-County Citizens Advisory Board (CAB). At this meeting, Rose Czarnecki expressed grave reservations about the CAB proposal recommendation to construct a Recreation Center in the Layhill area. (See Attachment No. 1-The Mid-County Citizens Advisory Board July 15, 1997 minutes at the Mid-County Services Center). Czarnecki reported 'that there are adequate Recreation facilities in the area, she visited the Wheaton Community Recreation Center on Georgia Avenue and noted only 3 cars in the lot. A new Center is just not needed'. The minutes of this meeting misquoted Mrs. Czarnecki's remarks. Mrs. Czarnecki insisted on a correction of the minutes of this meeting and finally the correction was sent to our President, Alan Kistler. (See Attachment No. 2-letter to Alan Kistler dated September 9, 1997). Our opposition was also noted in our August 12, 1997 letter to Mr. Doug Duncan, County Executive (See Attachment No. 3 to Doug Duncan). In that letter, we noted that the CAB had moved down from sixth to eighth position a proposed mid-county recreation center presumably targeted for the Layhill area. 'We referred, also, to the pressing need for physical education facilities in three elementary schools in the area that might deserve a higher priority claim right now for public funds'. One of the reasons for our objections to the Recreation Center was that there are other priorities, including many schools that do not have gyms. (See attachment No. 4-Elementary school gyms on Hold).

Since 1997, we have been on record as opposing this site. Since then, additional problems have become more serious. All the rezoning projects approved but not yet complete will cause intolerable traffic conditions on both Layhill and Bel Pre Road. The intersection of Layhill and Bel Pre Road, which is only 2/10 of a mile from the proposed Rec. Center, is known as one of the most dangerous intersections in Montgomery County. Many accidents occur there. It is dangerous for pedestrians to try to cross either of these roads. In fact, the Montgomery County Police must act as crossing guards to escort Argyle Junior High school children across Bel Pre Road in the morning and afternoon. We have spoken to Montgomery County police at meetings. They have stated that they could not escort children across Layhill Road at any time. We are very concerned about the safety of children who might try to cross Layhill Road. Traffic on Layhill Road is expected to increase geometrically upon construction of the Inter-County connector (ICC), construction of which is supposed to begin in 2006. Layhill Road will connect that highway with the Glenmont Metro Station, the terminus of the Metro Red Line. Said

traffic will make egress from the proposed center difficult. An article on the ICC which appeared in The Wheaton Gazette on July 20, 2005 quoted Brian Henry. "Traffic on Layhill Road and Georgia Avenue, which border the Longmead community would increase significantly, said Brian Henry, ICC Campaign Director for the Audubon Naturalist Society, citing figures from a state-released study on the ICC".

A more suitable site should be selected. We are in favor of maintaining a Recreation Center in the area, but feel the proposed Mid-County Community Recreation Center to be located at Layhill and Queensguard Road is not acceptable to our community, as well as several surrounding communities including the Parker Farm and Layhill Village East communities. Although our communities will be the most adversely affected, elected officials have not asked for our input or been concerned about our questions and concerns. There have been no mailings to citizen's associations located in or adjacent to the area nor public hearings as required by Sec. 33A-6 of the Montgomery County Code (of Boyds Civic Association v. Montgomery County Council, 67 Md. App. 131, 506A/2d 675 (1986). There has been no survey in the last 10 years to support the county's claim that this is a good fit for our community. In an article in the Gazette dated March 23, 2005, Officer Rob Musser, Gang investigator for the county police Fourth District, stated "Crime accompanies any type of development no matter what it is - a shopping center or a recreation center-there's going to be more reported crime".

*who was notified
+ dates*

We feel the most ideal situation for a Recreation Center to serve this area would be to rebuild the present Wheaton Recreation Center. Our community does not understand why the Wheaton Center is not on the Recreation department's budget for rebuilding. We have been told many different versions of what will be happening to that site. At the last meeting we attended of the CAB, the Recreation Department noted that site is owned by Md. National Park and Planning. We have also been told that because of a lack of land, some recreation buildings may need to go to two stories. We propose that if the Park and Planning owns the site, they could either sell it to the Recreation Department, or in cooperation with Md. Nat. Park and Planning, the Recreation Department could still build, maintain, and run programs in a new Wheaton Recreation Center. There are other facilities where there are joint operations with these two organizations. We feel that the Wheaton Recreation Center, currently located on Georgia Ave, is already zoned for that use, is on good public transportation and only blocks from the Glenmont Metro station.

We ask that you reconsider all proposals to build the Mid-County Community Recreation Center at Layhill and Queensguard Roads. Tremendous overbuilding has occurred in our area. The Layhill Village Civic Association as well as the Associations most directly affected in this decision have not had their concerns addressed. We have attended meetings, voiced objections, wrote letters to you and to many agencies affected and articles to newspapers and yet this project continues. In your letter of May 25, 2005 to the Layhill Village East Civic Association and Parker Farm, you informed them that the Park and Planning Commission has the final word regarding the dispositions of the Recreation Center, but it does not provide for public comment or input at this stage and refuses to hear the concerns of this neighborhood. Why would paid public officials treat taxpayer's opinions with such disregard? Our public officials do not seem to be

concerned re our objections. The article in the July 20, 2005 issue of the Wheaton Gazette concerning the building in Clarksburg where residents maintain that documents were falsified and basically their concerns with the Park and Planning and Department of Permitting services were not addressed in time are the type of concerns we have. We just discovered last month that the design phase has already begun on this site. We all know that many public funds are not well spent. Even though funds have been spent on your proposed design, plans could be changed. The FY05 Recreation Department budget is \$20, 861, 650. In order to attain that figure, the Department recommends eliminating entire programs. It also recommends reducing: the number of programs, staff positions including maintenance, supplies, and administrative support. Among the eliminated reduced programs are those that are intended to directly serve the target clientele of the proposed center. Why are the taxpayers being charged \$10, 000,000 to build a recreation center that will ultimately not be maintained? Before it is too late, we ask that you reconsider your proposal and switch to redesigning and rebuilding the present Wheaton, Recreation Center. We do not feel it is too small, as the Recreation Department has suggested. We do not really need to use the 10 acres at Queensguard to be used for a Recreation Center. Do we really need a kitchen and all of the elaborate plans or would a more simple Recreation Center at the Wheaton Rec. Center site location suffice? Our children and families need parks, ball fields, tennis courts, and basketball goals. Children play at this park year round. They do not need to be inside a building all the time. We are destroying our children's future by covering up every blade of grass we can find. There are other Recreation Centers that already serve our area well. Bauer Drive and Olney are not that far away. Why would the County want to insist on building a Recreation Center that the communities you feel would want to use it do not want? Private businesses provide much of the programming proposed for the center. The Aspen Hill Club and Fitness First provide athletic opportunities. These services could be performed at their own facilities, which are only a few minutes away from this site. The Aspen Hill Club has been located on Bel Pre Road for many years. Fitness First is in the Mercado Center, a few minutes from this site. Pilgrim Church, Layhill Community Free Methodist Church, Oak Chapel United Methodist Church and People's Baptist Church provide educational and/or daycare service. Use of the proposed center for these activities would impact negatively on private and religious facilities. The Catholic Archdiocese of Washington has purchased the St. Andrew Lutheran Church, located just south of Randolph Road on Georgia Avenue. They will shortly begin a conversion and expansion of their facilities including building a gym and recreation center to accommodate the growing Hispanic community in this area. This will serve a large part of the population. The Holiday Park and Schweinhaut Senior Centers are not far away and adequately serve our senior population. In addition, Leisure World is home to over 8,000 of our local residents. They have many programs of their own, some of which are also available to the general public. Aspenwood Assisted Living also has many programs for their residents. Homecrest has it's own programs as does Marion Assisted Living in Olney.

According to the Montgomery County Code, Article IV: Timely Adequate Public Facilities Determination, Section 8-31: a nonresidential development may not add more than 50 peak hour trips in the aggregate. That the proposed facility will have parking for 150 vehicles is in violation of the code.

The contents of this letter are summarized in the following remarks:

— Since 1997, we are on record for opposing the Recreation Center on this site. Also, a special meeting was called on June 9, 2005 and a vote was taken. The membership again voted against a Recreation Center that would drastically impact the Bel Pre Road/Layhill Road Intersection.

— Traffic generated from the Rec Center would bring additional problems to the over congested Layhill Road, with dangerous consequences to the safety of those trying to cross Layhill Road to get to the Rec Center. Children would be especially in danger.

— Taking enough land to build the Rec Center would destroy a much needed existing neighborhood Park.

— The Bauer Drive and the Olney Rec Centers adequately serve our area. Rebuilding the Wheaton Rec Center would serve our needs.

— There are other needs in the area schools. That should have higher priority on the allocation of the county resources.

— The citizens who supposedly would benefit from the Rec Center **DO NOT** want it on that site.

— The existing Wheaton Recreation Center on Georgia Avenue should be rebuilt and would fill the recreation needs of the community.

We ask you to reconsider the above proposal and listen and act on our concerns.

Sincerely,



Ken Giordan
President, Layhill Village Civic Association
13801 North Gate drive
Silver Spring, Md. 20906
Cell: 715-499-4326

Enclosed:

- Attachment 1 July 15, 1997 minutes of Mid-County Citizens Advisory Board
- Attachment 2 September 9, 1997 to Mr. Alan Kistler
- Attachment 3 August 12, 1997 letter to Mr. Douglas Duncan from Alan Kistler
- Attachment 4 July 9, 1997 Gazelle Newspaper article-Elementary School Gyms on Hold