Do you support the county's purchase, for fair-market value, of property adjoining Hillmead playground, for the purposes of expanding the parks
1. playground and facilities?

#	Response
1	I STRONGLY SUPPORT THIS TO ENHANCE & save our community from overdevelopment. MOST IMPORTANTLY, WE NEED TO SAVE THE SLEIGH RIDING HILL THAT EVERY KID WHO'S LIVED HERE HAS SPENT MANY HAPPY HOURS ON, THANKS TO MS. PIATROW. It needs to be better graded with trails to avoid trees and a Valley Road street blockade to protect kids from sliding into the street. PLEASE MAKE OUR COMMUNITY AN EVEN BETTER KID PLACE.
2	The purchase of the property would enhance the current park and provide an urban get-away
3	Absolutely. A strong community park and playground makes for a tighter community, better neighborhood and increases property values. AND my daughter is a serious fan of swings. It would be nice not to have to drive to another park just for the swings and a little bike path for kids...we drive to Woodacres Park regularly..its a fantastic park. I know so many people who go there regularly who don't even live there, because its such a great park.
4	Absolutely!
5	Important in preserving Hillmead's "green" area. Additional construction, if sold to private interests, will only deteriorate this area as evidenced by the destruction of entrance of the park on the corner of Bradley Blvd and Valley Road.
6	I believe this would be the best use of the property for the Hillmead community, for the environment and for Bethesda/Montgomery County.
7	Open land in the Bethesda area is fast disappaering. This land would be a great addition to a Montgomery County park.
8	Absolutely!! What a rare opportunity to do the right thing for the community AND the environment. Bravo!
9	I do support expanding the park. I am also curious to know exactly what is currently park property and what is private... if the county did not purchase the property and a private developer developed it, would we lose area that seemed to be part of the park? Woods, etc.
10	What a great idea. The kids need more room and more facilities to play. I would also like to see better tennis courts. Perhaps another court could also be added.
11	This would be great - more play space for kids, preserve more of the nice trees and woodsy feel of the park.
12	An excellent, if expensive, notion
13	The existing Hillmead Park is tiny and lags those of many other communities. An expanded park with additional features to serve people of all ages would be welcomed. In the past few years, Hillmead homeowners have witnessed the increasing number of tear-downs in our neighborhood, with developers building large-scale houses on small lots. Meanwhile, those of us still living in modest 1,500 square foot Cape Cods and Ramblers are paying annual property taxes that have risen to maximum allowable levels. Upgrading the park would be a sign of good faith from the County that quality of life is as important as generating revenue.
14	After 50 years of living in Hillmead, My five children have enjoyed what was originally a fairly basic playground. Since the upgrade to a true county park, they look forward to taking their children (my grandchildren) to enjoy the park, whever they are visiting.
15	I strongly support this, and strongly do not want this property to be developed into multiple private housing
16	I would like to see the owner of that property address continue with her plans to develop.
17	Whether the County or a private party (individual or developer) purchases this property, the most important issue is that the landscape will not be dramatically altered. Since the County will purchase this to expand park facilities, this is the best way to continue the woodland quality of this unique property in Hillmead that is adjoining Hillmead park.
18	Thanks for doing this. Great idea!
19	If the County saves the trees and the greenery, then County purchase is a better idea than a developer that wants to put four homes on the property and cut down all the trees.
20	Is this really possible? If so, I support it fully.
21	Go Hillmead!
22	What does this mean to the subdivision plan? I do not like a subdivision of this site. But is this our call? Also, isn't the subdivision plan a done deal.
23	Does the County have money to do this? I do, however, think that this is good use of our tax dollars.

24 Depends on the cost -- and what would it mean the County would forego?

25 The private property at 6221 Bradley should be sold to any interested parties of the owners choosing and time frame. Hillmead citizens should not interfere with someone else's property, and sale of it

26 If people in the community want to band together and buy it : fine; but the county does not have a limitless source of money contrary to what the county council and county executive believe. I do not believe that this survey is fair to those who do not have internet access or are not technically aware or comfortable with computers and leaves out a number of residents' opinions. How many residents responded to this survey the first time it was put out, out of how many residents? I also believe that the manner in which this survey and the "facts" of this proposal have been presented and will be used in the future has not been very upfront. If the officers were serous about getting the input of ALL residents, an internet poll is nowhere near comprehensive in getting a response from all. An internet poll is a useful tool but it does not canvass the entire neighborhoodand and all residents as I doubt that all the residents are on the Hillmead mail list. A poll is only so good as its questions(the 2 here need more amplification)and the pool of respondents and a poll can be manipulated by how these 2 factors are set up. This forum in the survey here is limited in expressing many of the concerns that such additional facilites would have negatively on the neighbotrhood(one example additional traffic and parking problems on Valley and Ridge).

27 You guys are doing a great job to take this on. Don't know how every one else feels. But you have my support.

28 The county neeeds to stay out of the business of private citizens in this neighborhood not to mention the county overall.

29 The following paraphrases some of my comments to Tom Whiteman a few weeks ago. Since we do not live adjacent to the park, I suppose we would not really be affected by whatever is done there. However, I have a problem with the timing of this proposal. It seems to me that, whatever the merits or drawbacks are regarding the proposal, the time to have set it in motion was well over a year ago. It doesn't seem fair to Phyllis after she has conscientiously given so much thought to the matter over a long period of time, especially considering her generosity to the community over many years regarding the use of her property. We have lived here for more than 40 years; our daughter enjoyed the park as a child and I have been using it for tennis ever since the courts were built. !! has been wonderful for the community. But I wonder if the the immediate neighbors would really want the park to be any larger, for many reasons, including the evidence from time to time of undesirable activities in the vicinity of the tennis courts, and even within the courts.

Results of Online Survey for Hillmead Park Expansion

The Montgomery County Park and Planning Commission may be interested in purchasing, for fair-market value, the property, at 6221 Bradley Blvd., which is contiguous to Hillmead Park's Playground, for the purpose of expanding park and playground facilities. To measure your support and provide guidance on how best to meet the needs of the Hillmead community, the officers of the Hillmead Citizens Association are asking you to complete this brief survey. We value your candid opinion.

1. Do you support the county's purchase, for fair-market value, of property adjoining Hillmead playground, for the purposes of expanding the parks playground and facilities?

		Number of Responses	Response Ratio
Yes		52	88%
No		7	12%
	Total	59	100%

29 Responses

2. If the county were to expand and further develop Hillmead Park, what types of development would you like to see? (please rate the following development options according to their value to you)

The top percentage indicates total respondent ratio; the bottom number represents actual number of respondents selecting the option	1 No Value to Me At All	2 Some Value - OK But Not Much Use to Me	3 Moderate Value - Good Idea	4 High Value - Really Like to Have This	5 Top Value - Great Idea!
1. Expanded Playground with Swingset	15% 9	7% 4	12% 7	14% 8	53% 31
2. A Community Center	31% 18	14% 8	20% 12	14% 8	22% 13
3. A Covered Pavilion or Gazebo	24% 14	10% 6	24% 14	24% 14	19% 11
4. Self-guided Nature Trails	15% 9	8% 5	15% 9	24% 14	37% 22
5. Bird and Butterfly Migration stations	17% 10	8% 5	12% 7	25% 15	37% 22
6. Picnic Area with Tables	15% 9	7% 4	8% 5	15% 9	54% 32

Free Form Responses to Question #1.

Robins, Steven A.

From: Piotrow, Phyllis T. [ppiotrow@jhuccp.org]
Sent: Saturday, March 04, 2006 4:14 PM
To: TOM WHITEMAN
Subject: RE: The Assoc.

Thanks Tom for letting me know. I am glad to hear it. I appreciate your taking action on this and hope that you will be sure that this info is on the website and available to all who either have or in future may respond to any survey.

I trust that if anything further is done, those who do it will correct the 2 misleading impressions that were conveyed earlier: namely, 1) that I had been consulted and was in accord with the idea of selling to the county to expand the park and 2) that the county had initiated inquiries and interest instead of in fact responding to communications from individuals in Hillmead.

Thanks a lot. It is a great weight off my mind.

Have a good weekend. It is snowing a little up here and very cold but I have a comfortable place and plenty of family around.

Phyllis

Phyllis Tilson Piotrow, Ph.D.
Professor
Center for Communication Programs
Bloomberg School of Public Health
Johns Hopkins University
111 Market Place
Baltimore, MD 21202
410 659 6300

From: TOM WHITEMAN [mailto:tom.whiteman@verizon.net]
Sent: Sat 3/4/2006 7:03 AM
To: Piotrow, Phyllis T.
Subject: The Assoc.

Dear Phyllis the Assoc. has no intention of being involved further in this matter. I will be conveying that in the next couple of days to the concerned parties.

Take care, Tom

Tom Whiteman
24 hour 301-469-9111
tom@tomwhiteman.com
www.tomwhiteman.com
Long and Foster Realtors
O- 301-907-7600
Fax- 301-469-5433
www.homesdatabase.com/tomwhiteman/pw_login.shtml

Piotrow, Phyllis T.

From: Hillmead@yahoogroups.com on behalf of naomiandtess **Sent:** Sun 2/26/2006 8:36 PM
To: Hillmead@yahoogroups.com
Cc:
Subject: Re: [Hillmead] Phyllis
Attachments:

BRAVO Mr. Caulfield! Our sentiments exactly and so stated to Phyllis directly and in person.
Terri Ravick

----- Original Message -----
From: jacaulfieldjr
To: Hillmead@yahoogroups.com
Sent: Saturday, February 25, 2006 6:53 PM
Subject: [Hillmead] Phyllis

Posted here on the group site at the suggestion of one of its members. The opinion and sentiment expressed here is of course that of the author.

Dear Phyllis -

My name is James Caulfield. My wife and I reside at 8609 Melwood Road in the Hillmead neighborhood. I wanted to send you a note after reading your very sincere letter this morning.

I feel rather duped to be honest with you in regards to the survey that was circulated recently via this listserv proposing an expansion to the Hillmead Park. There was no mention anywhere in that document that this proposal was one in lieu of your developing your property. As a result, I signed it and made my comments known. I really feel as if someone threw a fast ball by me and I suspect many others in this neighborhood feel the same. Knowing what I know now, I never would have given that survey a second look.

An addition or expansion of any park or parkland is certainly an idea that I support hole heartedly. Clean, safe, and fun places for kids and families to recreate, are assets to any community. I use the park often to play tennis and really enjoy having it in my neighborhood. But a proposal to in essence block the development of someone's private property against their will is something I can't and won't support. That home and the beautiful, nature enriched property surrounding it belongs to you not the residents of this neighborhood and certainly not this county. Perhaps I differ from those who have launched this campaign in that I don't want government in my business in any way, that's not their job. I don't want the county or the Park Service or anyone else getting involved in what the residents of this neighborhood, county, or state do with their homes and their property. It appears obvious that the proponents of this plan/survey want government to come in and take over and in this case, curb development. If you were planning on putting in a CVS or a Starbucks, I could see their opposition. On the other hand, your proposal is nothing but reasonable, thoughtful and sensible. It's clear that you want to see your property go to good use, to be a great addition to the area, not an eye sore or a detraction. That is nothing but honorable, respectable and well within your right.

Rest assured that Montgomery County has neither the interest nor the time or resources to entertain a proposal of this sort. So I suspect that you will be free and clear to carry on as you have been without impunity. What we need are more conscientious land owners like yourself who understand and value the quality of life in these

older neighborhoods by developing responsibly as you've seen fit to execute.

Thank you again for your heart felt and thoughtful letter this morning. I wish you only the best of luck. If there is anything I can do to help don't hesitate to call on me.
Sincerely,

James Caulfield - 301-365-2580

Weaver, Richard

From: sueghosh@aol.com
Sent: Thursday, February 16, 2006 2:55 PM
To: Crampton, Pamela; Weaver, Richard
Cc: adamandharriet@yahoo.com
Subject: Re: M-NCPPC Hilmead-Bradley Hills/120060480

Thanks. I understand that. We would like to be notified as soon as the date and time are confirmed. Also, would like specific answers to the questions in my e-mail.

-----Original Message-----
From: Crampton, Pamela <pamela.crampton@mncppc-mc.org>
To: sueghosh@aol.com; Weaver, Richard <Richard.Weaver@mncppc-mc.org>
Cc: adamandharriet@yahoo.com
Sent: Thu, 16 Feb 2006 14:46:45 -0500
Subject: RE: M-NCPPC Hilmead-Bradley Hills/120060480

Please note: March 23rd is a TENTATIVE date. I stressed that to Ms. Kuhn in my phone conversation yesterday.

Thank you.

Pam Crampton

> -----Original Message-----
> **From:** sueghosh@aol.com [mailto:sueghosh@aol.com]
> **Sent:** Thursday, February 16, 2006 2:27 PM
> **To:** Weaver, Richard; Crampton, Pamela
> **Cc:** adamandharriet@yahoo.com
> **Subject:** M-NCPPC Hilmead-Bradley Hills/120060480
>
> Dear Mr. Weaver:
>
> We have spoken over phone regarding the above noted Preliminary Plan pending before you. I mailed a letter to you last Friday expressing my views on this matter (please also see attached).
>
> Harriet Kuhn was told by your office that the abvoe noted Preliminary Plan has been scheduled to be reviewed by the Planning Board Hearing on March 23rd.
>
> Could you please confirm the following?
>
> 1. Is the application noted above now complete? Has the applicant submitted a tree-saving plan and a storm water drainage plan that was previously missing?
>
> 2. Harriet Kuhn and I plan to attend the Hearing and also plan to speak at the Hearing if the opportunity is afforded to us. Could you confirm the time on March 23rd that this application will be up for discussion by the Planning Board? Please also add me to your list of Hillmead residents to be notified once the date and time of the Hearing is confirmed; my address: 8733 Ridge Road, Bethesda, MD 20817; telephone #: (301) 365-0360; e-mail noted above.

Finally, for your information, following is a summary of the partial results of the survey underway by the Hillmead Citizens Association (see below for tabulation of survey and community responses):

1. The Survey was posted through the Hillmead list serv and is open to all Hillmead residents;
2. Eventhough the survey does not mandate the respondents to identify themselves (i.e in order to provide the greatest latitude for response and candidness), the vast majority noted their name and address;
3. Around 15% of the close to 300 Hillmead households have responded thus far and all, except one, have said yes to a County purhcase.

Hope this helps.

Sincerely,

Sue Ghosh Stricklett
(301) 365-0360

Responses: (•) Completes only ( ) Partials only ( ) Completes & Partials

The Montgomery County Park and Planning Commission may be interested in purchasing, for fair-market value, the property, at 6221 Bradley Blvd., which is contiguous to Hillmead Park's Playground, for the purpose of expanding park and playground facilities. To measure your support and provide guidance on how best to meet the needs of the Hillmead community, the officers of the Hillmead Citizens Association are asking you to complete this brief survey. We value your candid opinion.

Do you support the county's purchase, for fair-market value, of property adjoining Hillmead playground, for the purposes of

1. expanding the parks playground and facilities?

	Number of Responses	Response Ratio
Yes	40	98%
No	1	2%
Total	41	100%

23 Responses

If the county were to expand and further develop Hillmead Park, what types of development would you like to see? (please rate the following development options according to their

2. value to you)

The top percentage indicates total respondent ratio; the bottom number represents actual number of respondents selecting the option	1 No Value to Me At All	2 Some Value - OK But Not Much Use to Me	3 Moderate Value - Good Idea	4 High Value - Really Like to Have This	5 Top Value - Great Idea!
1. Expanded Playground with Swingset	5%	10%	10%	17%	59%
	2	4	4	7	24
2. A Community Center	29%	12%	22%	12%	24%
	12	5	9	5	10
3. A Covered Pavilion or Gazebo	17%	10%	29%	24%	20%
	7	4	12	10	8
	5%	7%	20%	24%	44%

4. Self-guided Nature Trails	2	3	8	10	18
	7%	5%	15%	34%	39%
5. Bird and Butterfly Migration stations	3	2	6	14	16
	5%	10%	7%	20%	59%
6. Picnic Area with Tables	2	4	3	8	24

3. If you have other suggestions for improving Hillmead Park, please enter them below.

VIEW 16 Responses

Please identify yourself for authentication purposes (we would appreciate this information so we can voice your opinion to the county. If you feel more comfortable answering

4. anonymously, we understand.) PS You can ignore the company entry.

VIEW 41 Responses

Do you support the county's purchase, for fair-market value, of property adjoining Hillmead

1. playground, for the purposes of expanding the parks playground and facilities?

#	Response
1	I STRONGLY SUPPORT THIS TO ENHANCE & save our community from overdevelopment. MOST IMPORTANTLY, WE NEED TO SAVE THE SLEIGH RIDING HILL THAT EVERY KID WHO'S LIVED HERE HAS SPENT MANY HAPPY HOURS ON, THANKS TO MS. PIATROW. It needs to be better graded with trails to avoid trees and a Valley Road street blockade to protect kids from sliding into the street. PLEASE MAKE OUR COMMUNITY AN EVEN BETTER KID PLACE.
2	The purchase of the property would enhance the current park and provide an urban get-away
3	Absolutely. A strong community park and playground makes for a tighter community, better neighborhood and increases property values. AND my daughter is a serious fan of swings. It would be nice not to have to drive to another park just for the swings and a little bike path for kids...we drive to Woodacres Park regularly..its a fantastic park. I know so many people who go there regularly who don't even live there, because its such a great park.
4	Absolutely!
5	Important in preserving Hillmead's "green" area. Additional construction, if sold to private interests, will only deteriorate this area as evidenced by the destruction of entrance of the park on the corner of Bradley Blvd and Valley Road.
6	I believe this would be the best use of the property for the Hillmead community, for the environment and for Bethesda/Montgomery County.
7	Open land in the Bethesda area is fast disappaering. This land would be a great addition to a Montgomery County park.
8	Absolutely!! What a rare opportunity to do the right thing for the community AND the environment. Bravo!
9	I do support expanding the park. I am also curious to know exactly what is currently park property and what is private... if the county did not purchase the property and a private developer developed it, would we lose area that seemed to be part of the park? Woods, etc.
10	What a great idea. The kids need more room and more facilities to play. I would also like to see better tennis courts. Perhaps another court could also be added.
11	This would be great - more play space for kids, preserve more of the nice trees and woodsy feel of the park.
12	An excellent, if expensive, notion
13	The existing Hillmead Park is tiny and lags those of many other communities. An expanded park with additional features to serve people of all ages would be welcomed. In the past few years, Hillmead homeowners have witnessed the increasing number of tear-downs in our neighborhood, with developers building large-scale houses on small lots. Meanwhile, those of us still living in modest 1,500 square foot Cape Cods and Ramblers are paying annual property taxes that have risen to maximum allowable levels. Upgrading the park would be a sign of good faith from the County that quality of life is as important as generating revenue.
14	After 50 years of living in Hillmead, My five children have enjoyed what was originally a fairly basic playground. Since the upgrade to a true county park, they look forward to taking their children (my grandchildren) to enjoy the park, whever they are visiting.
15	I strongly support this, and strongly do not want this property to be developed into multiple private housing
16	I would like to see the owner of that property address continue with her plans to develop.
17	Whether the County or a private party (individual or developer) purchases this property, the most important issue is that the landscape will not be dramatically altered. Since the County will purchase this to expand park facilities, this is the best way to continue the woodland quality of this unique property in Hillmead that is adjoining Hillmead park.
18	Thanks for doing this. Great idea!

19 If the County saves the trees and the greenery, then County purchase is a better idea than a developer that wants to put four homes on the property and cut down all the trees.

20 Is this really possible? If so, I support it fully.

21 Go Hillmead!

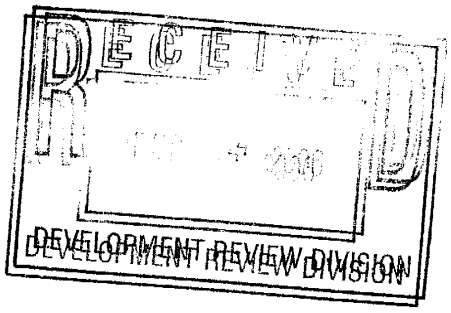
22 What does this mean to the subdivision plan? I do not like a subdivision of this site. But is this our call? Also, isn't the subdivision plan a done deal.

23 Does the County have money to do this? I do, however, think that this is good use of our tax dollars.

Section 50-29(a)(2) of the Subdivision Regulations requires, except as otherwise provided in the zoning ordinance, that all single-family detached lots abut a road or street which has been dedicated for public use, or which has acquired the status of a public street. Within the Clarksburg Village development, there are nine lots shown on the approved Site Plan which do not have frontage on a public street (Lot 16, Block D; Lots 7-9, Block H; and Lots 16-19, 32, and 33, Block P). Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist which prevent full compliance with the requirements. Such a waiver was discussed as part of the site plan approval, but the waiver must be formally granted as part of an amendment to the preliminary plan.

SUE GHOSH STRICKLETT

8733 Ridge Road, Bethesda, MD 20817
Phone: (301) 365-0360
Fax: (301) 365-0565
E-Mail: sueghosh@aol.com



February 9, 2006

Richard Weaver
Development Review Division
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Preliminary Plan for Subdivision of property located at 6221 Bradley Blvd, Bethesda, MD

Dear Mr. Weaver:

We have spoken over phone about the above subdivision plan. Attached is a copy of the letter from the Hillmead Citizens Association to Chairman Berlage supporting a County purchase of the property in question (see attached). An online survey (hard copies in the process of being distributed) demonstrates robust community support for the project. We will provide you with copies of the final results of this survey as soon as it is concluded.

Let me further summarize two specific community concerns with respect to the Preliminary Plan for subdivision of this property now pending before you. First, the Preliminary Plan, as proposed, has failed to address the environmental challenges outlined in the Hillmead Citizens Association's letter to Chairman Berlage.

Second, a County review of the Preliminary Plan based on the narrow criterion that the plan fits the "character of the neighborhood" in terms of size of lot and street frontage fails to take into account that this particular property is not like any other in Hillmead. The property adjoins Hillmead Park and is inseparable from the wooded landscape. Hillmead is a community in transition where large new homes are replacing old homes and where backyards are fast becoming a thing of the past. Any development of the property beyond the footprint of the existing home on the property will dramatically alter the landscape of the park and, is hence, a source of significant anxiety for residents. The Park is a much needed respite for the children, parents and grandparents of this community.

I hope that the review process will take into consideration the foregoing concerns. I thank you for your kind attention.

Sincerely,

Sue Ghosh Stricklett

CC: Chairman Berlage; Councilman Denis

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

May 12, 2005

To the Commissioners:

This communication is to indicate that we have no objection to the proposed subdivision of the property of Phyllis Piotrow on the corner of Valley Road and Ridge Road, Hillmead, Bethesda, Md. 20817, into five (5) and no more than five (5) lots. These would be approximately equal in size or in most cases larger than those opposite the properties on Ridge Road and would have approximately the same frontage.

We do not favor widening Ridge Road or Valley Road or adding a sidewalk or any other action that would result in cutting down the 12 or more trees now along the south side of Ridge Road. We would favor using the existing driveway as much as possible and setting the houses back to preserve trees and space now existing along Ridge Road next to the Hillmead Park.

Sincerely yours,

Beasie C Mourns
Beasie C. Mourns – 6201 Valley Rd. – Bethesda MD.

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

May 12, 2005

To the Commissioners:

This communication is to indicate that we have no objection to the proposed subdivision of the property of Phyllis Piotrow on the corner of Valley Road and Ridge Road, Hillmead, Bethesda, Md. 20817, into five (5) and no more than five (5) lots. These would be approximately equal in size or in most cases larger than those opposite the properties on Ridge Road and would have approximately the same frontage.

We do not favor widening Ridge Road or Valley Road or adding a sidewalk or any other action that would result in cutting down the 12 or more trees now along the south side of Ridge Road. We would favor using the existing driveway as much as possible and setting the houses back to preserve trees and space now existing along Ridge Road next to the Hillmead Park.

Sincerely yours,

Shelley G. Robinson

6301 BRADLEY BLVD.
BETHESDA, MD
20817

P.S.
I would request that the Road Department address the drainage problem that exists in front of my property on Valley Road. I believe that this results from water coming down Ridge Road to Valley. I do not believe that the proposed construction will have any adverse impact on this problem, however.

ROBERT M. DERN AND ELIZABETH JONES-DERN

8602 RIDGE ROAD
BETHESDA, MARYLAND 20817
(301) 365-0089

May 11, 2005

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

RE: **Public Hearing, Thursday, May 12, 2005**
Hillmead/Bradley Hills; Subdivision File 7-05051

Dear Mr. Berlage:

We live directly across from the subject lot. Due to work requirements, we are not able to attend this hearing; however, there are several issues which we would like to bring to the attention of the Planning Board:

1. We have no objection to the proposed subdivision into five (5) lots; however, we would oppose more than five (5) lots.
2. Please keep as many trees as possible on the property line of subject lot, especially on Ridge Road. More and more houses are being torn down and replaced with larger homes in Hillmead. In so doing, large beautiful trees are being destroyed and not replaced.
3. Please do not widen Ridge Road. Next to subject lot is Hillmead Park. Children are constantly coming and going. Cars already speed up and down Ridge Road. Widening the road would likely increase their speed, and endanger the children and their parents who use Ridge Road to walk to the park. In addition, widening the road would, in all likelihood, destroy many of the large trees, as noted in 2. above.
4. Please do not add a sidewalk. Adding a sidewalk would increase the speed of drivers on Ridge Road. In addition, adding a sidewalk would, in all likelihood, destroy many of the large trees, as noted in 2. and 3. above.
5. Please keep the existing driveway as much as possible on subject lot, and set the houses back to preserve the large trees on the property line on Ridge Road.

We request that the Montgomery County Planning Board consider the requests noted above.

Sincerely,

ELIZABETH JONES-DERN

ROBERT M. DERN

Liz\personal\ltr to mcpb re: subdivision file number 7-05051

SUITE 460 | 3 BETHESDA METRO CENTER | BETHESDA, MD 20814-5367 | TEL 301.986.1300 | FAX 301.986.0332 | WWW.LERCHEARLY.COM

ATTORNEYS

STEVEN A. ROBINS
DIRECT 301.657.0747
SAROBINS@LERCHEARLY.COM

MEMORANDUM

TO: Doug Powell

FROM: Steven A. Robins

SUBJECT: Preliminary Plan No. 1-20060480/Hillmead-Bradley Hill Grove

DATE: March 9, 2006

Thank you for taking the time to discuss the property located at 6221 Bradley Boulevard that is the subject of the above referenced preliminary plan (the "Property"). The Property is owned by Phyllis Piotrow. Ms. Piotrow has owned the Property for over 30 years. As you know, the Property was previously the subject of a pre-preliminary plan that was brought before the Planning Board and now is the subject of a preliminary plan. Your office commented on both applications.

About a month ago, Ms. Piotrow found out that certain individuals in the community, as part of the Hillmead Citizens Association (the "Association"), were interested in pursuing an option where the Parks Department would purchase the Property and add it to the adjacent park. Please understand that the Association and the primary proponents of this acquisition plan, Sue Ghosh and Harriet Kuhn, operated without informing Ms. Piotrow, our engineer Lee Sutherland or me, about their interest in or plan for the Property. We had absolutely no knowledge of any discussions between these individuals and your office on this matter. Had we known, we would have immediately informed you that we were not supportive of this effort. Others in the community feel the same way as Ms. Piotrow.

On February 28, 2006, Ms. Piotrow and I met with the Association's Executive Committee to discuss the Property, the pending subdivision and the efforts to have the Parks Department purchase the Property. Ms. Piotrow and I requested the meeting, in large part, to gain information and an understanding about a web based survey that the Association was conducting regarding the

community's interest in having the Parks Department purchase the Property and to express how Ms. Piotrow felt about this situation. We were told at the meeting that there is "substantial community interest" in having the Parks Department pursue this opportunity and that the Department actually initiated the matter. Our comments are as follows:

1. This is not an opportunity available to the Park's Department. Ms. Piotrow has the Property under contract with a Purchaser that intends to construct four houses on the Property when it is subdivided.

2. We were told that the County (specifically the Parks Department) initiated contact with Ms. Kuhn and/or Ms. Ghosh regarding the Property. As I thought (and you confirmed), these individuals contacted M-NCPPC regarding either the Property or the subdivision efforts and the issue was referred to you for a response. Understand that we have absolutely no objection to community participation in the process. However, the participation should be forthright.

3. As far as we can tell, there is not substantial community support for this effort. First of all, out of 280 homes, only 57 individuals have responded to this survey (in fact, there are a number of elderly persons in the neighborhood that do not access the internet or respond to surveys). Of these individuals, several of them have e-mailed members of the Executive Committee and Ms. Piotrow withdrawing their support specifically because they now learned that Ms. Piotrow was never approached about this idea from its inception and, once learning about this effort, did not support it. These individuals were particularly disturbed by the process and lack of full disclosure.

4. At our meeting with the Executive Committee, it was very clear that there was disagreement among the leaders on the topic. Everyone at the meeting agreed that Ms. Piotrow should have been notified about this topic and many also agreed that the failure to do so would taint the survey results. In fact, if you were to ask those individuals present at our meeting about the survey, we believe that a majority would express their discomfort with the survey and its linkage to the Association.

In a nutshell, there appears to be controversy surrounding the survey.

In our conversation, you confirmed the following:

1. You thought that Ms. Piotrow was aware of the efforts regarding the proposal. You also confirmed that the Parks Department would not initiate a purchase of the Property own its own.

2. The Parks Department made a determination that the Property is not a high priority for purchase. There is not a documented need for the Property to be acquired for more parkland at this location. There also is nothing unique about the Property that would cause it to "move up" on the list of properties to be acquired.

3. The house on the property would need to be addressed. This would add to the cost.

4. There is nothing in the Master Plan to suggest that this Property should be acquired as parkland.

5. The Parks Department is not interested in acquiring the Property and considers the matter closed. Even if the community was able to document significant support for the acquisition that does not mean that the Parks Department's position would change. At this point in time, you indicated that the Park Department's position against acquisition is firm.

6. The Parks Department would not interfere with the contract already entered into for the property.

In order to avoid any confusion, I would appreciate it if you would respond to this memorandum, in writing, confirming the Department's position on this matter. Ms. Piotrow is a retiree and is looking forward to moving to New Hampshire to be closer to her family and friends. The resubdivision and sale of the Property is an integral part of her retirement plan.

We look forward to hearing from you shortly.

Sincerely,

Steven A. Robins

ATTACHMENT F

LOS Evaluation

Legacy Open Space Nomination, 6221 Bradley Boulevard,
Property associated with Hillmead Neighborhood Park.

Attached is information regarding the Preliminary Plan 1-20060480 as in relates to Hillmead Neighborhood Park and suitability for acquisition under the Legacy Open Space Program (LOS).

6221 Bradley Boulevard has been officially nominated by Sue Ghosh Stricklett of Bethesda, Maryland as a potential LOS site. Please note that Legacy Open Space has not yet responded to her request and that the property owner (Phyllis Piotrow) was initially unaware of the nomination.

This 1.26 acre property represents the northwest corner of the Hillmead Neighborhood Park vicinity. The property is currently maintained as a single-family residence. The main house, built in 1935 is of brick and slate roof construction, consisting of approximately 3342 square feet of enclosed area. The associated grounds consist of open lawn area, well maintained landscaping and mature trees. Trees and shrubs common to the property include tuliptree, red oak, white oak, dogwood, azaleas, rhododendron and lilac. Significant areas of periwinkle, vinca, and English Ivy provide ground cover. The property has moderately steep slopes to the west and south. An ephemeral drainage swale exist off the property to the south, within Hillmead NP. Drainage is to Booze Creek. MCDEP considers Booze Creek as an impaired watershed with poor water quality

The preliminary plan provides 4 single family detached houses and does not result in any forest clearing or environmental buffer impact. The plan would result in the removal of several specimen trees and may minimally impact the critical root zones of some trees on Park Property. The limits of disturbance for the proposed homes is not significant larger than the area involving the existing homestead, garage, garden, driveway and open space area.

Legacy Open Space staff conducted a field review for the property in April of 2006. The site does not meet an acceptable level of criteria under any of the six categories for LOS designation (Protection of Environmentally Sensitive Resources, Protection of Water Supply, Conservation of Heritage Resources, Protection of Greenway Connections, Protection of Farmland and Rural Open Space. Protection of Urban Spaces).

Acquisition of the Property did not rate high when evaluated by Legacy Open Space Site criteria. Factors considered as part of this evaluation include: watershed designation, headwater position and drainage area, presence of streams, wetlands, seeps vernal pools, other hydrologic features, composition and quality of forest resources, rarity of habitat, historic/archaeological Resources, gaps in major trail corridors identified by the County-wide Park Trail Plan, human or ecological connectivity between parks, natural or historic areas, urban spaces/green boulevards, farmland and rural open space, development potential, vuinerability of resource to development, and Developable Area.

The property rated highest in regards to the LOS Urban Spaces category. No additional park needs for Hillmead Neighborhood Park have been identified per conversations with PPRA staff, and additional potential acreage for Hillmead, though beneficial, is not considered to be vital to the park integrity.

The existing house on the property would further complicate acquisition. Park ownership would necessitate a facility plan for reuse and involve maintenance scheduling and dollars. Consideration to cost/benefit analysis should be carefully considered, as four approved R60 lots in this area could exceed 3 million dollars in purchase cost.

Of benefit to the Park System, acquisition of this property would result in a geographical boundary with better geometric symmetry, allowing for the park boundary to be delineated by road on three sides. The additional acreage would provide buffer screening from the adjacent community and allow for additional open space. LOS staff believes that Program Open Space is a more suitable program with which to evaluate this property, due to potential direct Park benefits and an inability to categorize this site for LOS designation.

Please note that the Legacy Open Space Program is not intended to delay Preliminary Plan and the subdivision review process for properties not already listed as Category 1 Sites or identified in applicable master plans or guidance documents for acquisition.

MEMORANDUM **March 14, 2006**

TO: **Cathy Conlon, Subdivision Supervisor, Development Review Division**
Richard Weaver, Subdivision Review, Development Review Division

FROM: **Doug Powell, Plan Review Coordinator, Park Planning and Resource Analysis Unit, Countywide Planning Division**

RE: **Plan 120060480, Hillmead/Bradley Hills**

This property is adjacent to Hillmead Neighborhood Park that includes active recreational facilities such as basketball courts, tennis courts and playground as well as forest resources and a vegetated buffer on parkland between the subject property and the active recreation area of the park. Park Planning and Resource Analysis Unit would thereby request the following **Conditions of Approval** for this Plan:

- No grading or disturbance of adjacent parkland during construction. This includes no temporary or permanent directing of stormwater drainage onto the parkland.

- Adequate fencing and vegetative buffering to be provided by Applicant on proposed lot 102 between the home and park property to prevent conflicts between park users and homeowner.

- Park boundaries to be adequately staked and signed by Applicant to distinguish between parkland and private properties.

Park Planning and Resource Analysis staff has evaluated the site for possible addition to Hillmead Neighborhood Park, located adjacent to the subdivision. The existing park already has active recreation facilities including a playground, tennis and basketball courts, and a large natural area with a well-maintained nature trail. The recently approved 2005 Land Preservation, Park and Recreation Plan does indicate a need

for new rectangular soccer/lacrosse fields in the area, however, this site is too small and topographically limiting to accommodate such large playing fields (including parking). It would be difficult, therefore, to justify expenditures for additional land acquisition at this site when there are many other needs to be met throughout the lower County area.

WSSC Comments on Items for November 21, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
120060480	Hillmead/Bradley Hills	WATER AND SEWER AVAILABLE Existing 8-inch water and sewer mains in Valley Road and Ridge Road abut the subject property. Connections can be made directly to these mains to obtain water and sewer service. Show locations of proposed connections on preliminary plan. PAY SERVICE CONNECTIONS AND APPLICABLE FEES AND CHARGES Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements. (This is a prerequisite for "building permit" release.) For connection information, it will be necessary for you to contact the Permit Services Unit at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707. PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).

FIRE MARSHAL COMMENTS

DATE: 2-24-06

TO: PLANNING BOARD, MONTGOMERY COUNTY

VIA:

FROM: **CAPTAIN JOHN FEISSNER 240.777.2436**

RE: APPROVAL OF ~ ***HILLMEAD/BRADLEY HILLS #1-2006048(REVISED 2-10-06)***

1. **PLAN APPROVED.**

   a. Review based only upon information contained on the plan submitted 2-24-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

   b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Please note: Revision shows one driveway for each home. F.D. access does not apply

Mr. Sutherland, Please ensure Cathy Colon with MNCPPC is provided a copy of this changed access plan. The date on the Preliminary Plan is Aug. 05 and there is no revision date on this plan.

cc: Department of Permitting Services

Douglas M. Duncan
County Executive

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Arthur Holmes, Jr.
Director

February 9, 2006

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20060480
Hillmead/Bradley Hills Grove

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 8/20/05. This plan was reviewed by the Development Review Committee at its meeting on 11/21/05. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site and sidewalks on the preliminary plan.

2. Necessary dedication for Ridge Road and Valley drive and a standard truncation at the intersection of aforementioned streets.

3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.

5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.

7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

8. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision.

9. In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site sidewalk along Valley Road to connect with Bradley Boulevard.

10. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Ridge Road and Valley Drive, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

11. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

12. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

13. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.

14. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

A. Construct four (4) foot wide concrete sidewalk along the frontage of the site.

B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.

C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,

S. Farhadi

Sam Farhadi, P.E., Senior Planning Specialist
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/1-20060480,Hillmead_Bradley Hills .doc

Enclosures (2)

cc: Lee Sutherland, Sutherland Associates
Steve Robins, Lerch, Early and Brewer
Phyllis Piotrow
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, Manager, DPWT TSIPT

MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

Page 1 of 2

LOTS 102 - 105 - BLK #1

Facility/Subdivision Name: HILLMEAD / BRADLEY HILLS Preliminary Plan #: 1-

Street Name: RIDGE ROAD Master Plan Classification: ~~TERTIARY~~ secondary

Posted Speed Limit: 25 MPH

Street/Drwy 1 (EXISTING - EAST)

Sight Distance (feet)		OK?
Right	300'	✓
Left	250' *	✓

Street/Drwy 2 (EXISTING - WEST)

Sight Distance (feet)		OK?
Right	310'	✓
Left	150' *	✓

Comments: Existing drive to be used for I/E to lots 102, 103 & 104

Comments:

* Sight distance to intersection with Valley Rd.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature 8/20/05 Date

SEAL

11449
PTS/P.E.

Accepted By: SF

Date: 2/9/06

MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: LOTS 102-105, BLK #1 HILLHEAD/BRADLEY HILLS Preliminary Plan #: 1-

Street Name: VALLEY RD. Master Plan Classification: ~~Tertiary~~ Secondary

Posted Speed Limit: 25 MPH

Street/Drwy 1 (PROPOSED) Street/Drwy 2 ( )

Sight Distance (feet)		OK?
Right	300'	✓
Left	250'± *	✓

Comments: Proposed driveway for lot 105

Sight Distance (feet)		OK?
Right		
Left		

Comments:

* Sight distance to intersection with Bradley Blvd.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - ~~30~~	~~200~~
Business - 30	200
Primary - ~~35~~	~~250~~
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature 8/20/05 Date

11449 RLS/P.E. MD

SEAL

Accepted By: SF

Date: 2/9/06

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

March 13, 2006

Mr.Lee Sutherland
Sutherland
13938 Layhill Road
Silver Spring, MD 20906

Re: Stormwater Management ***CONCEPT*** Request
for Hillmead/Bradley Hills
Preliminary Plan #: 1-2006048
SM File #: 220656
Tract Size/Zone: 1.35ac./R-60
Total Concept Area: 1.35ac.
Lots/Block: Parts 5, 7&8
Parcel(s): N/A
Watershed: Cabin John Creek

Dear Mr. Sutherland:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control utilizing multiple treatment methods. Stormwater management will be provided for Lots 102 and 103 by using drywells for the roof top and infiltration for the driveways. Stormwater management will be provided for Lots 104 and 105 by using a proprietary roof drainage system (Rainhandler) or an approved equivalent. The driveways will be controlled by using a permeable paver system. Recharge is also provided via the previously mentioned methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The Rainhander system is being approved because other types of water quality will not be effective due to the steep slopes on proposed lots 104 and 105. The Rainhandler system will be visually monitored to check its dispersion capabilities.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Blair Lough at 240-777-6335.

Sincerely,

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm bll

cc: C. Conlon
S. Federline
SM File # 220656

QN -not required; Acres: 1.35
QL - on-site; Acres: 1.35
Recharge is provided

ATTACHMENT G