

ATTACHMENT 18

Butler, Patrick

From: David Burwell <dgburwell@comcast.net>
Sent: Monday, October 03, 2016 12:37 PM
To: Butler, Patrick; Irene Burwell
Cc: Afzal, Khalid
Subject: Re: WMAL property

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Mr. Butler for your quick response to our email to Councilman Leventhal about the proposed Toll Brothers WMAL development. The development is of particular concern to the community associations around the WMAL property--Bradley Hills Community Association plus West Fernwood, Burning Tree, and Longwood CAs. The communities east of Fernwood do not, to our knowledge, have a formal citizen association but it is in the Ashburton Elementary School District (770 students) which is located on Lone Oak Drive and has a PTA.

These groups share several concerns with the development. Our concern in this email pertains to the added traffic to Fernwood Rd. created by the 328 units proposed to be constructed on the 75 acre WMAL property by Toll Brothers, plus the other 11 pipeline "approved and planned for development" projects which will also generate many trips daily on Fernwood Road. Fernwood Road south of Democracy Boulevard also serves as a main access to the NIH campus and downtown Bethesda (including its two Metro stops Medical Center and Bethesda) by morning and evening commuters. Fernwood Rd also provides access (including ambulance access) to the growing John Hopkins/Suburban Hospital complex at Old Georgetown Road and Greentree Rd.

I am not a traffic engineer but I do know that household trip generation rates for households in suburban communities such as ours with kids in school and two working parents tend to generate at least 7-10 vehicle trips per day, concentrated on morning and even rush hours when kids are going to school and parents to work. For the WMAL development that would be 2296-3280 additional trips per day. As you probably know Fernwood Rd. is already saturated with traffic in the morning and evening rush hours, with traffic backing up from the Fernwood traffic light on Democracy Blvd all the way south to Bradley boulevard. There are also three lights and one four-way stop (Fernwood and Greentree) in this stretch of Fernwood--which is a residential, two-lane road (including the non-access bridge over I-475) that is not amenable to widening.

A key traffic problem is the fact that the WMAL property cannot feed into a grid road network to diffuse traffic into and out of the property. This is because the property is barricaded on three sides by limited access roads: I-475 to the south, I-270 to the West, and Democracy Boulevard to the North. The only effective egress and ingress to the property is Fernwood Rd. , along the east side of the property. There are, in fact, two other road frontages to the property from Greyswood Rd to the north and Greentree Rd to the east but both roads immediately link back into Fernwood, thus providing no traffic relief to Fernwood. In fact, linking Greyswood Rd and Greentree Rd. north of the property would simply encourage vehicles seeking to avoid Fernwood congestion to try to skirt the traffic by going around the WMAL property to the east, thus adding even more traffic to these neighborhoods but NOT relieving Fernwood traffic.

Another traffic problem is that there is no effective access to I-495 from the WMAL property that avoids the surrounding neighborhoods. Vehicles seeking to travel East on I-495 from the property would have to cross Fernwood Rd at Long Oak Dr., (no light there now) go by the Ashburton Elementary School, turn right on Old Georgetown Rd, and then access I-495 East where OGR meets the beltway (there is no access west on this road). Any vehicle from the property seeking to go travel west on I-495 would have to first travel east to

Fernwood Rd, go north on Fernwood to Democracy, west on Democracy over I-270, and then access I-495 east. In the alternative the vehicle could go south on Fernwood, go across Greentree to Burdette, travel over a mile to River Rod and then turn right on River Rd to access I-495 east. As you can see that would add lots of beltway-bound travel to neighborhood roads, especially Greentree, Burdette and Lone Oak as well as Fernwood.

Given these constrained travel options into and out of the WMAL property, it only seems logical to reduce traffic generated by the WMAL development through several options : (1) fewer units, (2) a traditional neighborhood design for the property with bikepaths and sidewalks to encourage non-motorized travel both within and through surrounding neighborhoods to the schools and commercial properties along Democracy and Old Georgetown Rd, (3) spot zoning that would allow for a small town square to be located on the property to serve neighborhoods needs (coffee shop, sundries, small grocery, community center etc.) within walking biking distance of development units, (4) shuttle or on-demand service to Bethesda and Medical Center metros as well as the bus Transit Center at Montgomery Mall (Ride-on Bus 47 is wholly inadequate for this need--coming only every 25 minutes at rush hour and not reliable), and (5) other traffic calming and VMT reduction strategies. There are no origin-destination studies in the Local Area Transportation Review for the WMAL property supplied by Wells and Associates and its site trip generation report (Table 4) is hard to believe given the household daily trip volume mentioned above which would have to be almost completely accommodated by Fernwood Rd.

As mentioned above I am not a traffic engineer but the critical lane volumes (CLVs) generated by the WMAL and other pipeline projects, given the present road network, would almost certainly fail. I have never heard of the CLV standard before but, just knowing Fernwood Rd and its present use, with long back-ups already between Democracy Blvd and Bradley, I don't see how a LOS less than F would be possible for most of the day along this Rd. This creates a danger for emergency vehicles and great frustration for local residents. Housing values throughout this entire area would fall, thus reducing if not eliminating total property tax revenues from this area.

As noted in my email to Councilman Leventhal, I am a smart growth advocate, a member of the Maryland Coalition for Smarter Growth, and I believe in mixed income, mixed use communities that are walkable, bikeable, friendly, and energy efficient. The Toll Brothers proposal, in its present form, advances none of these smart growth goals and may well simply increase the burden on the county for public services while yielding few, if any, net new revenues to cover the costs of these new services. It needs fundamental revision before receiving preliminary approval.

Final request--it is possible to get a copy of the "revised drawing" referred to in your email--maybe these concerns have been addressed? Also, will there be another public hearing on these revisions before preliminary approval so that the broader communities affected might be able to provide additional comment? Given my comments above, I think an additional hearing before preliminary approval would be highly advisable, if not required.

Thank you and Best wishes,

David G. and Irene Burwell
7008 Rainswood Ct.
Bethesda, Md. 20817
301-767-3122.

On 10/3/2016 8:51 AM, Butler, Patrick wrote:

Hello Mr. and Mrs. Burwell,

The Preliminary Plan for WMAL is still currently under review, and we have requested many revisions to the layout you are referring to. We are still waiting for the Applicant to resubmit a revised drawing, and please feel free to comment on that revision as well. Any relevant emails/letters received from the public pertaining to WMAL will be included in our staff report to the Planning Board.

Thank you,

Patrick Butler
Planner Coordinator
Area 2 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
301-495-4561
patrick.butler@montgomeryplanning.org

From: Leventhal's Office, Councilmember
[mailto:Councilmember.Leventhal@montgomerycountymd.gov]
Sent: Friday, September 30, 2016 1:43 PM
To: David Burwell <dgburwell@comcast.net>
Cc: Irene Burwell <iburwell@comcast.net>; Butler, Patrick <patrick.butler@montgomeryplanning.org>;
#CCL.Leventhal Staff <CCL.LeventhalStaff@montgomerycountymd.gov>
Subject: WMAL property

Dear Mr. and Mrs. Burwell:

Thank you for your message. The County Council has no role in the approval of Toll Brothers' application to subdivide the former WMAL property. It is pending before the Planning Board, which is an independent agency. I am aware that many neighbors have expressed concerns about the application, but there is no mechanism whereby councilmembers could require the Planning Board to take any action on it. I am copying Patrick Butler, the Planning Board's lead staff member for this application, on this message so that he can take note of your concerns. If you would like to speak with Mr. Butler, he can be reached at 301-495-4561.

Please let me know if I can be helpful to you in the future.

Best regards,
George Leventhal
Montgomery County Councilmember

From: David Burwell <dgburwell@comcast.net>
Sent: Friday, September 30, 2016 12:58 PM
To: Leventhal's Office, Councilmember
Cc: Irene Burwell
Subject: Re: Fwd: The Greenest Event of the Year

Dear Councilmember Leventhal--

Of course we support green space in Mountgomery County. However, your support, in its present form, for the WMAL subdivision development of 328 townhouses and one family units on this 75 acre piece of open space that is barricaded on three sides by highways that can provide no access, and which has no smart growth features such as traditional neighborhood design, bikepaths systems--which will be needed for access to neighboring schools and other nearby destinations blocked by highways---make it impossible for us to support his event.

Please require the MCPPB, and the developer Toll Brothers, to reach out to neighboring communities to integrate this development and design into the neighboring communities. We support smart growth. We know what smart growth design is. This is not smart growth. This is a developer trying to cram as many units into as small a space as possible with few community amenities and no consideration of how to make Montgomery a truly smart growth county.

sincerely,
David and Irene Burwell
7008 Rainswood Ct.
Bethesda Md. 20817

On 9/30/2016 12:33 PM, iburwell@comcast.net wrote:

You're invited

Butler, Patrick

From: Eleni Martin <elenimartin@yahoo.com>
Sent: Saturday, December 10, 2016 8:14 PM
To: Butler, Patrick
Subject: Questions/Feedback re: WMAL property

Follow Up Flag: Follow up
Flag Status: Completed

Hi Patrick,

I was out of town this past week and missed what I understand was a lively discussion at our neighborhood meeting. Today, I am writing you as a concerned individual (not as a member of the neighborhood association board).

I would appreciate it if you would provide me with information about any discussions that have occurred regarding the use of Democracy Boulevard as a point of egress for the proposed community at the WMAL field.

Also, since the proposed community is like an island, have you asked the developer to give consideration to building bridges from the neighborhood to the outside world? I'm serious.

Has Parks and Planning looked into these or any other smart traffic solutions for the Isle of Stratton Woods, aka WMAL field?

I know you are aware that Toll Brothers introduced themselves to our neighborhood, in part, by telling us that their community would blend/fit in with our community. Initially, people believed they were honestly going to do that, but all you have to do is look at the plan to see that they lied to us. If I remember correctly, Casey Anderson was at that meeting. So my question is this, why isn't Parks and Planning holding Toll Brothers accountable for what they promised? Supporting developers when they lie to tax paying citizens is wrong. You guys says you take our input into consideration. From where I sit, it seems like you check the box that says you reached out to the community, asked for input, did what the law required and then put citizen input in the trash.

Am I upset? Yes. I've lived in this neighborhood for more than 28 years and sometime during that period, I believe you guys zoned the field R90. Did anyone from Parks and Planning reach out to the people on both sides of the field for their input? No. It infuriates me that there wasn't any targeted outreach effort to raise awareness about what was being done. I am certain if the County had asked for input from the neighbors, it would have gotten an earful. But seeking real honest input ahead of actions doesn't seem to be how MC works. Thanks to the lack of communication from the County years ago, we are currently being faced with another Montgomery County sardine-like island community with already super congested roads and already overcrowded schools and trailers in a County once known for its stellar school system.

with disappointment in my County,

Eleni

Butler, Patrick

From: Eleni Martin <elenimartin@yahoo.com>
Sent: Saturday, October 15, 2016 9:07 AM
To: Anderson, Casey; Fani-Gonzalez, Natali; Butler, Patrick;
Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Wells-Harley, Marye; Dreyfuss,
Norman; Cichy, Gerald
Subject: Improve Our Quality of Life

October 15, 2014

Dear Montgomery County Planning Board Members:

When I looked at your website, I saw that you work to maintain and improve the quality of life in communities in Montgomery County. I am writing because the development of the WMAL field, a rare green space in Bethesda, threatens my quality of life and the lives of many people in my community.

The plans I have seen for the new development show that the proposed development does not blend well with the communities that encircle it. Although there are a few townhomes in our neighborhood, it appears that about half of the new development will be townhomes, feature private streets, limited common green space, and in many places 10 foot setbacks. These features alter the tone and feel of the existing neighborhoods that surround the proposed development.

Although the developers describe their proposal as "urban suburban," the surrounding neighborhood is clearly suburban – it is not near a Metro, grocery store, shopping, restaurants, and other amenities generally associated with a walkable urban setting. Nor does the proposed development exemplify some of the basic principles of "Smart Growth":

1. Transportation to and from this community will primarily be via car.
2. Greentree and Greyswood Roads converge on the two lane Fernwood Road;
3. Public transportation is limited to a single Ride-on bus on Fernwood Road;
4. Metrorail is about three miles away;
5. It is not easy, and sometimes dangerous, to walk to neighborhood stores;
6. Pedestrians are discouraged from walking on Fernwood Road towards Bradley Boulevard and Greentree Road because sidewalks abruptly stop; and
7. There are no bike paths on Fernwood Road.

Additionally, from listening to developer presentations, it is my understanding that the developer is identifying wastewater management in front of people's homes as "green space." It is my understanding that counting bioswales as open green space for the

enjoyment of the community at large flies in the face of your rules about need for open green space for the community at large. Seriously, do you think it is reasonable to expect people to bring their children to play soccer in the bioswales in front of someone's home? I don't think so.

Unfortunately many years ago, the Planning Board lacked insight and foresight with regard to land use decisions about the WMAL field. Your organization's inability to imagine future needs for green space in Montgomery County adversely impact me and other County residents today. I am writing to ask that you do all that you can to reduce the number of homes to be built on the field to mitigate the negative impact of development so that we do not have to suffer the consequences of your predecessor's poor zoning decisions.

Sincerely,

Eleni Martin

Butler, Patrick

From: Frank Mickey <frankmickey@gmail.com>
Sent: Monday, October 17, 2016 3:42 PM
To: Members of the Planning Commission and County Council
Subject: Proposed development of WMAL by Toll Brothers

Good day. My wife and I have lived in the shadow of WMAL's towers since 1989, and have appreciated their kindness in allowing the neighborhood to use the property. The transfer and planned development of the property concerns us, because the neighborhood as it is now will not support the housing density that the new owners propose, and there has been no effort to provide for infrastructure or traffic improvements that will be needed. The planned development should not proceed until preparations are recommended, approved, and planned to prevent residents in the area from being made victims to unsupported expansion. The Bethesda Place community council has presented their position on this, which I support. Some of their points are:

--There should be a reduction in the number of residential units in the new development to prevent traffic and infrastructure issues.

--The existing plan for the new development does not blend with the existing suburban communities of West Fernwood and Bradley Hills. Although, there are a few townhomes in our neighborhoods, the new development proposes about half of their new residences as townhomes, features private streets, and in many places 10 foot setbacks.

--As recommended by Parks, the addition of more green space for the pleasure and use of everyone.

--The new development should not count wastewater management (bioswales) in front of people's homes as "green space."

Development will happen, but it should not be allowed to happen without the planning and support requirements needed to avoid allowing it to cause deterioration of existing communities. Thank you for your assistance with this.

- Frank Mickey

Butler, Patrick

From: George Wolfand <george@wolfand.com>
Sent: Monday, March 27, 2017 9:48 AM
To: Quattrocchi, Dominic
Cc: 'Brian Krantz'; 'Dave Weinstein (Treasurer)'; 'Eleni Martin (At-Large)'; 'Sanford Markey (Secretary)'; 'Stephanie Guerin-Yodice (VP)'; Councilmember.Elrach@montgomerycountymd.gov; Councilmember.Berliner@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Wright, Gwen; Lindsey, Amy; Butler, Patrick; 'Gail Bancroft'; 'Michele Rosenfeld'; 'Ross Capon'; 'Carol Ramirez'; 'Shannon Ross'
Subject: Request to Acquire Park Land on WMAL Property
Follow Up Flag: Follow up
Flag Status: Completed

Dominic, et. al,

It was pleasure to speak with you this past week regarding the WMAL property development. As a reminder, I am President of the West Fernwood Citizens Association (WFCA) and we have regular bi-weekly meetings with MNCPPC including representation from WFCA board members, Ashburton, Wyngate, and Bradley Blvd. Citizens Association.

As we discussed the 75 acre parcel of land at the WMAL location has long been used as a de-facto park, running trail, and dog park. The previous land owners were nice enough to allow the community quiet enjoyment of this property while it was also used as a radio tower site. While we absolutely applaud the forest conservation efforts in the WMAL preliminary plan, the Toll Brothers map is woefully short on common open space that can be used for recreation. Somehow, the use of bio-swales and median strips are supposed to satisfy the requirement for recreational use. In short, the elimination of the "de-facto" park space and the addition of another 1,000 people will make the area untenable to any recreation.

Speaking on behalf of close to 2,000 homes in these collective communities surrounding WMAL, it is the strong desire of the communities to improve the ratio of park land to the proposed and very dense preliminary plan. We are very concerned that the window of opportunity is closing on the ability to acquire 2-3 additional acres of property adjacent to the dedicated 4.3 acre parcel of land currently planned for a very small and undersized property for a MCPS elementary school. While we recognize that this land value is high, there are very few opportunities in Montgomery County to acquire land that can be utilized for recreation.

We understand that the community has the opportunity to testify at the Planning Board meeting sometime this summer. However, our view is that this is too late in the process, and any action should be taken now to identify ways to acquire this property sooner than later. As mentioned in our conversation, the surrounding communities are willing to assist in every way possible to help acquire this property including the creation of a funding website where residents could donate to this effort. However, we suspect that for whatever donations we might be able to acquire, the majority of the funds would come from the County.

We implore the County to take whatever steps necessary to pro-actively acquire parkland in this rare opportunity and hope that MC-Parks and the County Council will earmark the proper funding to do so. PLEASE take whatever steps necessary to make this happen and we are willing to assist in whatever way possible. Thank you for your attention to this issue and we look forward to hearing from you and the Council on ways we can work together to make this happen.

--gw

George I. Wolfand
President, West Fernwood Citizens Association

T: 202.WOL.FAND (202.965.3263)
F: 301.715.3880

From: Quattrocchi, Dominic [mailto:dominic.quattrocchi@montgomeryparks.org]
Sent: Wednesday, March 22, 2017 3:07 PM
To: George Wolfand <george@wolfand.com>
Cc: 'Brian Krantz' <briankinmd@gmail.com>; 'Dave Weinstein (Treasurer)' <davemwein@gmail.com>; 'Eleni Martin (At-Large)' <elenimartin@yahoo.com>; 'Sanford Markey (Secretary)' <markeys6@verizon.net>; 'Stephanie Guerin-Yodice (VP)' <sgy1@verizon.net>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Hello Mr Wolfand,
I apologize for not getting back to you sooner, but I had previous meeting commitments during the time you had proposed. Feel free to call me and send follow-up dates and I will schedule accordingly.
Cheers
Dom

Dominic Quattrocchi, AICP
ISA Certified Arborist
Park Planner
M-NCPPC
Parkside Headquarters
9500 Brunett Ave Silver Spring MD 20901
301 650 4361 www.mncppc.org

From: George Wolfand [mailto:george@wolfand.com]
Sent: Sunday, March 19, 2017 11:37 PM
To: Quattrocchi, Dominic <dominic.quattrocchi@montgomeryparks.org>
Cc: 'Brian Krantz' <briankinmd@gmail.com>; 'Dave Weinstein (Treasurer)' <davemwein@gmail.com>; 'Eleni Martin (At-Large)' <elenimartin@yahoo.com>; 'Sanford Markey (Secretary)' <markeys6@verizon.net>; 'Stephanie Guerin-Yodice (VP)' <sgy1@verizon.net>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Dom –
Just a thought--- our bi-weekly roundtable is at the MC-Planning building on Georgia avenue this Tuesday @ 2pm. Any chance you could join us? This is the time that is earmarked for discussion with the County and the WFCA Board and members from Wyngate & Ashburton communities. The meeting goes from 2 to 3:30 and we've had people from different departments/Toll Bros. attend on a couple occasions. We could easily spend 15-30 minutes out of the meeting to discuss this if you were free. If not, we'll try another time this week.

George I. Wolfand

President, West Fernwood Citizens Association

T: 202.WOL.FAND (202.965.3263)
F: 301.715.3880

From: Quattrocchi, Dominic [<mailto:dominic.quattrocchi@montgomeryparks.org>]
Sent: Friday, March 17, 2017 7:12 PM
To: George Wolfand <george@wolfand.com>
Cc: Brian Krantz <briankinmd@gmail.com>; Dave Weinstein (Treasurer) <davemwein@gmail.com>; Eleni Martin (At-Large) <elenimartin@yahoo.com>; Sanford Markey (Secretary) <markeys6@verizon.net>; Stephanie Guerin-Yodice (VP) <sgy1@verizon.net>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Thanks Mr. Wolfand for your inquiry and interest in Parks.
Please forward a couple of dates and times and I will see what works best.
Also feel free to call me.
Have a Nice Weekend.
Dom Quattrocchi

Dominic Quattrocchi, AICP
ISA Certified Arborist
Park Planner
M-NCPPC
Parkside Headquarters
9500 Brunett Ave Silver Spring MD 20901
301 650 4361 www.mncppc.org

From: George Wolfand [<mailto:george@wolfand.com>]
Sent: Friday, March 17, 2017 2:31 PM
To: Quattrocchi, Dominic <dominic.quattrocchi@montgomeryparks.org>
Cc: Brian Krantz <briankinmd@gmail.com>; Dave Weinstein (Treasurer) <davemwein@gmail.com>; Eleni Martin (At-Large) <elenimartin@yahoo.com>; Sanford Markey (Secretary) <markeys6@verizon.net>; Stephanie Guerin-Yodice (VP) <sgy1@verizon.net>
Subject: FW: Requesting a meeting with West Fernwood Citizen Association

Dom,

My name is George Wolfand and I'm the President of the West Fernwood Citizens Association (WFCA). We are the community surrounding the WMAL property redevelopment and would like to request a brief meeting with you. The topic is the potential acquisition of acreage adjacent to the earmarked 4.3 Acres being dedicated to MCPS. We are greatly supportive of the idea of additional parks and would like to meet and discuss how we might be able to help that process along. We meet frequently with MC Planning, MCDOT, and Toll Brothers and would like to make sure we also have an open dialogue with Parks! Please let us know what you might be available for a 30 minute discussion. Thanks....gw

George I. Wolfand
President, West Fernwood Citizens Association

T: 202.WOL.FAND (202.965.3263)

F: 301.715.3880

From: Green, Bob [<mailto:Bob.Green@montgomeryparks.org>]
Sent: Friday, March 17, 2017 12:57 PM
To: George Wolfand <george@wolfand.com>; 'Stephanie Guerin-Yodice' <sgy1@verizon.net>
Cc: Girr-Borraro, Alex <Alex.Girr-Borraro@montgomeryparks.org>; Devlin, Jeff <Jeff.Devlin@montgomeryparks.org>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Yes, Dom is the point person. I spoke to him this morning.

From: George Wolfand [<mailto:george@wolfand.com>]
Sent: Friday, March 17, 2017 12:31 PM
To: Green, Bob <Bob.Green@montgomeryparks.org>; 'Stephanie Guerin-Yodice' <sgy1@verizon.net>
Cc: Girr-Borraro, Alex <Alex.Girr-Borraro@montgomeryparks.org>; Devlin, Jeff <Jeff.Devlin@montgomeryparks.org>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Bob – we are also looking to identify who may be the person who is best to talk with regarding the potential purchase of 2-3 acres in the WMAL property redevelopment project. Per chance do you know if it is Dominic Quattrocchi?

George I. Wolfand
President, West Fernwood Citizens Association

T: 202.WOL.FAND (202.965.3263)
F: 301.715.3880

From: Green, Bob [<mailto:Bob.Green@montgomeryparks.org>]
Sent: Friday, March 17, 2017 11:30 AM
To: Stephanie Guerin-Yodice <sgy1@verizon.net>; George Wolfand <george@wolfand.com>
Cc: Girr-Borraro, Alex <Alex.Girr-Borraro@montgomeryparks.org>; Devlin, Jeff <Jeff.Devlin@montgomeryparks.org>
Subject: RE: Requesting a meeting with West Fernwood Citizen Association

Stephanie and George-

My sincere apologies for not responding earlier. Both Jeff Devlin, the park manager, and myself have been dealing with bronchitis which has disrupted our schedules.

We would be happy to meet with you to discuss and update you on the Stratton Local Park project. For your information, we expect to receive our permits within the next several weeks and hope to have a contractor selected by mid-April. Although I am aware of the WMAL property and zoning, I am not versed in the particulars. If you wish, I can request one of our park planners attendance at the meeting if you feel it's worthwhile.

Mondays, Tuesdays or Wednesdays are acceptable although Wednesday is our preferred day. However, March 22nd and 29th (both Wednesdays, I am scheduled for meeting those evenings).

Please give us a few days/times that work best for you and we'll try our best to accommodate your schedule.

Again, my apologies for this late response. I look forward to hearing from you!

Bob

From: Stephanie Guerin-Yodice [<mailto:sgy1@verizon.net>]
Sent: Thursday, March 09, 2017 3:22 PM
To: Green, Bob <Bob.Green@montgomeryparks.org>
Cc: Girr-Borraro, Alex <Alex.Girr-Borraro@montgomeryparks.org>; George Wolfand <george@wolfand.com>
Subject: Requesting a meeting with West Fernwood Citizen Association

Hello Bob, I am reaching out to you in the hopes that you will agree to a meeting with WFCA. We wanted to touch base with you on a few things concerning Stratton Park and the proposed plan for developing the WMAL field.

Would it be possible to meet with my board sometime soon?

Possible evenings are Monday, Wednesday or Thursdays.

I hope to hear back from you, Stephanie

WFCA
VP
301-785-0145

Butler, Patrick

From: George Wolfand <george@wolfand.com>
Sent: Monday, January 30, 2017 10:57 PM
To: Butler, Patrick; Wright, Gwen
Cc: Brendan Grainger; Brian Krantz; Dave Weinstein (Treasurer); Eleni Martin (At-Large); Sanford Markey (Secretary); Stephanie Guerin-Yodice (VP)
Subject: WMAL Property Development - Why connecting Renita Lane would be detrimental for future community quality-of-living

Follow Up Flag: Follow up
Flag Status: Completed

Montgomery County Planning Board,

At the January 24th meeting of community leaders with staff of the Planning Board, the West Fernwood Citizens Association presented objections to the current Toll Brothers plan to connect Renita Lane with Greentree Road through the new development. WFCA's preferred option is not to connect these roads, except for a bike/pedestrian path. That option was immediately rejected for discussion by Park and Planning staff. Apparently, the Planning Board staff recommended to Toll Brothers that they revise their initial plan that had no connection at Renita based upon the concept of grid connectivity as a positive goal in community planning. WFCA believes that design premise (grid connectivity) is ill-considered and detrimental in this case. The purpose of this letter is to bring this issue back to the planning board staff for reconsideration.

1. **Bike/pedestrian access:** WFCA believes that the option to connect the proposed WMAL-field development to Renita Lane through a bike/pedestrian path is an example of promoting non-automobile community connectivity, a highly desirable community resource. There are many examples of this type of connection within existing older Bethesda neighborhoods. The net result in those neighborhoods has been promotion of foot and bicycle traffic on safe tertiary roadways, enhancing the local community quality of life. The NIH-Montgomery Mall bike trail on Fernwood could be safely accessed by residents from the WMAL site through a future Renita-Tusculum bike path/walkway without significant hazard from auto traffic. Similarly, residents from the existing WFCA homes would have pedestrian/bike traffic access to any future public recreational sites within the WMAL development.
2. **Safety:** The proposed connection converts Renita Lane from a tertiary to a secondary residential roadway. Renita Lane at 25.5 feet wide is the narrowest street in Stratton Woods. Renita connects to Corkran, Rutley, and Tusculum, and indirectly to Fernwood. It is curved and ill-suited to two-way auto traffic. Increased traffic volume, either from the proposed development or from other commuting traffic, would constitute a real hazard to pedestrians. Present residents bought the existing twenty-six homes, choosing to live on a cul-de-sac tertiary roadway as defined by the Master Plan. Residents who purchased their homes >10 years ago were assured by Parks and Planning staff that there would be no changes to the Master Plan without public hearings. We now understand that the advice received by these residents was incorrect, but the fact remains Renita residents purchased their properties on a tertiary roadway, not expecting to be connected to a development of more than 300 homes. There is a strong consensus among Renita Lane, Rutley, Corkran, and Tusculum residents with regard to maintaining the cul-de-sac status of Renita Lane.
3. **Traffic mitigation within the WMAL site:** The proposed Renita Lane connection provides a route for Fernwood traffic not only to access the new development, but to cut-thru that development to destinations across the Greentree-495 overpass. The minor benefit of Renita access to the WMAL development residents would be more than offset by the ensuing cut-through traffic. Consequently, the initial plan offered by Toll Brothers elected not to have any

connection at Renita. There is no way to poll future residents, but the sense of the developer was that this connection would not be desired by those residents.

4. Fire/Rescue: Previous discussions between WFCA members and Parks and Planning staff indicated incorrectly that the Renita connection was required for fire/rescue access to the new community. There is no regulation requiring the Renita connection for this purpose, nor does it make sense with regard to the location of the fire/rescue services and the WMAL development. The closest fire station to the new development is on Democracy Blvd. This station has direct access through Fernwood/Greyswood. If Fernwood was blocked for any reason, the next station to respond would come from Bethesda. That station would have access through Greentree. The responsibility of the planning staff is to ensure that the development plans provide fire/rescue accessibility. WFCA maintains that the initial Toll Brothers plan provided adequate fire/rescue access to the WMAL site. The planned connection of Greyswood-to-Greentree provides two 495-overpass options for fire/rescue services, a very significant advantage over the current status.

WFCA is vehemently opposed to the Renita connection. It would only create challenges to the existing community with little benefit to the new community. For these reasons, WFCA believes that the Parks and Planning staff should reverse their recommendation to Toll Brothers for connecting Renita Lane to Greentree Road as a secondary roadway, and accept the alternative of a bike/pedestrian walkway.

George I. Wolfand
President, West Fernwood Citizens Association

T: 202.WOL.FAND (202.965.3263)
F: 301.715.3880

Butler, Patrick

From: Howard Rubin <4rubin@verizon.net>
Sent: Sunday, December 04, 2016 2:36 PM
To: Butler, Patrick
Subject: WMAL SITE

Dear Councilmember,

My name is HOWARD RUBIN and I am a resident of the Bethesda Place community, located near the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site and wish to voice some serious reservations regarding the proposed layout Toll Brothers has offered.

- Traffic: The WMAL site is hemmed in on three sides by I-495, I-270, and Democracy Boulevard. It can only be accessed via narrow neighborhood roads, all of which feed into the already congested Fernwood Road. The addition of 300+ more dwellings, as Toll Brothers proposes, and the trips those residents would generate will push Fernwood Road well beyond its limit. The result will be consistent traffic at most times of the day and gridlock during peak hours.
- Schools: Schools in the North Bethesda area are bursting at the seams. The demographic forecasts used by the County neglect the reality of younger families moving into the area, as well as the planned development. The current utilization percentage in the Walter Johnson Cluster justifies suspension of new construction.
- Noise Barrier: The appearance of a "proposed noise barrier" placed merely yards in front of existing townhomes along Greentree Road. This will result in increased noise levels for those residents, an aesthetically putrid view from their homes (the barriers are typically concrete and 20+ feet tall), and most certainly a decline in home value as a result. If such a noise barrier is deemed necessary, then it should be built along I-270 so that BOTH communities may benefit from it. The current placement is utterly unacceptable.
- Green Space: Minimal green space included within the plan; tabulating bioswales as green space is unacceptable. More green space should be added for the benefit of all residents.
- Housing Density: In short, the WMAL site plan simply does not fit in with the surrounding neighborhood as it is far too dense. A reduction in housing density will alleviate many of the problems already outlined: school crowding, traffic, green space, etc.
- Transportation: The site provides minimal public transportation options. There is only a single Ride-On bus option within half a mile and the closest Metro stop is about 3 miles away.

In short, Toll Brothers' current plan is unacceptable. This is NOT smart growth. New communities must work to blend in with *existing* communities, not the other way around. For these reasons I am respectfully requesting that you do not approve the Toll Brothers' preliminary plan at this time and recommend changes addressing the concerns outlined above. I sincerely hope that the County can continue to work with Toll Brothers and the surrounding communities to find equitable solutions to these matters.

Respectfully,

HOWARD RUBIN
ELLEN FOER

Butler, Patrick

From: j <lobatoj@aol.com>
Sent: Wednesday, October 19, 2016 12:03 PM
To: Anderson, Casey; Councilmember.Elrich@montgomerycountymd.gov; Butler, Patrick
Subject: WMAL development

Hello,

I would like to express my extreme concern for the development of the WMAL property. I live in the Bethesda Place community and as it is it can be extremely difficult to get out of my neighborhood exiting Michaels Dr. onto Fernwood Road, the traffic is insane.

I think the addition of 328 new homes is way more than that parcel of land can handle and I can't imagine what a negative impact it would have on our roads and schools and the community itself. We have so few trees left it would be such a shame to loose those that we do have. Quite frankly I wish the whole development effort would just go away. I walk on the trail around the development almost everyday as do many people and it is one of the reasons that I bought my home in Bethesda Place. A little piece of nature in my own backyard. I will really miss it. I love the fact that on the Greentree side where I live is a dead end. The children can play outside without fear. There is no through traffic and only people that live there or friends come into Bethesda Place, so it is safe. I moved there 18 years ago as a single Mom when my son was 7 years old for that very reason, safety and privacy.

I implore you to please do what you can to stop or at least downsize greatly the plans for this development.

Thank you for your help and support.

Best,
Joan Lobato

Butler, Patrick

From: j <lobatoj@aol.com>
Sent: Wednesday, December 07, 2016 3:51 PM
To: Dreyfuss, Norman; Butler, Patrick; Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Place Toll Brothers
Attachments: Fernwood.pdf

Hello,

Please see the attached letter. This project is causing a huge amount of distress among our residents and is a very scary project. I moved to Bethesda Place 16 years ago for it's park like setting and privacy. I am outraged and how this project is going.

Thank you,
Joan Lobato

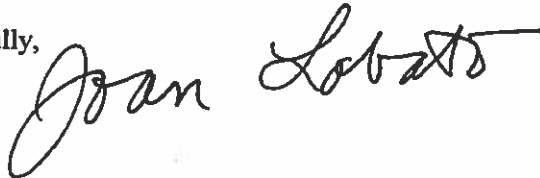
Dear Councilmember,

My name is Joan Lobato and I am a resident of the Bethesda Place community, located near the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site and wish to voice some serious reservations regarding the proposed layout Toll Brothers has offered.

- Traffic: The WMAL site is hemmed in on three sides by I-495, I-270, and Democracy Boulevard. It can only be accessed via narrow neighborhood roads, all of which feed into the already congested Fernwood Road. The addition of 300+ more dwellings, as Toll Brothers proposes, and the trips those residents would generate will push Fernwood Road well beyond its limit. The result will be consistent traffic at most times of the day and gridlock during peak hours.
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Respectfully,

A handwritten signature in black ink that reads "Joan Lobato". The signature is written in a cursive, flowing style. The first name "Joan" is written in a larger, more prominent script, and the last name "Lobato" follows it in a similar but slightly smaller script. The signature is positioned to the right of the word "Respectfully,".

Butler, Patrick

From: Karin Krchnak <karin.krchnak@gmail.com>
Sent: Sunday, May 21, 2017 12:16 PM
To: MCP-CR; Wright, Gwen
Cc: Councilmember Berliner; Councilmember.Elrich@montgomerycountymd.gov; Butler, Patrick; Quattrocchi, Dominic
Subject: Proposed Fernwood Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Wright,

As a long-time resident and taxpayer of Montgomery County, I implore if not demand that the proposed WMAL Development Project project be postponed until such time that it is proposed in a way to ensure its sustainability. I live on Fernwood Road and can first-hand describe the difficulty of even getting out of my drive way. The traffic study that was done is a complete joke. I work at 24th and M Streets and it takes me the same amount of time to get from 24th and M to Bradley and Fernwood as it does to get from Bradley and Fernwood to my house.

You may not be a Bill Bryson reader, but in his latest book *The Road to Little Dribbling* I think he wrote well:

"I've no doubt there is a powerful case for more housing for Oxford, but surely there are more sensitive and intelligent solutions than just plonking down fifteen hundred new houses in one giant field and hoping that the roads and doctors' surgeries and middle schools and everything else handle an instant doubling of local burdens. Perhaps it would be an idea to require developers to live on their own estates for five years, as a demonstration of their superb livability. Just a thought "

I would even welcome you all live with my family and me for a day to see what we have to handle on Fernwood Road. Are you really ok with putting 300+ houses in a cul de sac and the additional 600+ cars it would bring to this part of

Butler, Patrick

From: Karin Krchnak <karin.krchnak@gmail.com>
Sent: Sunday, May 21, 2017 12:16 PM
To: MCP-CR; Wright, Gwen
Cc: Councilmember Berliner; Councilmember.Elrach@montgomerycountymd.gov; Butler, Patrick; Quattrocchi, Dominic
Subject: Proposed Fernwood Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Wright,

As a long-time resident and taxpayer of Montgomery County, I implore if not demand that the proposed WMAL Development Project project be postponed until such time that it is proposed in a way to ensure its sustainability. I live on Fernwood Road and can first-hand describe the difficulty of even getting out of my drive way. The traffic study that was done is a complete joke. I work at 24th and M Streets and it takes me the same amount of time to get from 24th and M to Bradley and Fernwood as it does to get from Bradley and Fernwood to my house.

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I would even welcome you all live with my family and me for a day to see what we have to handle on Fernwood Road. Are you really ok with putting 300+ houses in a cul de sac and the additional 600+ cars it would bring to this part of Montgomery County? I am not a transit engineer but an international environmental lawyer but I can estimate at least 2-3 cars per house? Have you all really no care for anyone in our community?

Thank you,

Karin M. Krchnak
9912 Fernwood Road
Bethesda, MD 20817

Butler, Patrick

From: Macfarlan, Todd (NIH/NICHD) [E] <todd.macfarlan@nih.gov>
Sent: Tuesday, November 08, 2016 1:21 PM
To: Afzal, Khalid; Axler, Adam (OS/OGC); Axler, Ed; Wright, Wanda (NIH/NICHD) [C]; Wright, Gwen; Butler, Patrick; Councilmember.Riemer@montgomerycountymd.gov
Subject: Toll BrothersWMAL property

Dear Councilmembers,

I am writing this message as a concerned Montgomery county citizen and WMAL property neighbor. Like many who live in the neighborhood, I am concerned about the planned Toll Brothers development and its impact on traffic, the environment, and loss of green space. I think there is a happy medium that should allow for the development of the property while not simply packing the units in like sardines.

However I am much more concerned about Toll Brothers new plan which will erect a sound wall between the proposed property and current residents of Bethesda Commons neighborhood. I urge you to vote against this amended development, and place the sound barrier wall where it belongs, adjacent to 495 and 270 . Putting a wall between the neighborhoods makes absolutely no sense, will have an entirely negative impact on our neighborhood.

Todd Macfarlan
Earl Stadtman Investigator
NIH/NICHD
6 Center Drive
Building 6B Room 2B-211
Bethesda, MD 20892
301-594-9175
todd.macfarlan@nih.gov

Butler, Patrick

From: Marija Agatic <marija@noras.com>
Sent: Thursday, December 01, 2016 12:42 PM
To: Anderson, Casey
Subject: Development by Toll Brothers

Dear Councilmember,

My name is Marija Agatic Sulistiono and I am a resident of the Bethesda Place community, located near the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site and wish to voice some serious reservations regarding the proposed layout Toll Brothers has offered.

- **Traffic:** The WMAL site is hemmed in on three sides by I-495, I-270, and Democracy Boulevard. It can only be accessed via narrow neighborhood roads, all of which feed into the already congested Fernwood Road. The addition of 300+ more dwellings, as Toll Brothers proposes, and the trips those residents would generate will push Fernwood Road well beyond its limit. The result will be consistent traffic at most times of the day and gridlock during peak hours.
- **Schools:** Schools in the North Bethesda area are bursting at the seams. The demographic forecasts used by the County neglect the reality of younger families moving into the area, as well as the planned development. The current utilization percentage in the Walter Johnson Cluster justifies suspension of new construction.
- **Noise Barrier:** The appearance of a "proposed noise barrier" placed merely yards in front of existing townhomes along Greentree Road. This will result in increased noise levels for those residents, an aesthetically putrid view from their homes (the barriers are typically concrete and 20+ feet tall), and most certainly a decline in home value as a result. If such a noise barrier is deemed necessary, then it should be built along I-270 so that BOTH communities may benefit from it. The current placement is utterly unacceptable.
- **Green Space:** Minimal green space included within the plan; tabulating bioswales as green space is unacceptable. More green space should be added for the benefit of all residents.
- **Housing Density:** In short, the WMAL site plan simply does not fit in with the surrounding neighborhood as it is far too dense. A reduction in housing density will alleviate many of the problems already outlined: school crowding, traffic, green space, etc.
- **Transportation:** The site provides minimal public transportation options. There is only a single Ride-On bus option within half a mile and the closest Metro stop is about 3 miles away

In short, Toll Brothers' current plan is unacceptable. This is NOT smart growth. New communities must work to blend in with *existing* communities, not the other way around. For these reasons, I am respectfully requesting that you do not approve the Toll Brothers' preliminary plan at this time and recommend changes addressing the concerns outlined above. I sincerely hope that the County can continue to work with Toll Brothers and the surrounding communities to find equitable solutions to these matters.

Respectfully,

Marija Agatic Sulistiono
6703 Surreywood Lane
Bethesda MD 20817
202 271 4148

Butler, Patrick

From: markeys6 <markeys6@verizon.net>
Sent: Thursday, January 19, 2017 5:18 PM
To: Delegate Marc Korman
Cc: Home Markey; George Wolfand; Butler, Patrick
Subject: Assistance connecting with MD SHA

Hi Marc,

I am writing to you on behalf of the West Fernwood Citizens Association. We are trying to facilitate contact between the MD State Highway Administration and Montgomery County Parks and Planning Staff.

The current revision of the Toll Brothers development at the WMAL towers site includes noise abatement walls adjoining the neighboring West Fernwood homeowners' lots. The siting of the Toll Brothers proposed wall is nonsensical with respect to the origin of the noise (I-270), and objectionable both to homeowners (represented by the WFCFA president George Wolfand) and staff at Parks and Planning (lead contact Patrick Butler), both copied on this email.

There is history associated with the homeowners' previous efforts to get a noise abatement wall along I-270 north of the 495 split. The SHA studied this issue years ago, and determined that while the noise levels met their criteria, the cost was too high due to the topography. Now Toll Brothers wants to shield their new development from the noise by building a wall on less challenging topography, the land between their development and the West Fernwood community. This is objectionable because it would reflect noise back onto the older community while protecting the new development, plus be an eyesore in the back yards of the existing homes that currently back up to area designated as forest preserve.

WFCFA believes the solution to this issue is to re-engage the SHA to revisit their previous wall studies, and for Toll Brothers to collaborate on the financing of a wall to be built by the state, appropriately positioned between the highway and all of the houses (both existing and to-be-built). That all seems simple and straightforward, but for unexplained reasons, MD SHA has not been responsive to contacts from Parks and Planning staff.

You indicated in meeting with us that dealing with the SHA was one of the areas that you might be able to help us with. If so, please respond with any ideas to all of the addressees on this email.

thanks,

Sandy Markey
Secretary, WFCFA

301-365-7695

Butler, Patrick

From: markeys6 <markeys6@verizon.net>
Sent: Thursday, December 08, 2016 5:05 PM
To: Butler, Patrick; Lindsey, Amy
Cc: Home Markey; George Wolfand; David Weinstein; Eleni Martin; Stephanie Guerin-Yodice
Subject: Minutes and requests
Attachments: 2016.12.06 WFCA Community Meeting Minutes_1.docx

Hi Patrick and Amy,

We thank you again for attending the Tuesday night WFCA meeting, and for responding to the questions from our community. We hope that you were impressed and not put off by the intensity of the participants. Our Board has tried to convey to you that residents expect development, but we are finding that the schools and traffic in our area are already beyond the capacity of the resources, and consequently we are looking for solutions to both current and anticipated problems.

I have attached a copy of the minutes pertaining to your QA session to this email.

Please note that we have two specific requests from this meeting.

- 1) We need some guidance on R90-MPDU optional zoning regulations. Can you point us to links where we can learn the rules for this zoning?
- 2) According to the TB index sheet, there should be a document 13-FDA-120160290-001 describing the WMAL site Fire/Rescue Access plan. It does not appear on the DAIC site. Could you make that available?

thanks,

Sandy Markey
Secretary, WFCA

WFCA Community Meeting Minutes

Meeting Date: December 6, 2016

- **Agenda**

- **Overview – George Wolfand**

- Highlighted hot topics including density (309 homes); unknown timing of future hearings; issues regarding common open space and forest conservation; and Renita Lane access.

- **Q&A with Parks & Planning Reps: Patrick Butler and Amy Lindsey**

- Fielded all questions from the community with regard to hot topics [WFCA community appreciated their presence and willingness to respond to our serious concerns about the Toll Brothers plan]
 - Noted that latest plan has 4.3 acre to be dedicated to the county in trade for tax considerations (school impact fees); site may be selected for a future elementary school, but that will be a school board decision – considerable community concern expressed over the added resulting traffic from the community plus a school
 - P&P prefers public vs. private roads; current plan has Renita and Greyswood as public, other roads are private.
 - Considerable two-way discussion regarding Renita –
 - Why not make Renita connect to a private road within the WMAL site, to be used only for fire/rescue access?
 - Specific numbers (units, parking places) were requested by the community, but were not accessible
 - Community requested a traffic P&P official to come to a future meeting to discuss plans to mitigate existing congestion on Fernwood, Greentree and Democracy

- Safety was expressed as a major concern – speeding on Greyswood; speeding on Greentree will be compounded by connecting at WMAL site, with additional thru traffic. Need for traffic calming measures on Greyswood and Greentree outside of the WMAL site needed.
- WFCA Greenspace Chair David Weinstein noted that MoCo definition of open space implies a field, not a forest strip adjacent to a beltway sound wall. Amy Lindsey noted that the R-90 zoning with the MPDU option allows redefinition of open space, particularly to preserve forest. WFCA requested written guidance to what is allowed with R-90-MPDU options.
- Community expressed concern that fire safety access did not seem to be well planned for a very dense cul-de-sac community. All emergency vehicles must access via either Fernwood or Greentree.
- Question raised about direct access from WMAL site to Democracy. Some (not all) community members thought that issue had been addressed and rejected, possibly by Toll Brothers.

Submitted 12/7/2016

S. Markey

Butler, Patrick

From: Monica, Andrew H. <Andrew.Monica@jhuapl.edu>
Sent: Thursday, November 10, 2016 2:56 PM
To: Butler, Patrick
Subject: WMAL site development plans
Attachments: CCE11062016.pdf

Dear Mr. Butler,

My name is Andrew Monica and I am a resident of the Bethesda Place community, located alongside the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site in the mail and wish to voice some serious reservations I have regarding the planned layout Toll Brothers have offered.

In general, I feel that the current preliminary plan Toll Brothers has presented for the WMAL site poses a serious threat to the Bethesda Place community. Perhaps the most alarming item within the new composite plan is the appearance of a "proposed noise barrier". As shown in the attached PDF file, this structure (solid red line) would begin at about 7324 Greentree Road and end behind several houses on Derbyshire Lane. This composite plan seems to indicate that Toll Brothers intend to *build a wall* between Bethesda Place and their new development. **This is completely and utterly unacceptable.** The impact such a structure would have on Bethesda Place would be disastrous on a number of fronts.

If these plans are approved in their current form, the noise barrier will be erected practically in the front yards of Bethesda Place residents, replacing what was once a pleasant view of a wooded area with a tall, concrete monstrosity. Not only is this trade-off aesthetically appalling, it will also have a significant environmental impact. Some basic research into noise barrier construction reveals that regardless of the type of noise barrier employed (absorptive, dispersive, or reflective), some or even most of the sound emanating from I-270 will be reflected back towards the Bethesda Place townhomes. This will result in higher noise levels, and by extension, a lower standard of living/quality of life for present residents.

As a result of the atrocious aesthetics and increased noise level, it is safe to assume that construction of the proposed noise barrier would have a significant negative impact on the property values of Bethesda Place residences. Since many of the residents here, myself included, are young families, this would be ABSOLUTLEY devastating. Like any young family, my wife and I view our current "starter" home as an investment that will one day be used to acquire a larger single family home to accommodate our growing family. We invested in this coveted area of Montgomery County ~6 years ago for many reasons, but primarily because the homes here hold their values and appreciate well. Thus, a significant drop in our home value could potentially destroy the equity we have worked to create, essentially trapping my family in a home we can no longer afford to sell and that is rapidly becoming too small. That is simply a terrifying proposition. We would have never invested in this neighborhood had we thought the County might approve a development plan that had such severe negative implications for existing residents.

In my opinion, building this "wall" also sends the message that our two communities should be segregated. Perhaps Toll Brothers believes that prospective buyers who have the means to afford the \$900k+ asking prices will not want to intermingle with residents in the older \$500-600k townhomes next door. If this is the case, it is intolerable and stands diametrically opposed to the acceptance and inclusiveness that Montgomery County so often prides itself on.

In short, Toll Brothers' current plan is unacceptable. This is NOT smart growth. I should be clear that I am not against development of the WMAL site by Toll Brothers; however, *new* communities must work to blend in with *existing* communities. I do not believe the Toll Brothers' current plan fits that description at all. I also feel that if there is to be *any* noise barrier, it *must* be built along I-270 and NOT between the two communities. If this is not possible, then there should be no wall at all. I believe it is also worth mentioning that the Bethesda Place Community lobbied MDOT for years for a sound barrier along I-270, but was ultimately rejected several years ago. To see such a barrier constructed now, even if funded privately, would be a slap in the face to Bethesda Place residents in addition to the myriad of other financial and environmental problems the structure will cause.

For these reasons I am respectfully requesting that you do not approve the Toll Brothers' preliminary plan at this time and recommend changes addressing my concerns outlined above. While the noise barrier is my most immediate worry, the overall housing density, traffic, and school overcrowding of the Toll Brothers' WMAL development plan are major issues as well. I sincerely hope that the County can continue to work with Toll Brothers and the surrounding communities to find equitable solutions to these matters.

Respectfully,

Dr. Andrew H. Monica
7310 Greentree Road
Bethesda, MD 20817
(202) 262-3292

Butler, Patrick

From: Naomi Weisman <NWeisman@congressionalbank.com>
Sent: Thursday, December 01, 2016 6:58 PM
To: Anderson, Casey; Wells-Harley, Marye; Cichy, Gerald; Dreyfuss, Norman; Fani-Gonzalez, Natali; Butler, Patrick; Axler, Ed; Wright, Gwen;
Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Elrach@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov
Subject: Toll Brothers Development of the WMAL Site -- Community Concerns
Importance: High

Dear Councilmember,

My name is **NAOMI WEISMAN** and I am a resident of the Bethesda Place community, located near the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site and wish to voice some serious reservations regarding the proposed layout Toll Brothers has offered.

- **Traffic:** The WMAL site is hemmed in on three sides by I-495, I-270, and Democracy Boulevard. It can only be accessed via narrow neighborhood roads, all of which feed into the already congested Fernwood Road. The addition of 300+ more dwellings, as Toll Brothers proposes, and the trips those residents would generate will push Fernwood Road well beyond its limit. The result will be consistent traffic at most times of the day and gridlock during peak hours.
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Thank you in advance for making this a top priority, and for your consideration.

Respectfully,

Naomi

Butler, Patrick

From: sara Hieny <srhn971@gmail.com>
Sent: Tuesday, November 08, 2016 2:35 PM
To: Afzal, Khalid; Axler, Ed; Wright, Gwen; Butler, Patrick;
Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Elrigh@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov; Sara Brodie Rossi
Subject: Fwd: FW: [Bethesda Place] Urgent - Toll Brothers WMAL Plans Sound Barrier Wall In Our Community!
Attachments: CCE11062016.pdf

Good afternoon,

I have just been informed by my homeowner's association (Bethesda Place Community Council, Inc.) that the latest plan by Toll Brothers for developing the area known as the WMAL property in west Bethesda shows a sound barrier wall that starts at about 7324 Greentree Road and ends several houses into Derbyshire Lane. It would follow the existing tree line around the WMAL property.

This seems bizarre. Are they are actually planning to build a sound barrier between our property and the new WMAL lots? Our owners will see an ugly wall from the fronts of our Greentree properties and the backs of our Derbyshire properties. I'm not a noise expert, but it seems intuitive that the noise will be even worse when it bounces off the wall. This is a not smart growth, but ill advised urban planning.

Bethesda Place lobbied the Maryland State Department of Transportation for years for a sound barrier wall and it was rejected several years ago. Toll Brothers should build the wall adjacent to I 270 and NOT between the 2 communities. It is likely cheaper for them to build on their own property because they will be subject to fewer regulations. This must not be done at the expense of Bethesda Place residents or other residents in the Derbyshire/Greywood area. This will impact each of us financially as well as environmentally.

It is my opinion that allowing Toll Brothers to build the wall in this proposed location would be a calamity. It will likely affect the value of all adjacent properties

due to the unpleasant appearance of the wall and the possible effect on sound levels. What was once an open, pleasant green neighborhood would have an ugly wall enclave in its midst.

Thank you for considering my opinion.

Sara E. Hieny

6707 Surreywood Lane

Bethesda, MD 20817

Butler, Patrick

From: Spiro, Daniel (CIV) <Daniel.Spiro@usdoj.gov>
Sent: Wednesday, November 16, 2016 9:38 AM
To: markeys6; Butler, Patrick
Cc: George Wolfand
Subject: RE: Friday early afternoon walk on Renita

Unfortunately, I cannot attend a meeting on Friday afternoon as I will be giving a public presentation at that time. But Patrick, I would very much like to speak to you about the Renita issue. If you could give me your phone number, that would be terrific. My number is 202-616-3898 (W) or 301-767-6642 (C).

To summarize my concerns – I think it is creating a very dangerous situation to open up this street to lots of traffic, and indeed it was always supposed to dead end according to the plans drafted in the 1990s. I live on Corkran, but I grew up on Renita back in the 1960s (my family was the original owner of 6806 Renita). I understand the potential for accidents, if not fatalities, when you open up a narrow, curvy street to through traffic. This is especially a problem where, as here, many of the houses have thin driveways and cars often are parked on the street. As a result, if a house is having a party in the evening, it can create what is effectively a one-lane road in parts of this curvy street, but because it's a two or three lane road in other parts where the cars aren't lining the streets, a car can come barreling down on another car with no place to escape except by hitting a parked car or running head on into a car coming from the opposite direction. There is, of course, additional potential for pedestrian fatalities as well, as I think you'll be able to notice when you walk the street. But if you want to see the full potential for serious accidents, you really have to drive that street at night when cars are lining a portion but only a portion of the street. It's a toxic situation that the Toll Brothers are proposing.

Dan Spiro

From: markeys6 [mailto:markeys6@verizon.net]
Sent: Wednesday, November 16, 2016 5:33 AM
To: patrick.butler@montgomeryplanning.org
Cc: Home Markey <markeys6@verizon.net>; Spiro, Daniel (CIV) <DSpiro@CIV.USDOJ.GOV>; George Wolfand <george@wolfand.com>
Subject: Friday early afternoon walk on Renita

Hi Patrick,

I am secretary of the West Fernwood Citizens Association and George Wolfand cc'd me on your email. We are available Friday early afternoon. Please confirm as to the time you would like to meet. You are welcome to park at our house, third on the right after entering from Tusculum.

thanks,
Sandy Markey

Sanford and Carol Markey
6709 Renita Lane
Bethesda, MD 20817

301-365-7695

From: Butler, Patrick [<mailto:patrick.butler@montgomeryplanning.org>]

Sent: Tuesday, November 15, 2016 4:06 PM

To: George Wolfand <george@wolfand.com>

Subject: RE: A few follow-up questions - WMAL Development

I was hoping to do same day of the meeting before the meeting, but it will be too dark based on the time. I can do early afternoons are typically best for site visits for me. Tomorrow is packed all day, but Thursday and Friday are possibilities. Do either of those work for you?

Butler, Patrick

From: Staci Sfondouris <slsfondo@icloud.com>
Sent: Monday, October 17, 2016 1:57 PM
To: Butler, Patrick
Subject: W MAL property

Dear council and board members;

As a Montgomery County resident that resides on Greentree Road across from the proposed development of the WMAL property, we have grave concerns of the future for our neighborhood. This neighborhood does not need any more residential development. This neighborhood does not need an increase of 350+ residential dwellings and with that comes 500+ vehicles traversing our roads. There is a lack of parks, open space, outdoor sport facilities in this section of the county. Therefore I am suggesting that Montgomery county, the council and planning board deny the development permit associated with this land sale. Montgomery county government should consider the residents of this area and provide them open space, open sporting facilities perhaps similar to the Germantown sports complex.

Thank you,

Tassos and Staci Sfondouris
7324 Greentree Road
Bethesda, MD 20817

Sent from my iPhone

Butler, Patrick

From: Staci Sfondouris <sfsfondo@icloud.com>
Sent: Tuesday, December 06, 2016 1:00 PM
To: Butler, Patrick; Axler, Ed; Wright, Gwen
Subject: WMAL sound wall bethesda place

Dear Planning department staff,

My name is Staci Sfondouris and I am a resident of the Bethesda Place community, located near the WMAL field currently under development by Toll Brothers. I recently received an updated preliminary plan for the WMAL site and wish to voice some serious reservations regarding the proposed layout Toll Brothers has offered.

- **Traffic:** The WMAL site is hemmed in on three sides by I-495, I-270, and Democracy Boulevard. It can only be accessed via narrow neighborhood roads, all of which feed into the already congested Fernwood Road. The addition of 300+ more dwellings, as Toll Brothers proposes, and the trips those residents would generate will push Fernwood Road well beyond its limit. The result will be consistent traffic at most times of the day and gridlock during peak hours.
- **Schools:** Schools in the North Bethesda area are bursting at the seams. The demographic forecasts used by the County neglect the reality of younger families moving into the area, as well as the planned development. The current utilization percentage in the Walter Johnson Cluster justifies suspension of new construction.
- **Noise Barrier:** The appearance of a "proposed noise barrier" placed merely yards in front of existing townhomes along Greentree Road. This will result in increased noise levels for those residents, an aesthetically putrid view from their homes (the barriers are typically concrete and 20+ feet tall), and most certainly a decline in home value as a result. If such a noise barrier is deemed necessary, then it should be built along I-270 so that BOTH communities may benefit from it. The current placement is utterly unacceptable.
- **Green Space:** Minimal green space included within the plan; tabulating bioswales as green space is unacceptable. More green space should be added for the benefit of all residents.
- **Housing Density:** In short, the WMAL site plan simply does not fit in with the surrounding neighborhood as it is far too dense. A reduction in housing density will alleviate many of the problems already outlined: school crowding, traffic, green space, etc.
- **Transportation:** The site provides minimal public transportation options. There is only a single Ride-On bus option within half a mile and the closest Metro stop is about 3 miles away

In short, Toll Brothers' current plan is unacceptable. This is NOT smart growth. New communities must work to blend in with *existing* communities, not the other way around. For these reasons I am respectfully requesting that you do not approve the Toll Brothers' preliminary plan at this time and recommend changes addressing the concerns outlined above. I sincerely hope that the County can continue to work with Toll Brothers and the surrounding communities to find equitable solutions to these matters.

Respectfully,

Staci Sfondouris

7324 Greentree Road

Bethesda, MD 20817

Butler, Patrick

From: Susan <susanlp08@gmail.com>
Sent: Thursday, May 18, 2017 9:59 AM
To: Butler, Patrick
Cc: Michele Rosenfeld; Anderson, Casey; Gail Bancroft; David Weinstein
Subject: Request to delay proposed Toll Brothers hearing
Attachments: Letter to P&P 5.17.17.docx

Mr Butler,

Attached please find my letter requesting you to delay the proposed hearing. I am a Greentree Road resident representing my neighbors on the BBCA and we are very concerned about the recommendations to reduce noise in the new development and its impact on our community and quality of life.

I would be happy to answer any questions you have.

Regards,

Susan Polan

May 17, 2017

Mr. Patrick Butler
MNCPPC, 8787 Georgia Avenue
Silver Spring, MD 20910

RE: WMAL Preliminary Plan No. 120160290

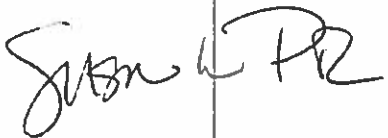
Dear Mr. Butler:

I am a Bradley Boulevard Citizens Association (BBCA) Director, representing residents residing north of Interstate 495 on the West side of the WMAL property. A significant number of these residents live in Stratton Commons (aka Bethesda Place). Interstate noise is a major concern of those I represent. Although we have actively followed the Toll Brothers WMAL project, and most recently attended a BBCA May 10, 2017, member meeting at which current plans were available for review and the specifics of the project were discussed at length, we did not learn of a noise study and noise wall recommendations for the WMAL project until Friday evening, May 12, when Ms. Gail Bancroft, the BBCA's President, sent us the study that Toll Brothers filed on that day. At the BBCA meeting, there was no meaningful discussion of the noise wall, and I now know it was not addressed more fully because the applicant's information was not publicly available at the time.

For all intents and purposes, the proposed noise wall is in our front yards. We are uniquely affected by the noise issue, and principles of fairness should dictate that we have an opportunity to prepare for the Board's hearing, given that we did not have this information through no fault of our own.

The 24-page noise study includes graphs and exhibits. It will take some time to review, and for me to address it with our community and to prepare considered testimony for the Board hearing. Please postpone the upcoming hearing to no sooner than Thursday, June 23, to allow a realistic amount of time for me to distribute this information to the BBCA members in my area so we may evaluate it in advance of the hearing.

Sincerely,



Susan Polan
7320 Greentree Road
Bethesda, MD 20817

cc: Mr. Casey Anderson, Chairman, Montgomery County Planning Board
Ms. Gwen Wright, Director, Planning Department
Ms. Gail Bancroft, President, BBCA
Mr. Dave Weinstein

Butler, Patrick

From: Brian Orgen <brian.orgen@gmail.com>
Sent: Friday, November 11, 2016 7:26 PM
To: Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov; Afzal, Khalid; Axler, Ed; Wright, Gwen; Butler, Patrick
Subject: Toll Brothers Community - WMAL Property (20817)
Attachments: CCE11062016.pdf

Councilmembers and Planning Board Members,

Your attention is needed in reference to the Toll Brothers plan to redevelop the WMAL Property in Bethesda. A proposed noise barrier has been oddly placed on the "270 side" of the development in between the new development and the existing homes on both Derbyshire Lane and Greentree Road. This goes beyond words.

The wall is problematic for several reason.

1. It compromises the integration of the surrounding communities, physically separating the old and new developments. Are we promoting segregation and division?
2. It destroys the character and beauty of the area. Between the communities is now a forested (and hopefully conserved) area. Why is it ok to now face a wall?
3. Its construction would create an echo chamber. For the homes between 270 and the proposed wall, noise would bounce back. That's the complete opposite effect of what the noise abatement aims to achieve.
4. Values of existing homes would plummet if a wall were built in the proposed location. Does Toll Brothers want us to pay for it to?

This proposal is a non-starter and alternatives, like wall along 270, ought to be considered. With the increased traffic along the interstate, that seems to be the more reasonable and wise decision. This could create a win/win between the new and existing communities.

There are a number of other concerns we have with the proposed development, which are being raised by several individuals and neighborhood associations. These include, but are not limited to, the lack of infrastructure to support the density of the new development, a dearth of open space, overcrowded schools, increased traffic, and reduced open space.

I hope you will seriously consider the issues as you evaluate the future development of the WMAL Property.

Thank you for your consideration.

Sincerely,
Brian

7344 Greentree Road
Bethesda, MD 20817

--

Brian Orgen
301-233-5167 cell
brian.orgen@gmail.com

Butler, Patrick

From: Carolyn Colton <carolyncolton@gmail.com>
Sent: Wednesday, November 09, 2016 1:25 PM
To: Afzal, Khalid; Axler, Ed; Wright, Gwen; Butler, Patrick;
Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Erich@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov
Subject: WMAL Field Development/Toll Brothers' plans
Attachments: CCE11062016.pdf

Dear Council Members and Commissioners,

I live in a neighborhood adjacent the WMAL field. As you know the field is currently under proposed development by the Toll Brothers. Despite their rhetoric to the contrary, the Toll Brothers' plans for the new development continue to ignore the impact of their development on the surrounding neighborhoods.

The latest plan submitted by the Toll Brothers reflects the construction of a sound barrier wall that starts at about 7324 Greentree Road and ends several houses into Derbyshire Lane. It follows the existing tree line around the WMAL property. This is bizarre. The sound they intend to block out, I imagine, is from I270 not the neighborhood. But it is not built adjacent I270! It is built between the new development and existing neighborhoods. The impact will not only be an ugly wall where there is now trees and pasture, but will add to the noise the existing neighborhood is already subject to.

Wouldn't it be a much better solution to build the wall adjacent to 270 as the neighborhood has requested Maryland State Department of Transportation build for years? If the Toll Brothers are willing to pay for a sound barrier, why not put it where it will be most effective and least unsightly?

Please help our community.

Carolyn Colton
6753 Surreywood Lane
Bethesda, MD 20817

From: Antonelli, Michael
To: [Butler, Patrick](#)
Subject: WMAL project - follow up to sidewalks/speed bumps for affected streets
Date: Tuesday, May 02, 2017 2:20:53 PM
Attachments: [WMAL Project traffic neighborhood cut-thru due to back ups on Fernwood \(2\).pdf](#)

Hello Patrick,

This is Mike Antonelli (Tomas Silvani's brother in law) and it has been a while since we have been in touch in regards to the WMAL field. I apologize for bothering you but I went to the DAIC site and doesn't look like there has been any additional postings. I have been in touch with the MCDOT in regards to speed bumps/side walks but after talking to them we felt it might be a little mature to do a traffic count now versus when the additional EYA and WMAL homes come on line. Not sure if that is the best approach but felt like a study that showed a lower number prior to development would make it difficult to have a follow up one that would be considered.

All of that said, I wanted to see who I could talk to/voice the concerns below in regards to traffic spillover and some traffic risk mediation efforts for my street. Is future sidewalks/speed bumps something the County could set aside as a proffer? At a minimum I would like our street to at least be given some priority in regards to speed bumps/side walks once the developments are fully built out (EYA)/delivering (WMAL).

I realize that the County and the developer have been working with the neighborhood east of Fernwood but the cut through traffic (which has increased tremendously with the more wide spread usage of Waze) will have just as big an impact on our street (Winnepeg) due to existing congestion issues on Fernwood/access to Democracy and Old Georgetown (and thus 270/495).

Thanks again for your consideration,
Mike

PS. Please see the email below that I sent last year in regards to the our street that will be directly impacted by the development (and have attached a map for reference).

****Previous email****

I'd like to thank you in advance for your consideration in regards to this request for sidewalks on Winnepeg Road and Holmurst in Bethesda, MD. I am making this request in conjunction with the WMAL field project currently with MC Planning office (Patrick Butler is running the project) and would like to propose a potential smaller scale remediation of increased neighborhood cut-thru traffic occurring from the WMAL field project (I submitted a sidewalk request that I have not been able to locate on the County's active project map but there was a previous request for sidewalks on Holmhurst is #9426).

Winnepeg and Holmhurst Roads already deal with a significant amount of neighborhood traffic cut-thru due to the long backups on Fernwood (and I believe partially due to apps like Waze whose usage will continue to grow).

As most new residents of the WMAL field project will be accessing Fernwood Road to the northeast

of the project (that section of Fernwood provides access to Democracy, Old Georgetown, 270, 495 and all retail in the proximity), the potential increase in traffic in the neighborhood streets will become a hazard especially in the logical cut-thrus that don't have sidewalks/speedbumps.

I would like to propose that as part of the WMAL field project planning, consideration for new sidewalks/speed bumps should be made to minimize the increased cut-thru related hazards to the existing neighborhoods. I have attached a Google map showing the existing sidewalk network and the potential flow of cut-thru traffic as Fernwood experiences even more traffic that it is not well suited to handle.

Of note:

A) 2 of 3 proposed WMAL neighborhood entrances will go directly to Fernwood Road with majority of new users heading North on Fernwood due to access to Democracy, Old Georgetown, 270, 495, all retail in the proximity, Ashburton/Walter Johnson and Davis library.

B) There are existing sidewalk requests for the proposed area (Winnepeg Road from Fernwood to Mayfield and Holmhurst Road from Greyswood to Winnepeg) submitted through MC DOT Engineering (request #9426 refers specifically to Holmhurst).

C) The proposed sidewalks would connect the existing sidewalk network and connect residents via sidewalks to mass transit, Ashburton, Walter Johnson, Davis Library, Rock Spring and retail.

D) There are a minimum of 8 households on Winnepeg Rd (solely between Fernwood and Mayfield) with school aged children that have to walk on the street to go to school/connect to existing sidewalks.

I have a vested interest in the proposal as I live on Winnepeg Road with four small children. Any assistance you can provide in this matter is greatly appreciated.

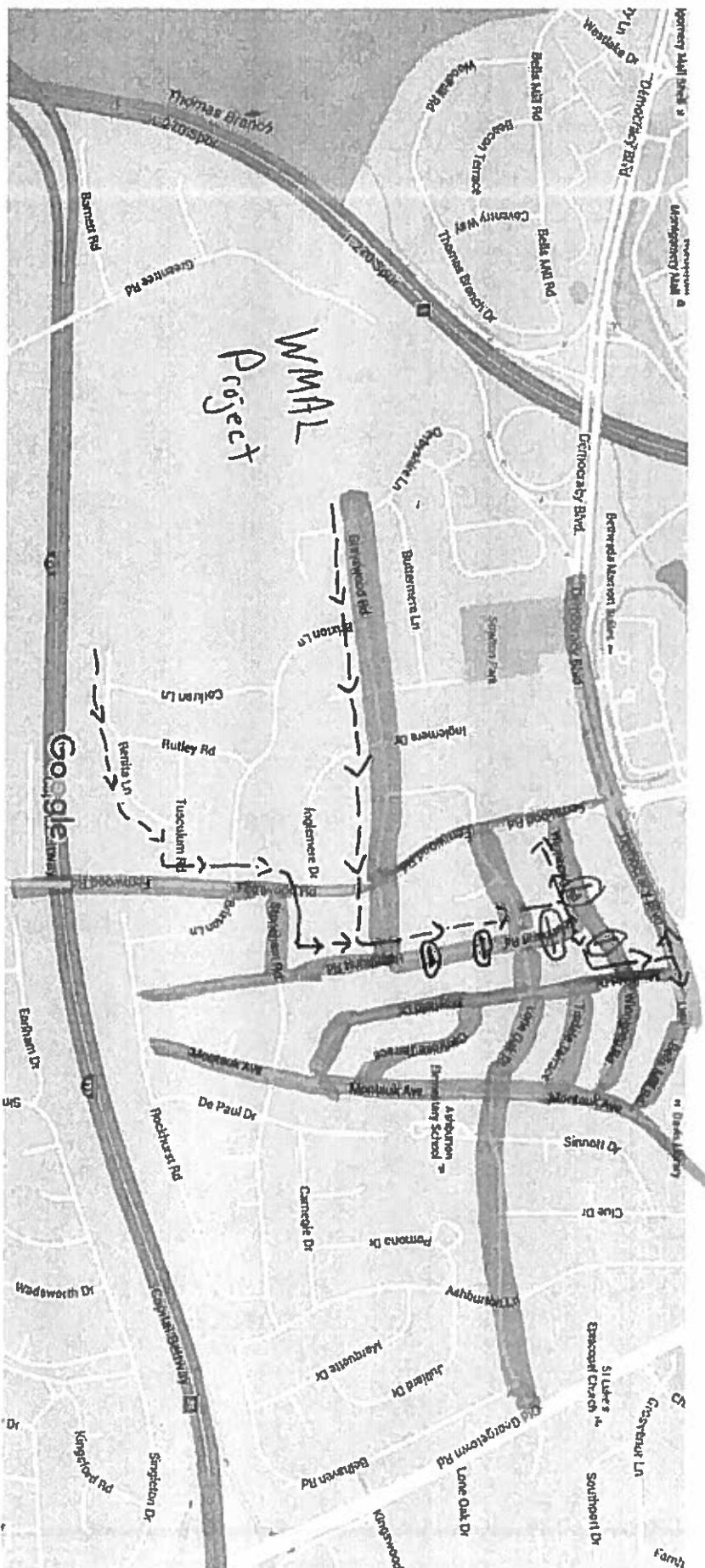
Michael Antonelli
Senior Vice President
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McLean, VA 22102
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Google Maps

WMA Development - Traffic cut-thru to avoid stalled traffic on Fernwood Road - Request for sidewalks/speed bumps

Legend:

- existing sidewalks
- no sidewalks
- existing speedbumps
- proposed speedbumps
- > - natural/WMA cut-thru due to stalled traffic on Fernwood

Butler, Patrick

From: Anderson, Casey
Sent: Wednesday, October 19, 2016 7:50 PM
To: Butler, Patrick
Cc: MCP-Chair
Subject: FW: WMAL development

Another one for the record -

From: j [mailto:lobatoj@aol.com]
Sent: October 19, 2016 12:03 PM
To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Councilmember.Elrich@montgomerycountymd.gov; Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: WMAL development

Hello,

I would like to express my extreme concern for the development of the WMAL property. I live in the Bethesda Place community and as it is it can be extremely difficult to get out of my neighborhood exiting Michaels Dr. onto Fernwood Road, the traffic is insane.

I think the addition of 328 new homes is way more than that parcel of land can handle and I can't imagine what a negative impact it would have on our roads and schools and the community itself. We have so few trees left it would be such a shame to loose those that we do have. Quite frankly I wish the whole development effort would just go away. I walk on the trail around the development almost everyday as do many people and it is one of the reasons that I bought my home in Bethesda Place. A little piece of nature in my own backyard. I will really miss it. I love the fact that on the Greentree side where I live is a dead end. The children can play outside without fear. There is no through traffic and only people that live there or friends come into Bethesda Place, so it is safe. I moved there 18 years ago as a single Mom when my son was 7 years old for that very reason, safety and privacy.

I implore you to please do what you can to stop or at least downsize greatly the plans for this development.

Thank you for your help and support.

Best,
Joan Lobato

Butler, Patrick

From: Eleni Martin <elenimartin@yahoo.com>
Sent: Saturday, October 15, 2016 9:07 AM
To: Anderson, Casey; Fani-Gonzalez, Natali; Butler, Patrick;
Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Wells-Harley, Marye; Dreyfuss,
Norman; Cichy, Gerald
Subject: Improve Our Quality of Life

October 15, 2014

Dear Montgomery County Planning Board Members:

When I looked at your website, I saw that you work to maintain and improve the quality of life in communities in Montgomery County. I am writing because the development of the WMAL field, a rare green space in Bethesda, threatens my quality of life and the lives of many people in my community.

The plans I have seen for the new development show that the proposed development does not blend well with the communities that encircle it. Although there are a few townhomes in our neighborhood, it appears that about half of the new development will be townhomes, feature private streets, limited common green space, and in many places 10 foot setbacks. These features alter the tone and feel of the existing neighborhoods that surround the proposed development.

Although the developers describe their proposal as "urban suburban," the surrounding neighborhood is clearly suburban – it is not near a Metro, grocery store, shopping, restaurants, and other amenities generally associated with a walkable urban setting. Nor does the proposed development exemplify some of the basic principles of "Smart Growth":

1. Transportation to and from this community will primarily be via car.
2. Greentree and Greyswood Roads converge on the two lane Fernwood Road;
3. Public transportation is limited to a single Ride-on bus on Fernwood Road;
4. Metrorail is about three miles away;
5. It is not easy, and sometimes dangerous, to walk to neighborhood stores;
6. Pedestrians are discouraged from walking on Fernwood Road towards Bradley Boulevard and Greentree Road because sidewalks abruptly stop; and
7. There are no bike paths on Fernwood Road.

Additionally, from listening to developer presentations, it is my understanding that the developer is identifying wastewater management in front of people's homes as "green space." It is my understanding that counting bioswales as open green space for the

enjoyment of the community at large flies in the face of your rules about need for open green space for the community at large. Seriously, do you think it is reasonable to expect people to bring their children to play soccer in the bioswales in front of someone's home? I don't think so.

Unfortunately many years ago, the Planning Board lacked insight and foresight with regard to land use decisions about the WMAL field. Your organization's inability to imagine future needs for green space in Montgomery County adversely impact me and other County residents today. I am writing to ask that you do all that you can to reduce the number of homes to be built on the field to mitigate the negative impact of development so that we do not have to suffer the consequences of your predecessor's poor zoning decisions.

Sincerely,

Eleni Martin

Butler, Patrick

From: Staci Sfondouris <slsfondo@icloud.com>
Sent: Monday, October 17, 2016 1:55 PM
To: Anderson, Casey
Subject: WMAL property

Dear council and board members;

As a Montgomery County resident that resides on Greentree Road across from the proposed development of the WMAL property, we have grave concerns of the future for our neighborhood. This neighborhood does not need any more residential development. This neighborhood does not need an increase of 350+ residential dwellings and with that comes 500+ vehicles traversing our roads. There is a lack of parks, open space, outdoor sport facilities in this section of the county. Therefore I am suggesting that Montgomery county, the council and planning board deny the development permit associated with this land sale. Montgomery county government should consider the residents of this area and provide them open space, open sporting facilities perhaps similar to the Germantown sports complex.

Thank you,

Tassos and Staci Sfondouris
7324 Greentree Road
Bethesda, MD 20817

Sent from my iPhone

Butler, Patrick

From: Frank Mickey <frankmickey@gmail.com>
Sent: Monday, October 17, 2016 3:42 PM
To: Members of the Planning Commission and County Council
Subject: Proposed development of WMAL by Toll Brothers

Good day. My wife and I have lived in the shadow of WMAL's towers since 1989, and have appreciated their kindness in allowing the neighborhood to use the property. The transfer and planned development of the property concerns us, because the neighborhood as it is now will not support the housing density that the new owners propose, and there has been no effort to provide for infrastructure or traffic improvements that will be needed. The planned development should not proceed until preparations are recommended, approved, and planned to prevent residents in the area from being made victims to unsupported expansion. The Bethesda Place community council has presented their position on this, which I support. Some of their points are:

--There should be a reduction in the number of residential units in the new development to prevent traffic and infrastructure issues.

--The existing plan for the new development does not blend with the existing suburban communities of West Fernwood and Bradley Hills. Although, there are a few townhomes in our neighborhoods, the new development proposes about half of their new residences as townhomes, features private streets, and in many places 10 foot setbacks.

--As recommended by Parks, the addition of more green space for the pleasure and use of everyone.

--The new development should not count wastewater management (bioswales) in front of people's homes as "green space."

Development will happen, but it should not be allowed to happen without the planning and support requirements needed to avoid allowing it to cause deterioration of existing communities. Thank you for your assistance with this.

- Frank Mickey

To the Montgomery County Park and Planning Commission:

My name is Dan Spiro and I have lived in Stratton Woods most of my life. I was a young child in 1962 when my family became the original owners of a home on Renita Lane, which is where I grew up. From 1990 until now, I have lived in a house on Corkran Lane adjacent to the field.

Given the location of my home, my initial reaction upon learning about the development was to bemoan its effect on the field itself, which has long been a source of aesthetic beauty and a boon to the environment. But the more I thought about this development, the more I realized that the loss of the field was just the tip of the iceberg. This neighborhood already has overcrowded schools, and the Toll Brothers' development could exacerbate those problems. Still, the County can take steps to alleviate those burdens. By contrast, the traffic congestion problems threatened by this development are not so easily solved.

I live roughly 14 miles from my office in downtown DC. It takes nearly one hour for me to commute using a combination of driving to the metro and taking the train. The last thing people want to do when they are already this far from the city is sit for long periods of time in traffic. Currently, that is what I must do. The problem is especially bad during the evening rush-hour when I drive north on Fernwood Road, where traffic moves at a snail's pace. Now, if we were to add another 300 or so homes in the field, this bad problem would only get worse. Largely, you can attribute the situation to the fact that this community is bordered by 270 on one side and 495 on another. Neither Fernwood nor Greentree Road appear to be equipped for a significant influx of additional traffic.

If those problems weren't bad enough, the Toll Brothers' plan is threatening to turn Renita Lane into a thoroughfare. I know Renita Lane as well as anyone, and I can assure you that this will end up resulting in plenty of accidents. Indeed, you can take my letter to be both a prediction and a warning that people will die if Renita is opened to through traffic, as the plan suggests.

Why do I make that dire assessment? Consider that Renita Lane has narrow driveways and the residents must park on the street. Renita Lane itself is so narrow that there is effectively room for only a single moving vehicle when cars are parked on both sides of the street. It is also highly curvy, at least in the section between Tusculum and Rutley. At night when darkness sets in, cars often line one portion of the street (such as when a resident is having a party) but not another portion. As a result, when a car is cruising up the uncongested portion of the road at a decent clip, the driver would not be in a good position to recognize what they are about to encounter when they take the curve – namely, a one-lane road (because cars are parked on both sides of the vehicle coming directly toward them). This is a clear formula for head-on collisions.

Add to that problem the fact that there are no sidewalks on this curvy, narrow road, which opens up the possibility of accidents involving pedestrians. What you have is just about the most

dangerous possible mix of circumstances: (a) no sidewalks, (b) a curvy road with a fairly blind turn, and (c) a road that is narrow enough to provide for no means of escaping oncoming traffic.

At the beginning of this process, I had a meeting with County Councilman George Leventhal at which he told me that the County planned back in the 1990s to allow the WMAL field to be developed. I accept that. But Councilman Leventhal also showed me that the plan did NOT provide for Renita Lane to be opened up to through traffic. And for good reason: the County did not want to see economic development lead to injuries or deaths. That is a bridge too far. I implore the Planning Commission to prevent Renita Lane from being opened up to vehicles to and from the new development. If it must be connected, it should be for pedestrians and bicycles only. Renita is simply not a road built to be a busy thoroughfare, and that problem, at present, is the single worst proposal in the Toll Brothers' plan.

Thank you for giving me the opportunity to express my views.

Yours,

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