

Shaneman, Malcolm

**Item # 7
Giancola Quarry
Plan No. 8-04026 and 1-04021
Planning Board Hearing
April 15, 2004**

From: Sandy Vogelgesang [everest.associates@erols.com]
Sent: Friday, April 02, 2004 5:10 PM
To: Shaneman, Malcolm
Cc: John Tiernan; Linda Guest; Carl Koenig; Jane Ross; Steve Frank; Ralph Wilson
Subject: GIANCOLA QUARRY, FILE No. 8-04026

Dear Mr. Shaneman:

This letter is in support of the resolution approved by the Riverhill Homeowners' Association regarding the development of the Giancola Quarry at the intersection of River Road and Seven Locks Road. I am writing as a member of the Board of Directors for the West Bradley Citizens' Association, which represents approximately 500 homes in the area generally bounded by the Beltway, River Road and Bradley Boulevard.

During the review of the Potomac Subregion Master Plan, we underscored this Association's concern with the proposed density of development for the Giancola site and our particular concern about the proposed traffic pattern for that development. We were pleased that the County Council did indicate recognition that "access (which is to be to and from River Road) may be problematic and the number of units may be reduced if these problems cannot be addressed at (the time of) subdivision" review, which includes a public hearing before the Planning Board. This letter is to underscore our continuing concern about the density of the proposed Giancola development and attendant worsening of the already terrible traffic congestion at the River-Seven Locks Road intersection. For that reason, I hope that you will give serious consideration to the shared concern expressed by Riverhill Homeowners' Association and the West Bradley Citizens' Association.

Sincerely,

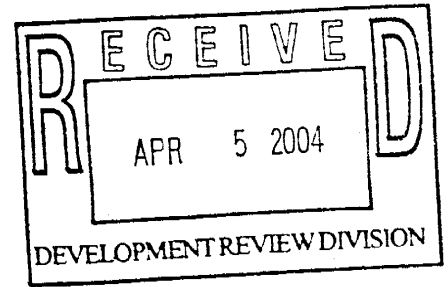
Amb. Sandy Vogelgesang
Board Member, West Bradley Citizens' Association

4/5/2004

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Giancola Quarry
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Planning Board Hearing
April 15, 2004

RIVERHILL HOMEOWNERS' ASSOCIATION

7916 Quarry Ridge Way
Bethesda, Maryland 20817



March 31, 2004

Mr. Malcolm Shaneman
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: GIANCOLA QUARRY, FILE NUMBER: 8-04026 & 1-04021

Dear Mr. Shaneman:

The Riverhill Homeowners' Association is deeply concerned about the proposed development of Giancola Quarry at the intersection of River and Seven Locks Roads. Specific details were outlined in our letter of March 12, 2003, a copy of which is attached for your convenience.

On March 29, 2004, the Riverhill Homeowners' Association approved a resolution which is included here:

The Riverhill Homeowners' Association resolves that: given "Right Turn Only" access for twenty-two homes proposed for the Giancola site and consequential U-turn traffic pattern, improvements to the southeast side of the River Road and Seven Locks Rd intersection, outlined in the Potomac Subregion Master Plan, page B4, approved on March 5, 2002, should be a) approved by the State Highway Administration, b) fully funded, and c) construction completed prior to granting of any building permit on the Giancola site by the County.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "John Tiernan".

John Tiernan, President

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John Tiernan, Chairman
Riverhill Homeowners' Association
7916 Quarry Ridge Way
Bethesda, Maryland 20817

March 12, 2003

Mr. Malcolm Shaneman
Development Review Division
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Pre-Preliminary Concept Site Plan #7-03041 (Giancola Quarry) sent on 2/19/03

Dear Mr. Shaneman:

MTR Land considered input from the surrounding communities regarding development of the Giancola Quarry in preparation of the site plan referenced above. Their plan appropriately limits access on Seven Locks Road. It further provides more parking which, in our experience, is a major problem for dense communities.

Our continuing concern with development of the property centers on traffic safety issues. Attached is a rough drawing detailing the intersection at River Road (Rte 190) and Seven Locks Road. As you can see, the residents of the proposed 15 townhouses and 7 single-family homes must quickly cross 3 lanes of traffic to make a (virtually impossible) U-turn at the intersection in order to access I-495 or travel eastbound. The other 7 single family homes exit "Old" Seven Locks Road onto "New" Seven Locks Road just below the crest of a hill, making that a dangerous situation for those turning left. (Remember, too, that it will be all of the residents plus all of the services: trash, postal and delivery services, home service and community contractors, etc. using these routes.)

Aside from the issue of increased congestion and safety issues in U-turns at the intersection, it has been our experience that trucks are unable to accomplish any U-turn at the River Road/Seven Locks intersection. Giancola Quarry trucks have trespassed on our property and eroded the substructure of our private road. Naturally, we are concerned that the unsafe and difficult U-turn problem at Seven Locks and River Road will transfer west to our property, impeding safe and smooth egress for our residents and causing unintended wear on our private property. The potential exists for us to incur expenses to protect our property.

Ingress via River Road is also problematical. Access into the 22 unit part of the development is readily accomplished only if approaching via I-495 or from points east on River Road. To enter the development traveling from the west or north/south via Seven Locks Road requires another U-turn. The first available point for a U-turn is at the I-495 north ramp entrance where a light currently exists. Again, the issue of the ability of

trucks to negotiate the tight turn arises. The next available turn point is at River Road and Burdette Road, a very difficult intersection at the moment and one that will become even more difficult when the approved senior living development is completed.

We recommend that MDOT review and provide a permit for the River Road site access prior to your approval. As we indicated to the developer, the ideal solution is an alteration of the ramp interchange (just east of the entrance to the development) to permit a left turn for the proposed development and eliminate the need to make a U-turn at the River Road/Seven Locks intersection. This would also facilitate the ingress problem. Perhaps MDOT has some alternative suggestions to ensure safety and alleviate congestion problems. We believe it is essential to resolve transportation flows to ensure the proposed 29 units do not detrimentally affect neighboring communities.

As you know, there is a sensitive environmental area adjacent to the property's east side (Thomas Branch). We trust that the developer will commit to the protection of this area.

We appreciate your consideration of our input.

Sincerely,

John Tiernan
Chairman
Riverhill Homeowners' Association

Attachment – intersection diagram