



Darrell Anderson, Mayor  
The Town of Washington Grove  
P.O. Box 216  
Washington Grove, MD 20880

June 10, 2009

Sue Snaman Edwards, AICP  
North Central Transit Corridor Team Leader  
Montgomery County Planning Department

Ms. Edwards,

Thank you for the opportunity to provide comments for the staff report regarding the proposal to purchase of Casey 6 & 7 for use as part of the distribution of the Crabbs Branch Service Park facilities. The Town Council of the Town of Washington Grove met on June 8, 2009, to determine the Town's position; the meeting was attended by Town residents who provided testimony in support or in opposition to the proposed use for Casey 6 & 7.

The Town Council voted unanimously to OPPOSE the purchase of Casey 6 & 7 for service facilities. This was in concert with the vast majority of resident comments.

The following are the primary reasons for opposition to the proposed purchase for use of Casey 7 for EMOC and Casey 6 for the County Service Yard.

- Such use is incompatible with the stated tenets of the Smart Growth Initiative (SGI), which supports maintaining residential development close to transportation centers; in this case, the Shady Grove Metro Center. One of the main tenets of the SGI is to protect and maintain existing communities, such as Washington Grove. This proposal falls short in each area, and is not a plan for a livable, vibrant community as was envisioned.
- The Town of Washington Grove currently is being significantly impacted by the construction of the ICC on our southern border. Already, with the loss of thousands of trees that buffered the considerable impact of I-370 regarding noise and light, construction of the ICC has degraded our environment.
- Our responses from the County and State regarding noise, light, and pollution impacts from the ICC, as well as Roberts Oxygen, have gone largely ignored, and there is no reason to expect this will improve substantially as the industrialization of Casey 6 & 7 proceeds.
- The existing communities around Amity, Briardale, and Washington Grove will be cut off from the Metro. This is counter to the vision of the original Shady Grove Sector Plan which was intended to promote connectivity and transitional zoning between the old and new communities. The connection under this proposal will be unpleasant, industrial facilities that

will discourage walking or biking. It encourages those in the new community into cars to get out and everyone else into cars to get there.

- The benefit of the Shady Grove Sector Plan to the old communities was that the intense industrial uses would be moved out of the neighborhood. Overall, the exchange of high density residential, commercial and office space would be a net improvement in terms of traffic and environment. The Town conceded the exchange as balanced. Now with this proposal, the older communities reap the harm of continued intense industrial uses combined with the same higher density development. This creates a mix that unquestionably degrades the quality of life.
- Washington Grove is a historic resource that is in danger of being lost because of inattention by those with the goal of unending development on an area that can least afford it. As hard as we work to preserve this 135-year-old Town, it cannot be done without the County's commitment to preserve it, too. This must include ensuring compatible uses adjacent to the Town, keeping it connected to the vibrant area to be developed around the Metro, and refraining from adding even more burdens to this already overburdened area of the county.

The above are many good reasons for opposition to placement of County services next to residential neighborhoods. On the assumption that the County will proceed with the purchase and placement of services on Casey 6 & 7 regardless of community input, I am asking the Planning Board to work closely with the Town and other neighborhoods to alleviate our specific concerns.

Again, thank you for the opportunity to provide comments for the staff report. The Town of Washington Grove remains committed to working to improve neighborhoods, increase access to public transportation, and creating a livable environment for our residents and neighbors. We feel placing County services on Casey 6 & 7 is contrary to that vision.

Best regards,



(e-signature)

Darrell Anderson  
Mayor of the Town of Washington Grove

cc: Ike Leggett, Montgomery County Executive  
Phil Andrews, President, Montgomery County Council