

Submitted Electronically

February 23, 2021

TO: Montgomery County Council

RE: Ashton Village Sector Plan

Dear President, Vice President and County Council members,

I am writing to express my thoughts on how the Ashton Village Sector Plan should be implemented to best serve our community.

As a Sandy Spring resident, and a longtime homeowner along Route 108, Ashton is my stomping grounds. I use the bank, the dry cleaner, the post office, and frequent the pharmacy and restaurants. The intersection of Route 108 and New Hampshire Avenue is a hub of community activity. **It cannot absorb 300 more cars entering and exiting new housing at that corner.**

**Further, we lack the critical infrastructure to support such a mega development. The closest Metro is at Glenmont Station, many miles down the road. This is not a walkable community. It cannot support overdevelopment. Already, we have appalling congestion at that intersection.**

It would be nice if we could inherit development in this neighborhood that reflects the area's cherished legacy of rural character--- for that is why we all live here. Let us find a compromise in which developers marginally win their higher residential FAR and the community finally wins the right to contribute to what that density looks like. **PLEASE reduce the FAR of .50 to a FAR of .25. We cannot absorb another Thomas Village with a roughly .50 FAR. That is yet another battle that our community has lost with this same developer. He has successfully overbuilt Thomas Village and Ashton Market. He's 2 for 2; please don't make it 3 for 3. Otherwise it becomes abundantly and shockingly clear that no one--- not the developer, nor the Planning Board, and now the County Council, listens and cares about what the community thinks.**

Honestly, sometimes I wonder why we have public hearings. No one is listening.

Further,

**PLEASE instruct the Planning Board to ensure that the community-based Implementation Advisory Committee is granted a consequential ability to review, comment on, and make**

recommendations about proposed development plans. And please convert the so-proposed design guidelines into mandated design requirements.

Please do not push on our community what you think we should become. We need a plan that reflects the best hopes of both parties.

Thank you for your consideration .

A handwritten signature in black ink that reads "Terry Franklin". The signature is written in a cursive style with a large, stylized "T" and "F".

Terry Franklin

Sandy Spring, MD 20860