

September 16, 2025  
[REDACTED] Glenhaven Place  
Silver Spring, MD 20902

To the Members of the Montgomery County Council:

My wife and I have lived in our house in Wheaton Forest Park since July 2002. Our house is about a block from University Boulevard, one of the corridors included in ZTA 25-02. We approved of the Council's recent decision to adopt ZTA 25-02 because that zoning plan seems like a reasonable approach to allow for the gradual replacement of single-family residences with multi-unit buildings on properties that front busy arterial roadways.

The University Boulevard Corridor Plan (UBCP), by contrast, seems so wildly out of touch with reality that we are utterly baffled that serious people with professional credentials would think this plan is feasible. We have studied the UBCP and consulted with the head of the project in a one-on-one virtual meeting as well as in follow-up emails. We understand the project thoroughly. What we don't understand is why the Council seems intent on approving the project so soon after approving ZTA 25-02, whose goals are far more modest and whose new zoning changes only affect corridor-facing properties.<sup>1</sup>

We agree with the many points in opposition to the UBCP raised at the September 10 hearing, most articulately and comprehensively by the County Executive and most specifically to the concerns of our neighborhood by Dianne Lynne, President of the Wheaton Forest Civic Association. There is no point in repeating the cogent issues raised in their testimonies and expanded upon by the County Executive in other written statement his office has promulgated. We will focus on what most concerns us about the UBCP: how it will impact our little corner of the Wheaton Forest neighborhood, which the plan identifies as part of the Hearthstone Village Neighborhood.<sup>2</sup>

We are deeply concerned about the proposed zoning boundary down the middle of Glenhaven Place, a short deadend street. The zoning boundary leaves the six houses on our south side of the street as R-60 single-family residential while rezoning the six houses on the north side as CRN 2, the new Commercial Residential Neighborhood designation that allows for a FAR of 1.0 and structures as high as 50 feet. Our understanding is that the Council plans to allow for the consolidation of up to three contiguous lots under the UBCP.

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<sup>1</sup>The Council has already scheduled a hearing on a new ZTA, numbered 25-12, which appears to be Planning's attempt to align the UBCP with ZTA 25-02 and, at the same time, to create a basis for asserting that the UBCP aligns with the master plans of the communities affected, both in technical urban land use goals and community engagement requirements.

<sup>2</sup>No one in our neighborhood regards it as part of a larger area called Hearthstone Village. Among this corridor segment's several distinct neighborhoods, Hearthstone Village is the lone complex of residential townhomes. The other neighborhoods identified for rezoning within this segment overwhelmingly consist of brick ramblers constructed in the 1950s. They are zoned R-60 and most of these houses are on lots of around 6,000 square feet.

This zoning boundary disregards Glenhaven Place's unique character as a one-block residential street with no through traffic. Upzoning the north side of the street would allow for the construction of duplexes, triplexes, or—with consolidation of lots—townhomes, any of which could be 50 feet tall. Such structures would present a stark and abrupt transition in building scale with the one-story brick ramblers across the street.

Once multi-story, multi-unit structures begin to replace the one-story ramblers on the north side of the street, Glenhaven Place will begin to take on the characteristics of an urban back alley. The increased density will inevitably leave the deadend road completely clogged with parked vehicles day and night. On-street parking, which currently creates a single narrow lane for passage, will become the site of vehicle collisions and the source of annoyance disputes that have never been present in the neighborhood in the 23 years we have lived here.

The construction of multi-unit residences on such small lots on such a narrow short street would be disastrous for this small cohesive neighborhood. So disastrous, that we predict the following will happen: As soon as the first lot on the street becomes a construction site, several other property owners on the street will put their houses on the market.

The Council's approval of the UBCP will begin the process of deconstructing our quiet tree-lined haven, transforming it lot by lot into an entirely different neighborhood, with tall, modern, multi-unit, and more expensive structures on one side of the street, and on the other side, the same modest brick ramblers that have remained on the outside pretty much the same for over 60 years.

No one can predict how slowly or quickly this process will proceed, but that it will happen we believe is a certainty. And we further believe that the transformation of our little corner of Wheaton Forest will be replicated in the other neighborhoods where the UBCP allows the erasure of single-family housing. We urge the Council to reject the University Boulevard Corridor Plan.

Sincerely,

David Dayton & Nancy Cavallaro