

June 10, 2024

Subject: LMA H-149 Glenmont Forest Apartment Rezoning

To: Mrs. Kathleen Byrne, Hearing Examiner - Office of Zoning and Administration Hearings

Dear Mrs. Byrne,

My name is Cecilia Castro de Anderson. I am a professional conference interpreter and translator and I have lived on Erskine Avenue with my husband and 3 children since December 2005.

I am writing to express serious concerns about the proposed aforementioned CRF (Commercial, Residential and Floating) development and, more emphatically so, about the opening of Erskine Avenue onto Glenallan Avenue.

While I understand the appeal the proposed project may have for developers and county authorities, it is simply not compatible with our area. We live in a residential area in harmony with nature in a unique setting that needs to be preserved.

The five-fold increase in population density (from roughly 482 dwelling units to 2275) resulting from the proposed project will cause increased traffic congestion, pedestrian safety issues, overburden of our schools, noise pollution, as well as destruction and disruption of natural habitats and wildlife.

Traffic congestion: Erskine Avenue dead ends onto Glenallan Avenue (a two-lane street) on a downward gradient. Since Randolph Road is a 6-lane thoroughfare, the light that controls traffic on that street is about 3-minutes long whereas the one on Glenallan is only a few seconds long, which already causes traffic to back up on Glenallan. By opening a secondary road (Erskine) onto another secondary road (Glenallan) traffic congestion at this intersection will worsen exponentially. We are very concerned about how frustrating just leaving our house will be.

Pedestrian safety: Several years ago, a few of us neighbors requested that a pedestrian crossing be placed on the Glenallan/Erskine intersection so the children on the proposed project side of Glenallan Avenue could safely walk home from Glenallan Elementary School since there is no sidewalk on the Erskine side of Glenallan.

Our request was denied on the grounds that putting a crosswalk was not feasible since Glenallan runs towards Erskine on a downward slope and the crosswalk could not safely ensure pedestrian crossing: cars coming from the Randolph side on Glenallan would not have sufficient time to stop to allow children to cross.

The proposal to open Erskine Avenue onto Glenallan is a disaster waiting to happen. The estimated hundreds of cars that would come from Erskine (versus the handful we currently have) only to be forced to turn either left or right at Glenallan will probably want to beat the traffic coming from Glenallan to go through the light, making this intersection very risky for school children, their families as well as both current and future pedestrian residents.

**Exhibit 54**  
**H-149**

Overburden of our schools: We know firsthand that the school our son attends (Wheaton High School) is already 500 students above capacity. WHS is already expecting the largest Freshman class ever in the Fall of 2024, making it the third largest high school in MOCO, after Blair and Walter Johnson, in terms of number of students. The five-fold increase in population density resulting from the proposed project will have a major impact on this school and others in our cluster, which are already struggling to hire and retain qualified teachers as well as maintain a balanced student-to-teacher ratio.

Noise pollution: Currently, the main source of noise in our neighborhood comes from Randolph Road, with its never-ending traffic, emergency vehicle sirens, honking and loud engines (especially in Summer). However, on the Erskine side, we have an oasis of green, peace and quiet.

The proposed project will destroy that, not only during the extensive construction period but later on, with hundreds of additional cars, service and delivery trucks, school buses, etc.

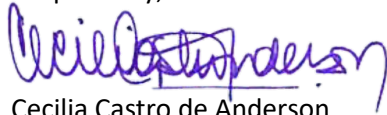
Destruction/disruption of natural habitat and wildlife: We have tall mature trees that make our neighborhood what it is. The project would remove 105 of these trees, which are the natural habitat for multiple species of birds, squirrels and other wildlife, in addition to helping keep the air clean and the ground in place. When we have heavy storms, the ground absorbs much of the water, and prevents excessive runoff water and the resulting erosion. By removing the vast majority of the 120 mature trees in the area and replacing much of the ground with roads and other impermeable surfaces, the stormwater runoff onto and ensuing damage to our houses is inevitable since the project sits on considerably higher ground than our houses.

In conclusion, while I recognize the need for revamping the Glenmont Forest apartment complex, this project is not the right fit for our neighborhood.

I strongly urge you take a step back, listen to the neighbors that have lived in and enjoyed this area for years or decades and address our concerns before proceeding.

Thank you for your attention to this matter.

Respectfully,



Cecilia Castro de Anderson