
LMA H-149, Glenmont Foreset Apts Rezoning

1 message

Linda Bidlack <lindakbidlack@gmail.com>
To: ozah@montgomerycountymd.gov

Fri, Jun 14, 2024 at 12:09 PM



Dear Ms Byrne,

Due to the lengthy presentations of the applicant witnesses, I am unable to testify on Zoom as I had planned. As you just invited us to submit our testimony via email, I'm doing so. This email is in addition to the 3 page letter I submitted before the deadline.

I request that next time, the applicant's time be limited.

I have some specific questions based on the applicant's experts testimony, which was sprinkled with so much technical jargon my head was spinning.

1. In repeated diagrams (the Parks Planning, the Rezone plan and the transit plan) the proposed townhouses were set back fairly far from the end of Wallace Ave, which I appreciate since my house in about 100 feet from the corner of one apt building now, which is only hidden during the summer when the trees have leafed out.
 - o However, the witness said repeatedly that these diagrams are 'concept plans' only so I fear they could change the plans in ways we neighbors like, hopefully, but also in ways we don't like. Is that correct?
 - o My fear about approving a Floating Zone is that we will lose total control or influence about what ends up being right across the street from me! He kept saying 'design flexibility', but I have no reason to trust that once the limits are zoned 'flexible' or floating, they will develop in ways that meet our interests but instead they'll be given legal carte blanche to suit their interests best.
 - o When he used the word 'binding' repeatedly, does that mean 'final'? It would help to have more explanation.
 - o Isn't there a zoning designation that is less radical than floating that would stay stable?
2. How many floors can be accommodated by 75 ft in height in the apartments planned? If approved as a floating zone, are the developers BOUND to limit the tallest buildings to 75 ft high? Or, once approved as floating, could they change and do whatever they want?
3. I thought I heard 'up to 250' townhouses. I don't see how that many could be crowded into what looks like the proposed townhouse sections on the 'concept' drawings. This raises distrust in us neighbors. How many more chances do we get to put brakes on the developers?
4. We understand there are two more housing projects that are in the pipeline as well, very close to this site, more building at the Glenmont Metro and one to the west of Georgia. These will also put pressure on local infrastructure, police, and quality of life. This does not include any development of mixed use and housing on the shopping center site.
5. Is the 100 ft setback measurement from the front of my property line to the back of their property line or is it 100 from the my house front wall to the closest apartment back wall? If it's the latter, that drastically encroaches on my house and will affect my property values.
6. You will hear testimony from all of us about the folly of opening either Erskine or Wallace to thru traffic. If cut through, the back up from Kemp Mill and Glenallen and the apartments and nearby neighborhoods will create a brutal rush hour backup, right when 100's of children are trying to get to/from both the elementary and high school.
7. Instead, sure, double the units on the parcel of land, but don't quadruple them!

I believe that if the applicant gave up the cut through to Erskine, maintained much more of the existing tree canopy on the property, put in a stormwater management system, and built a tasteful wall between Wallace at the back of their property without touching the existing forest buffer between us, the opposition would disappear...assuming that the placement of the new buildings were built as shown in the drawings we saw today. My neighbors have had drunk people from the apartments repeatedly come through the buffer zone to wander on Wallace Ave and throw trash in the forest.

Linda Bidlack June 14, 2024

**Exhibit 67
H-149**

Respectfully,
Linda

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