

The Glen Way Gardens Condominium community, comprised of 214 property owners, like all other property owners, do not appreciate an intolerable increase in density with its concurrent inconveniences, along with the presence of “outsiders” on our properties. An increase from 482 to 2,275 homes and an increase from 1,485 to 7,000 residents (a five-fold increase in residents which is an additional 5,500 residents at 3.08 residents per household in our District per the 2016 – 2020 Demographic Profile of Council Districts commissioned by the Montgomery County Department of Planning, M-NCPPC) is not compatible with the neighborhood.

As the community/property manager of Glen Way Gardens that is located across the street from the proposed development, we have experienced an increase in the range of negative behaviors of “outsiders”. With a five-fold increase in residents in the proposed development, our residents will have to pay for the concurrent increases in our community’s expenses related directly to these residents while at the same time experiencing a decrease in our residents’ quality of life. This dramatic increase in residents in the proposed development is not compatible with the neighborhood.

Also, as the “preferred pedestrian path” from the proposed development to the Metro and the five-fold increase in the number of residents in the proposed development, we have compounded concerns re the number of “outsiders” trespassing through our community. Again, this dramatic increase in residents in the proposed development is not compatible with the neighborhood.

The following comments in no way assume negative character of the residents of the proposed development, but by their sheer volume on our property primarily create “cover” for those whose intentions are a danger to our property and to our residents.

Accidents – “outsiders” typically walk on our private street, Greenery Lane, instead of our sidewalks. The “outsiders” endanger themselves to be a victim of an accident and cause difficulties for our residents who frequently have to wait for a window of time to back their vehicles out of their parking spaces.

Crime – “outsiders” from properties that bound Glen Way Gardens regularly trespass the property, often stopping to sell or use drugs or to peer into vehicles for thefts at that time or later in the day. (The address appears on both trespass notices and arrest records, so the addresses are known to us via public record.) Dealing with criminal activity from “outsiders” consumes several hours per week of time from both workers and management that should be spent to address issues of import to the community for which they have paid in their condo fees.

Noise – “outsiders” often bounce basketballs, yell loudly and use profanity at all hours of the day and night, causing some unit owners to sell their units so that they have the quiet enjoyment of their homes to which they are legally entitled.

Parking – parking by “outsiders” is an ongoing issue that is exacerbated by increased density and limited parking in the newly developed communities. It is an ongoing nuisance to

attend to these calls for service from our residents at all hours of the day and night that entail mandatory documentation by management.

Road Dust – not only do residents have to clean windows and sweep patios more frequently, but the “acid” rain from the increased traffic is slowly deteriorating our brick that has resulted in significant maintenance expenses for tuckpointing, etc.

Safety – due to the volume of “outsiders” trespassing the property, our residents feel endangered because many of the “outsiders” have no regard for others’ private property, freely using our common areas and even sitting on the steps at our building entrances that blocks our residents from accessing their homes. Although we are enclosing the entrances to our buildings and have installed locks on those entrances to stop “outsiders” from entering and hanging out in our buildings, they still piggyback on our residents entering the buildings because many of our residents who are of school-age, elderly or at home alone are afraid to confront the outsiders.

Traffic – wait time to exit and/or enter our community has increased considerably with the development of Metrocentre; increased traffic from the proposed development will most certainly add to our residents’ wait times.

Trash – commuters and “outsiders” who have no regard for others’ private property freely dispose of their car trash, snack wrappers and beverage containers when transiting our property that creates unnecessary labor costs every day for our community to pick up the litter.

When evaluating the re-zoning, the five-fold increase in residents from 1,485 to 7,000 must be considered to determine compatibility. Also, the additional expense to our community’s property owners along with our residents’ loss in their quality of life that is directly attributable to the incongruous size of the proposed development must be considered to determine compatibility. We believe that the sheer volume of the proposed development with its attendant impacts on the neighborhood as discussed above make it incompatible.