

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Subject: Notley Road LMA H-159
Date: Monday, October 13, 2025 2:57:32 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Montgomery County Planning Board,

It is quite clear that we have a serious housing problem in our county due to a shortage of housing supply. This will not change without the approval of new housing projects, especially in areas like East County that will result in more affordable housing to people that want to live in Montgomery County but currently are unable to. The time is now to start acting to resolve this problem. We need projects like this to move forward and be developed to address our housing crisis. The less housing that is constructed, the higher the prices will rise, and the problem will continue to get worse.

This project follows the Thrive Montgomery 2050 plan. This is a plan that was approved by Montgomery County Planning and County Council and should be followed. Otherwise, what is the point of having this plan in place and who will take the time to propose projects that follow this plan if they are not going to be approved? Montgomery County leadership needs to be concerned about the needs of the County as a whole and not the opinion of a few loud neighbors.

Not only will new housing in this area of Silver Spring result in housing that is generally more affordable to young families, teachers, police officers, etc. within Montgomery County, but this project will also have a lot of moderately priced dwelling units which helps address affordable housing concerns for low-income residents.

Please approve this plan so we can finally start to address the needs of county residents.

Sincerely,

[REDACTED]

[REDACTED]

Chevy Chase, MD 20815

From: [REDACTED]
To: [MCP-Chair](#)
Subject: I support the Notley Road Local Map Amendment H-159.
Date: Monday, October 13, 2025 4:10:00 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

I live in Silver Spring and just wanted to voice my opinion on favor of the Notley Road Local Map Amendment H-159. I'm basically for anything that results in more homes being built in the county, but this seems like a particularly great opportunity.

Thanks,

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Notley Road development and MoCo's future
Date: Monday, October 13, 2025 4:45:43 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chair Harris,

The key to a sustainable, inclusive, and an economically and socially successful MoCo is denser development on our busy corridors. I therefore strongly support the Notley Road Local Map Amendment H-159. What a terrific chance to provide housing in a close-in, accessible neighborhood and help East County grow and prosper. While many people fear change and noisily speak out about it, your job as a leader is to imagine a better future for us and provide a path towards it. I am confident our smart growth philosophy in MoCo will win out, this time and into the future. And yes, I would love to see denser development and upzoning in Chevy Chase, too!

Thank you.

[REDACTED]

Chevy Chase, MD 20815

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support the Notley Road Project-Build More Housing in Montgomery County
Date: Monday, October 13, 2025 6:40:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Montgomery County Planning Board Members,

My name is [REDACTED]. I'm a local organizer and have lived in Montgomery County for the past ten years. I urge you to support the Notley Road project, which represents exactly the type of thoughtful development Montgomery County needs.

We all know that our Montgomery County faces a housing crisis--we aren't building enough housing and rents and mortgages are incredibly high. The Planning Board and County Council have rightly advanced policies through Thrive Montgomery 2050 and other initiatives to expand housing opportunities.

The Notley Road project will turn these policies into reality. It adds both supply and diversity to our housing stock, offering a new family-oriented townhome community that includes moderately priced houses. These homes bring much-needed economic diversity to this area.

Additionally, this part of Silver Spring and East County is long overdue for investment. The Notley Road project offers a positive example of reinvestment along a major corridor, which can promote continued economic and community renewal.

This site is ideal for infill housing: located along New Hampshire Avenue, adjacent to larger institutional uses and a county park, and near the commercial shopping center and future Bus Rapid Transit station.

I appreciate that, even at this early stage, the applicant has paid attention to compatibility with the neighborhood — breaking up massing along Notley Road and creating open space transitions to the park. These details matter, and they reflect good planning.

Change is never easy, but achieving Montgomery County's housing, equity, and sustainability goals requires it. I urge you to support this project as an example of how we can build more housing, grow responsibly, and make the county affordable for everyone.

Please reach out to me at [REDACTED] with any questions.

Sincerely,

[REDACTED]
Silver Spring, MD 20910

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Notley Road LMA H-159
Date: Tuesday, October 14, 2025 10:04:48 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To the Planning Board:

I'm writing to express my strong support for the proposed townhome project on Notley Road (Notley Road LMA H-159), which will be considered on October 30. The project would add up to 130 much-needed homes in the middle of a housing crisis and does so in alignment with Thrive 2050's vision for growth along current and planned transit corridors. Montgomery County faces a severe housing shortage that keeps prices high even amid economic uncertainty, and the townhomes proposed here would offer another housing option in a neighborhood that already includes apartments and single-family homes. This kind of diversity in housing types is exactly what we need to meet a range of community needs.

I understand that some residents oppose the project, fearing it will change the character of the area. But resisting new homes in every neighborhood only deepens the crisis we all face. Traffic and infrastructure challenges exist whether people live nearby or commute from farther away, and the county's growth policy ensures that new development helps pay for the improvements needed to support it. This project will also provide moderately priced units, offering homes at multiple price points. No single project can solve our housing shortage, but each one makes a difference. I urge you to approve the proposal at the highest number of homes possible to help Montgomery County meet its housing needs.

Thank you,

[REDACTED]
Silver Spring resident

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support for Notley Road – Smart Growth for East County
Date: Tuesday, October 14, 2025 1:37:08 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Members,

As a resident of East County, I want to express my support for the Notley Road project (LMA H-159). For too long, our side of the County has seen little investment or reinvestment, even as other parts of Montgomery County have thrived. This project is a welcome change — and hopefully, a first step toward more attention and investment in Silver Spring and East County.

The proposal reflects what Thrive Montgomery 2050 envisioned: infill housing along major corridors like New Hampshire Avenue. It makes sense to add homes here — next to existing infrastructure, a county park, and institutional uses. It's the right place for growth.

We need projects like this to address our housing crisis. Prices are high because we simply haven't built enough homes. The Notley Road plan adds to our housing mix with new family-sized townhomes, including affordable MPDUs that help keep our community diverse and accessible.

I also appreciate the applicant's design changes — fewer homes, more open space, and a better transition to nearby neighborhoods. That's the kind of responsiveness we want from developers working in our community.

Please support the Notley Road project as a model for how East County can grow responsibly — with housing that meets our needs and investment that benefits the entire community. Thank you for your time and leadership.

Sincerely,

[REDACTED]

[REDACTED]

From: [Dan Reed](#)
To: [MCP-Chair](#)
Subject: Greater Greater Washington testimony on LMA H-159, Notley Road
Date: Tuesday, October 14, 2025 7:28:06 PM
Attachments: [GGWash H-159 Notley Road testimony.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and members of the Montgomery County Planning Board:

Please find attached Greater Greater Washington's testimony on LMA H-159, Notley Road. We're happy to answer any questions you have, and look forward to working with you to make Montgomery County an even better place to live.

Sincerely,
Dan Reed



Dan Reed, AICP (they/them)
Maryland Policy Director
Greater Greater Washington
<https://ggwash.org>
(202) 256-7238



October 15, 2025

Artie Harris, Chair
and Members, Montgomery County Planning Board
2425 Reedie Drive
Wheaton, Maryland 20902

Dear Chair Harris and Members of the Montgomery County Planning Board:


My name is Dan Reed and I serve as the Maryland Policy Director for Greater Greater Washington, a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. We strongly support Local Map Amendment H-159.

As proposed, this LMA which would rezone nine acres along Notley Road from R-200 to the CR Floating Zone, allowing for the development of 130 townhomes, including 16 Moderately Priced Dwelling Units. This proposal fits neatly within the vision of Thrive 2050, the county's general plan, which recommends focusing development along corridors like New Hampshire Avenue where people can be within easy reach of daily needs like shopping, transportation, and schools.

The Notley Road property is less than a quarter-mile to the Colesville Shopping Center and multiple bus routes, as well as the future New Hampshire Avenue bus rapid transit line. This proposed development will also include sidewalks along both Notley Road and New Hampshire Avenue, providing a connection to the adjacent Colesville Manor Park.

This project is exactly what we need more of: homes at prices that working families can afford in attractive locations where people want to live. I can personally attest to that, as growing up I lived right next door to this property in the Morningside subdivision.

In 1998, my family rented a townhome on Morning Breeze Court, moving from an apartment in downtown Silver Spring. This was a big deal for us! Finally we had a house with space for my stepgrandfather to come and live with us. We had a yard and a basement. My parents even got married in that house. I had a great experience at White Oak Middle School and then at Blake High School. They later bought a house and still

The Washington, DC region is great  and it can be greater.



live a few minutes away, where they've remained a part of the community. This house put me on the path to becoming who I am today.

I've seen the yard signs saying we need to "Save Our Community" from townhomes. I will politely suggest that these people who made and are displaying these signs outside their homes are mistaken. These townhomes will be for families like mine, giving more people the opportunity to be a part of this community and make it even better. If anything, we should embrace opportunities to bring more investment to East County.

We urge the Planning Board to support Local Map Amendment H-159, and look forward to working with the board and staff to make Montgomery County an even better place to live. Thank you for your time.

Sincerely,

Dan Reed
Regional Policy Director

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support for Notley Road Local Map Amendment H-159
Date: Tuesday, October 14, 2025 8:35:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Chair Harris, and all members of the planning board

I am writing to you to express my support for the townhome project on Notley Road (Notley Road LMA H-159) up for a hearing on October 30th. The project not only provides up to 130 much needed homes in the middle of a housing crisis, but does so in alignment with Thrive 2050's focus on current and planned transit corridors.

As planning board and county council approved plans outline and seek to solve, we face a severe housing shortage in Montgomery County that is helping keep housing prices high even at a time of economic turmoil and uncertainty for the region, and this shortage calls for various creative solutions to work in concert with each other. The townhomes proposed here would be a helpful addition to the area, which already contains apartments alongside detached single family homes. It is another option to meet more types of housing needs, just like the existing homes in the area, just like my condo in Downtown Silver Spring, and just like apartments here, there, and in between.

I know there is opposition from some residents who want the project cancelled or reduced in scope and number of units because they feel it is out of step with the neighborhood. As I have talked about before this board before, I truly empathize with the fundamental fear of change that I feel drives this, and confront it in ways large and small in my own life, and I think people mean well, but it does not minimize the harm that such opposition brings. Moreover, minimizing the number of new homes allowed will not minimize this opposition or this anxiety.

Traffic challenges will be presented whether people live in the immediate area, or drive down New Hampshire Avenue from further flung locations lest we not build homes here, and the county's growth policy and impact tax structure will help make sure that infrastructure needs keep pace and are largely paid for by news development such as this, benefitting new and current residents alike. It's also worth remembering that like all new developments of 20 or more units, it will also provide MPDU's, thereby providing homes at multiple price points. No, it will not meet every need in the county, but neither does any project, nor do the current homes in the area. It will still help, and that matters.

These homes might even allow current resident to, in the future and if they so choose, move to these or other townhomes should their housing needs change, allowing them to stay in the area longer than they otherwise could, or allow others to move from homes elsewhere and do the same. Everything is interconnected, and there is always a reason to fight change and new homes "jus right here". Still I know as you do that every place has people arguing that "right here" is the one place that cannot change. If we cancel or limit the scope of every project "just a little" it adds up, and grows the crisis for everyone.

I urge you in the strongest possible terms to approve the proposal at the highest number of homes possible. Each one built will do its part to help our county meet the public's needs

Thank you



Silver Spring MD,
20910

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Notley Road LMA H-159
Date: Wednesday, October 15, 2025 7:15:49 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Members,

I am writing in support of the Notley Road LMA H-159 application. East County and especially this part of Silver Spring are long overdue for reinvestment. The Planning Board and County Council have previously advanced policies through Thrive Montgomery 2050 and this project helps make those goals real and aligns with the Thrive Montgomery 2050 plan. If you are not going to support a project like this, that is along New Hampshire Avenue, adjacent to a park, near a planned BRT corridor and walkable to retail/shopping centers, then what will you support?

There is a real lack of housing supply, and this will not change unless well thought out housing projects like this are approved. This project also has moderately priced dwelling units which helps address affordable housing concerns and solves real problems.

Sincerely,

[REDACTED]
[REDACTED] [REDACTED] [REDACTED]
Chevy Chase

From: [REDACTED]
To: [MCP-Chair](#)
Subject: In Support of Notley Road Amendment
Date: Wednesday, October 15, 2025 1:43:18 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon,
I'm a resident of Silver Spring and I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County. Part of solving the housing crisis is providing a variety of housing types, and townhomes are an excellent proposition for this site, and a way of allowing more *families* to live in Montgomery County.
Thank you for your time.

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Re: In Support of Notley Road Amendment
Date: Wednesday, October 15, 2025 1:49:10 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Amended to include my address to qualify as written testimony.

I urge you in the strongest possible terms to approve the proposal at the highest number of homes possible. Each one built will do its part to help our county meet the public's needs.

Thank you,

[REDACTED]

Silver Spring, MD 20906

On Wed, Oct 15, 2025 at 1:43 PM Susanna Parker <susanna.parker@gmail.com> wrote:

Good afternoon,

I'm a resident of Silver Spring and I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County. Part of solving the housing crisis is providing a variety of housing types, and townhomes are an excellent proposition for this site, and a way of allowing more *families* to live in Montgomery County.

Thank you for your time.

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Input on LMA H-159
Date: Wednesday, October 15, 2025 3:02:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and members of the Planning board,

I would like to express my strong support for the townhome project on Notley Road ("Notley Road LMA H-159) up for a hearing on October 30th. In addition to up to 130 desperately-needed homes, the project fulfills Thrive 2050's focus on current and planned transit corridors.

Please avoid reducing the scope or scale of this development. As a couple likely to downsize in the future, my wife and I would welcome more "missing middle" housing options throughout the county -- especially in communities that are transit-rich, like this one. Moreover, we'd like to see more affordable home choices for our adult child, who is all but frozen out of the housing market in our county.

I urge you to pass this project on as-is, to the Board of Appeals and ultimately the Council.

Best wishes,

[REDACTED]
Silver Spring, MD

From: [REDACTED]
To: [MCP-Chair](#)
Subject: October 30 – Public Hearing – Notley Road LMA No. H-159
Date: Wednesday, October 15, 2025 5:11:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chair Harris,

I am writing to express my **strong support** for the Notley Road project (LMA H-159). My two children and I live less than two miles from the proposed project. We share many of the roads, schools, shopping centers, and amenities that the future residents of this project will have access to.

As someone who has lived in the East County my entire life, I cannot stress enough that this is exactly the kind of development we need in the area. I grew up watching many of my childhood friends move away because they could not afford to purchase a home in this area. This is largely because **the county has not built enough housing to keep up with demand**. This has driven up prices and limited options for first-time buyers, growing families, and even long-time residents that want to downsize.

This project will help correct that issue by building the kind of **well-balanced, corridor focused growth** that is called for in the *Thrive General Plan*. At the same time, the project demonstrates a commitment to many of the planning and design principles that Planning staff like to see in new development. The project includes open space and park buffers, modern stormwater management, and traffic safety improvements. The latter includes a sidewalk connecting New Hampshire Avenue to Colesville Manor Neighborhood Park and a badly needed traffic light at New Hampshire and Notley Road.

From an economic and planning standpoint, the site is ideally located along New Hampshire Avenue, near the Intercounty Connector, the Colesville Shopping Center and a future Bus Rapid Transit station. This is exactly where new homes should be built if we want to align policy goals with practical, sustainable development outcomes.

Lastly, this project will also help **revitalize East County**, an area that has been historically underinvested in. Notley Road is not just about one property, but it's about restoring confidence in this corridor as a place for **quality investment, attainable housing, and long-term economic growth**.

I urge you to support this application.

[REDACTED]
Fairland Resident

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support for the Notley Road Project (LMA H-159)
Date: Wednesday, October 15, 2025 9:36:05 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Members,

I am writing in strong support of the Notley Road project, which represents exactly the type of thoughtful, corridor-focused infill development Montgomery County needs.

We all know that our County faces a housing crisis. High housing costs are directly tied to our lack of supply. The Planning Board and County Council have rightly advanced policies through Thrive Montgomery 2050 and other initiatives to expand housing opportunities — and this project helps make those goals real.

The Notley Road proposal adds both supply and diversity to our housing stock, offering a new family-oriented townhome community that includes Moderately Priced Dwelling Units. These MPDUs bring much-needed economic diversity to this area.

Importantly, this part of Silver Spring and East County is long overdue for investment. The Notley Road project offers a positive example of reinvestment along a major corridor — one that can serve as a catalyst for continued economic and community renewal.

This site is ideal for infill housing: located along New Hampshire Avenue, adjacent to larger institutional uses and a county park, and near the commercial shopping center and future Bus Rapid Transit station. If not here, then where?

I appreciate that, even at this early stage, the applicant has paid attention to compatibility with the neighborhood — breaking up massing along Notley Road and creating open space transitions to the park. These details matter, and they reflect good planning.

Change is never easy, but achieving our County's housing, equity, and sustainability goals requires it. I urge you to support this project as an example of how we can grow responsibly and inclusively. Thank you for your consideration.

Sincerely,

[Redacted]

Silver Spring, MD 20905

MD Candidate

[Redacted]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Planning Board Hearing for Notley Road Local Map Amendment
Date: Monday, October 20, 2025 5:43:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Attention:
Artie Harris
Montgomery County Planning Board Chair

Dear Mr. Harris,

On your agenda for Oct. 30, 2025, is a hearing on Notley Road, Local Map Amendment, Forest Conservation Plan. I have concerns about the current plan and hope you will take these under consideration and modify the plan. There are many issues about changes to our community's life, but I will focus on the stress to Notley Road.

• It has practically no sidewalks for pedestrians who are exercising, heading to the playground, or walking to the Westover Elementary School.

• It is too narrow for the increased traffic to the school, New Hampshire Ave, or Route 200.

• It would be difficult to widen.

• It has a brook running under it that has flooded in the past and will certainly flood more often with runoff from the increased paved areas.

Thank you for taking these concerns under advisement.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](mailto:mcp-chair@mncppc-mc.org)
Subject: Re: Automatic reply: Planning Board Hearing for Notley Road Local Map Amendment
Date: Monday, October 20, 2025 5:48:22 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

[REDACTED]
[REDACTED]
Silver Spring, MD 20904

On Monday, October 20, 2025 at 05:43:44 PM EDT, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

IMPORTANT: If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit: <https://montgomeryplanningboard.org/>

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Written Testimony in Opposition to Notley Road LMA No. H-159 (Forest Conservation Plan F20250680) – October 30, 2025 Hearing
Date: Monday, October 20, 2025 11:55:32 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear M–NCPPC Planning Board,

I am submitting this written testimony for the **October 30, 2025 public hearing** regarding **Notley Road LMA No. H-159 (Forest Conservation Plan F20250680)**. As a long-time resident of Colesville, I am writing to express my strong opposition to the proposed development and to urge the Planning Board to require substantial revisions to ensure responsible, sustainable, and community-oriented planning.

This proposal—to replace five single-family homes with more than 160 townhomes—represents an excessive and incompatible change to our neighborhood. It prioritizes density and profit over thoughtful design, environmental stewardship, and public safety.

1. Density and Thoughtful Design

The proposed density of 160+ townhomes is **inconsistent with the existing neighborhood character**. This site should not be forced into a high-density format that disregards surrounding single-family communities.

- **Alternative Approach:** The developer should consider smaller-lot single-family homes (e.g., 1/3-acre parcels) that would provide modern housing options while maintaining compatibility with the existing community.
- **Need for Quality Planning:** The current proposal appears to be a “copy-and-paste” (cookie cutter) design with little consideration for integration or aesthetics. Montgomery County deserves development that reflects **thoughtful planning and genuine community benefit**, not merely profit-driven design.
- **Population Burden:** With a population exceeding 1.1 million, Montgomery County is already larger than most major U.S. cities such as Charlotte, Columbus, Fort Worth, San Jose, Austin, and Jacksonville. It is reasonable to ask whether our existing infrastructure—particularly in Colesville—is equipped to accommodate further significant increases in population density.

2. Traffic Management and Public Safety

Routing all traffic from 160+ homes onto the narrow, two-lane **Notley**

Road is dangerous and illogical.

- **Primary Access Requirement:** The main entrance and exit should be located on **New Hampshire Avenue**, a six-lane divided highway specifically designed for high-volume traffic.
 - **If New Hampshire Access Is Infeasible:** A dedicated entrance turnoff with a **traffic signal** on Notley Road must be required to prevent long queues and maintain safety. Alternatively, a **roundabout near Petwyn Court** could help manage flow and reduce turning hazards.
-

3. Environmental Impact and Tree Preservation

The apparent plan to **clear the site entirely**, including numerous specimen trees and some within adjacent park property, is unacceptable.

- **Preservation Mandate:** The Planning Board should require preservation of existing specimen and street trees where feasible. Mature trees provide immediate and irreplaceable environmental benefits—such as shade, air quality improvement, and stormwater control—that new plantings cannot replicate for decades.
 - **Integrated Design:** A truly sustainable plan would incorporate these trees as natural design features, enhancing both the environmental value and aesthetic character of the development.
-

4. Community Amenities and Open Space

Placing the limited “open space” at the **rear of the development**, isolated from existing neighborhoods like Colesville Manor, defeats its purpose as a community amenity.

- **Recommendation:** Reposition the open space to **connect with Colesville Manor Neighborhood Park** or place it along the shared boundary to serve both new and existing residents.
 - **Potential Uses:** Features such as a **community garden, dog park, or farmers market**—similar to successful models in the Merriweather District in Howard County—would provide shared benefits and strengthen neighborhood cohesion.
-

5. Stormwater Management and Infrastructure

A significant increase in impervious surface area from this project will worsen existing runoff and flooding issues.

- **Flooding Concerns:** Doncaster Lane already experiences flooding from

upstream runoff (notably from the Montvale Drive). I can provide pictures upon request.

- **Design Risk:** The proposed homes appear to sit at a higher elevation than Notley Road, which would direct additional stormwater toward a roadway that lacks adequate drainage infrastructure.
 - **Request:** A comprehensive, verifiable **stormwater management plan** must be required to ensure that **all** runoff is properly mitigated and does not exacerbate current flooding problems.
 - **Traffic and Level of Service (LOS):** The **Randolph Road and New Hampshire Avenue intersection** is already severely congested, particularly during peak hours. Before any approval, the Planning Board should require the developer to conduct a **comprehensive traffic impact study** that includes updated **LOS analysis** for this and adjacent intersections. The results should be made publicly available to demonstrate whether existing infrastructure can realistically handle the additional traffic generated by 160+ new homes.
-

6. Progressive, Mixed-Use Planning

This project is a missed opportunity to create a more **progressive, mixed-use community** that supports local vitality.

- **Need for Local Amenities:** Nearby shopping centers are outdated (built in the 1960's) and poorly designed for current traffic and pedestrian needs.
 - **Recommendation:** Incorporating limited **walkable commercial space**—such as a small café, gym, or local restaurant—would provide valuable amenities for both new and existing residents and foster a stronger, more vibrant neighborhood.
-

Conclusion

I urge the Planning Board to **deny or substantially revise** the current proposal for Notley Road LMA No. H-159. The plan, as submitted, fails to respect the scale, safety, and sustainability needs of Colesville. These issues—particularly those related to **traffic safety, stormwater, density, and environmental impact**—can only be resolved through a reduction in the number of homes and a genuine commitment to **thoughtful, integrated community planning**.

Furthermore, while higher-density development may appear to generate greater short-term property tax revenue, this benefit can be quickly offset by the **long-term costs of additional infrastructure, traffic management, school capacity, and stormwater maintenance**. A more balanced and appropriately scaled plan would not only preserve community character but also ensure **fiscal sustainability** for the County by reducing future public expenditures and service burdens.

Thank you for your time and serious consideration of these concerns. I respectfully request that the Planning Board ensure any approved plan truly reflects the best interests of both existing and future residents of our community.

Sincerely,

[REDACTED]

Colesville, MD 20904

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: I support townhouses in 20904
Date: Friday, October 17, 2025 10:40:14 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Artie Harris,

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Thank you for your time.

A 20904 resident,
[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Re: Automatic reply: I support townhouses in 20904
Date: Saturday, October 18, 2025 5:24:35 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

My address is [REDACTED] Silver Spring MD 20904.

Sent from my iPhone

On Oct 17, 2025, at 10:40 PM, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

IMPORTANT: If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit:
<https://montgomeryplanningboard.org/>

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [REDACTED]; [REDACTED]
Subject: I support Notley Road Local Map Amendment (LMA) H-159
Date: Friday, October 17, 2025 6:46:00 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening, Chair Artie Harris,

I support LMA H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

As a side note, I support townhouses countywide, as well as mixed-use, so please always know that you will have my enthusiastic support when you move in that direction.

[REDACTED]
[REDACTED]
Silver Spring, MD 20902

--

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: H-159 - Notley rd townhomes
Date: Friday, October 17, 2025 8:28:56 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please support local map amendment h-159 in support of townhome development at notley rd and New Hampshire Ave. This scale of missing middle housing with MPDUs is sorely needed especially on transit corridors.

Thank you.
formerly 25 year resident of takoma park.

-Coach [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support for the Notley Road Project (LMA H-159)
Date: Friday, October 17, 2025 1:46:44 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I'm writing in strong support of the Notley Road project, which represents exactly the type of thoughtful, corridor-focused infill development Montgomery County needs.

We all know that our County faces a housing crisis. High housing costs are directly tied to our lack of supply. The Planning Board and County Council have rightly advanced policies through Thrive Montgomery 2050 and other initiatives to expand housing opportunities — and this project helps make those goals real.

The Notley Road proposal adds both supply and diversity to our housing stock, offering a new family-oriented townhome community that includes Moderately Priced Dwelling Units. These MPDUs bring much-needed economic diversity to this area.

Importantly, this part of Silver Spring and East County is long overdue for investment. The Notley Road project offers a positive example of reinvestment along a major corridor — one that can serve as a catalyst for continued economic and community renewal.

This site is ideal for infill housing: located along New Hampshire Avenue, adjacent to larger institutional uses and a county park, and near the commercial shopping center and future Bus Rapid Transit station. If not here, then where?

I appreciate that, even at this early stage, the applicant has paid attention to compatibility with the neighborhood — breaking up massing along Notley Road and creating open space transitions to the park. These details matter, and they reflect good planning.

Change is never easy, but achieving our County's housing, equity, and sustainability goals requires it. I urge you to support this project as an example of how we can grow responsibly and inclusively.

Thank you for your consideration.

[REDACTED]
[REDACTED] Germantown, MD 20876

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Notley Rd Local Map Amendment
Date: Friday, October 17, 2025 5:32:31 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Board Chair Harris,

I support LMA H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

As an aside, all of Montgomery County should be free from the shackles of single family zoning, and any future recommendations you make should hopefully reflect that. Montgomery County, no matter what the opposition states, is increasingly urban and a city in its own right. We have to start making decisions about housing and transportation with that increasingly urban context in mind.

Spread the music,

[REDACTED]
[REDACTED] Takoma Park, MD 20912

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Notley Road Local Map Amendment H-159
Date: Thursday, October 23, 2025 12:31:03 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County

[REDACTED]

From: [Carrie Kisicki](#)
To: [MCP-Chair](#)
Cc: [Stewart Schwartz](#)
Subject: Re: Support for Notley Road Local Map Amendment (LMA) No. H-159
Date: Thursday, October 23, 2025 12:34:11 PM
Attachments: [Notley Road Planning Board Letter October 2025 \(1\).pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon,

Please find attached CSG's testimony in support of Notley Road Local Map Amendment (LMA) No. H-159, hearing date October 30, 2025.

Our mailing address is as follows:

PO Box 73282
Washington, DC 20056

Best,
Carrie

--

Carrie Kisicki | Maryland Housing Advocacy Manager

Coalition for Smarter Growth

Coordinator for Montgomery for All

carrie@smartergrowth.net | calendly.com/carrie-csg

www.smartergrowth.net | @betterDCregion

~~~~

 Coalition for Smarter Growth's 2025 Smart Growth Social is October 30th! [Get your tickets](#)



October 23, 2025

Chair Artie Harris  
Montgomery County Planning Board  
2425 Reedy Dr, 14th Floor  
Wheaton, MD 20902

Re: Support for Notley Road Local Map Amendment (LMA) No. H-159

Dear Chair Harris and members of the Planning Commission:

Please accept this testimony on behalf of the Coalition for Smarter Growth, the leading organization advocating for walkable, inclusive, transit-oriented communities as the most sustainable and equitable way for the D.C. region to grow and provide opportunities for all.

We are writing to share our support for Notley Road Local Map Amendment (LMA) No. H-159. Allowing more homes of more diverse typologies near shops, parks, and transit connections supports our county's sustainability and equity goals—giving more people the opportunity to live here and to become homeowners in a location with access to sustainable transportation options.

In addition to helping to provide needed homes to meet Montgomery County's housing shortage, including affordable MPDUs, this proposed development would improve walkability and ped/bike safety in the surrounding neighborhood through new and widened sidewalks.

Plans include street landscaping and a new sidepath connecting New Hampshire Avenue to Colesville Manor Neighborhood Park on Notley Road where there is currently no sidewalk, as well as an 11-foot wide shared use path with an 8-foot buffer on the community's New Hampshire Avenue frontage where today there is a 5-foot wide sidewalk with no buffer.

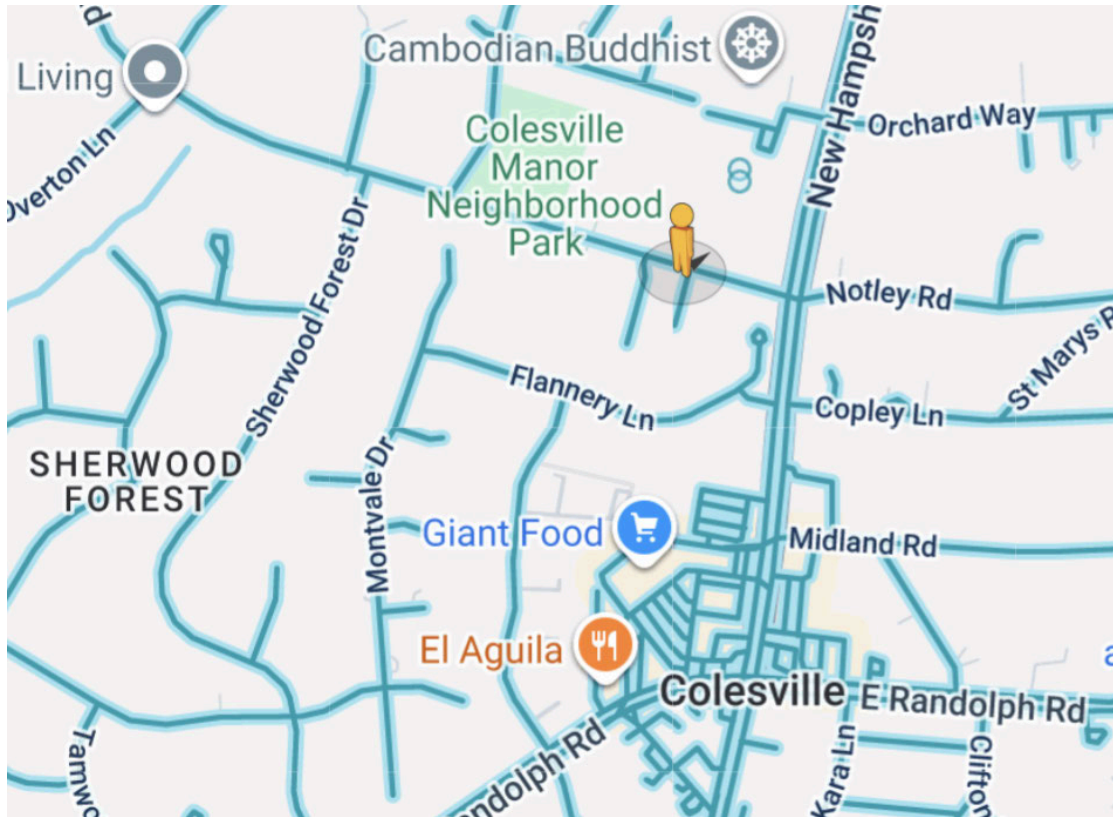
We urge the Planning Board to approve this local map amendment, and to continue to advance Thrive 2050's vision of a wide range of housing options that accommodate people of different ages, abilities, and incomes.

~ ~ ~

We also wish to take this opportunity to highlight the necessity of robust pedestrian safety measures and a connected street grid.

Although this site is located only approximately ½-mile from a shopping center with a Giant Food grocery store among other shops, restaurants, and services, it appears that it is not possible to reach the shopping center without traversing New Hampshire Avenue and/or Randolph Road due to the lack of a connected street grid in the adjacent neighborhoods, and

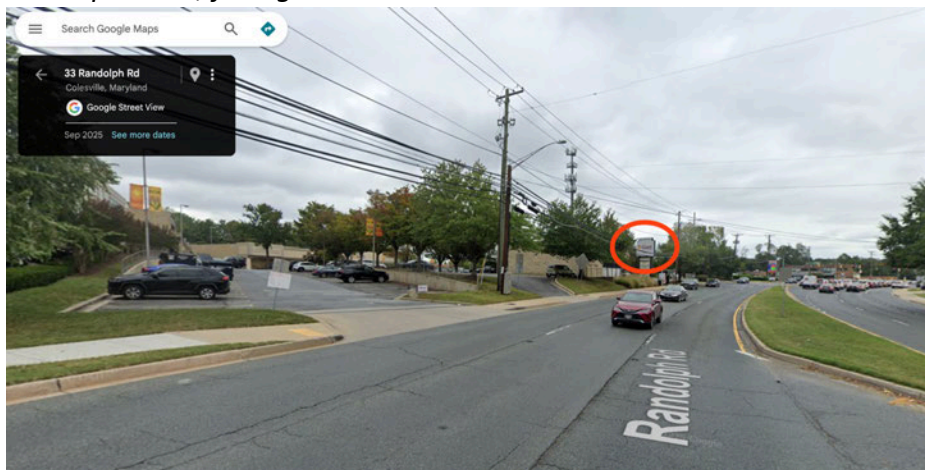
lack of public pedestrian or street connections between the shopping center and adjacent neighborhoods:



*Yellow Google Maps Streetview icon located approximately at the site in question. The shopping center can only be reached by walking through parking lots with driveway entrances on Randolph Road and New Hampshire Avenue. Image from Google Maps.*

Both New Hampshire Avenue and Randolph Road in this area have 6+ lanes of traffic and narrow sidewalks with little to no buffer:

*Randolph Road, facing east:*



*Image from Google Maps.*

*New Hampshire Avenue, facing south:*



*Image from Google Maps.*

This lack of connectivity, except via narrow sidewalks on busy arterials, reduces walkability for *all* who live in this community—not just future residents of the Notley Road development. These conditions make it more likely that despite the proximity of the shopping center, many residents will choose to drive, rather than walk or bike, to this nearby destination, while those who cannot drive face uncomfortable and potentially unsafe walking conditions.

As noted above, we commend the proposed development at Notley Road for including plans for new and safer pedestrian pathways along its frontages on Notley Road and New Hampshire Avenue. This will undoubtedly be a positive contribution to the community, and is a suitable solution to ped/bike safety needs within the scope of the development.

However, we hope that the Planning Board will also take this opportunity to make note of local pedestrian connectivity improvements that are needed *outside* of the scope of this project.

Infill development is essential to being able to provide the homes our county needs in locations near jobs, schools, and transit—and it also provides the Planning Board the opportunity to become more familiar with conditions in the surrounding community, and take a closer look at transportation and connectivity improvements that community may need separate and apart from any individual project.

Solutions like developing small area plans for connected streets and ped/bike connections in areas expected to see infill development, including missing middle housing; adopting requirements for new developments to provide interconnectivity to adjacent developments; and adopting tools for county investment in retrofitted street connections (and where those are

not feasible, ped/bike trail connections), can each help ensure that we are addressing connectivity needs both within and outside the scope of any given project to benefit current and future residents alike.

Sincerely,

A handwritten signature in black ink that reads "Carrie Kisicki". The signature is written in a cursive, flowing style.

Carrie Kisicki  
Maryland Housing Advocacy Manager

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** F20250680 Notley Road  
**Date:** Thursday, October 23, 2025 1:49:33 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Notley road will not be able to support the traffic. Please, do not allow this number of houses built.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Thursday, October 23, 2025 4:36:54 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Artie Harris,

I am a resident and homeowner in East County and I am writing today to express my support for the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Notley Road Local Map Amendment (LMA) H-159  
**Date:** Thursday, October 23, 2025 4:38:34 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Please see below for my mailing address:

[REDACTED] Silver Spring, MD 20910

Sincerely,  
[REDACTED]

On Thu, Oct 23, 2025 at 4:36 PM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

**IMPORTANT:** If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit:  
<https://montgomeryplanningboard.org/>

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** In Support of Notley Road LMA H-159 (Townhouses at Notley & New Hampshire)  
**Date:** Thursday, October 23, 2025 7:20:05 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chair Harris and Members of the Planning Board,

I'm a resident of Colesville who lives close to Notley Road and drives past this site several times a week. I'm writing to voice strong support for the Notley Road Local Map Amendment (H-159) to allow roughly 130 townhomes with new sidewalks, open space, stormwater improvements, and a connection to the adjacent park.

This location—at the New Hampshire Avenue corridor, next to senior housing and several community institutions—is exactly where Montgomery County should be adding homes. Townhouses offer a more attainable option than single-family homes, which are increasingly out of reach for many working families, educators, and public servants. This project helps meet our county's housing goals in a “close-in” area with existing infrastructure and transit service.

On traffic: while I expect some increase on Notley Road, most site traffic will logically use New Hampshire Avenue, a major arterial designed to carry it. With standard conditions—safe pedestrian crossings, traffic calming on local streets as needed, and a transportation demand plan—impacts should be manageable and far outweighed by the benefits of new homes near jobs, services, and transit.

Please do not let generalized fears or stigma about townhouses derail much-needed housing. The proposal modernizes outdated 1990s zoning, replaces deteriorating properties with thoughtfully planned homes, and invests in safer walking, biking, and stormwater management for the whole neighborhood.

I respectfully urge you to adopt staff's recommendation and vote to approve LMA H-159.

Thank you for your consideration.

[REDACTED]  
Silver Spring, MD 20905  
Nearby Colesville resident (Notley Road area)



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** I support the Notley Road Local Map Amendment H-159  
**Date:** Thursday, October 23, 2025 8:04:13 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** SUPPORT Notley Road Local Map Amendment (LMA) H-159  
**Date:** Thursday, October 23, 2025 8:07:41 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Chair Harris,

My name is [REDACTED] and I am a voter with an address at [REDACTED], Silver Spring, close to the area being considered for rezoning. I support the Notley Road Local Map Amendment H-159. There is a clear relationship between, on the one hand, restrictive single family zoning in in-demand areas and, on the other hand, economic inequality, housing insecurity and regional depopulation. We clearly need more townhomes— this LMA is a step in the right direction.

Sincerely,  
Michael

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** I support the Colesville Townhouses  
**Date:** Thursday, October 23, 2025 9:07:23 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

As someone who grew up on Colesville Manor Dr, in the neighborhood directly behind this proposed development, I am voicing my support for the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood. Currently for me, a 28 year old with full time employment, there is no housing in Colesville that I can afford to live in, besides my parent's house, and basement apartments that you rent off craigslist or fb marketplace.

I would love to move back out someday, living in my own space close by my parents house. I live in DC, and while I enjoyed my time here, I want to move back to Montgomery county. I want to be in a quiet neighborhood. A neighborhood that is well connected. A neighborhood where I can see my parents regularly, and talk to the neighbors I grew up with. I do miss backyard get togethers at Greg and Ani's house, where the neighbors would get together and talk for hours and hours, until someone mentions that it's midnight and we all realize we stayed up too late again.

These townhouses give me the potential to afford a place in the neighborhood I grew up in. And while my neighbors don't like this, I think they will come around. Change is scary. But this is good change. This allows me to raise a family in Colesville.

My kids will be able to visit their grandparents regularly. Their grandparents will be able to watch them if my partner and I need to work late.

My Kids will go to the famous neighborhood get-togethers at Ani and Greg's house, trying new fancy foods, and swimming in their small pool.

My kids will grow up in a fabulously diverse neighborhood, and go to schools that have people from all walks of life roaming the halls.

My kids will take advantage of new transit options that I never had.

My kids will ride their bikes to Robin Hood. And if it storms, They won't have to ride their bikes in the rain just because the pool closed. They can take microtransit home.

They will have easy access to the red and green lines, thanks to the New Hampshire avenue flash bus. I think about how many 930 club and fillmore shows I missed growing up, just because I never had a ride to get there. They will be able to enjoy whatever artist comes around.

And they will be able to visit their friends in person, thanks to these options. I was separated

from a lot of my friends outside of school, because I never had a way to get home from their houses. I would go straight home, and we would hangout on Xbox. But Xbox wasn't the same thing as being in person, it wasn't even close. My kids will be able to visit their friends after school, and know they have a way home.

The Montgomery County I grew up in didn't have these transit options. The Montgomery County they grow up in will. This all hinges on us having more affordable options than Colesville has currently. This is why I support the Colesville townhouses.

Thank you,

A large black rectangular redaction box covering the signature and name of the sender.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: I support the Colesville Townhouses  
**Date:** Monday, October 27, 2025 10:14:49 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

[REDACTED]  
Washington, DC 20001

Thank you,

On Thu, Oct 23, 2025, 9:07 PM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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<https://montgomeryplanningboard.org/>

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support for Notley Road Local Map Amendment H-159  
**Date:** Thursday, October 23, 2025 9:43:52 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Artie Harris,

I am contacting you in regards to the Notley Road Local Map Amendment H-159. I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County. Without this housing, it limits families and aspiring homeowners (like myself) the opportunity to more affordable housing in this area.

Best,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley road local map amendment LMA H-159  
**Date:** Thursday, October 23, 2025 11:23:45 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear chair,

I write to share that I oppose the Notley Road Local Map Amendment H-159. The proposed amendment will negatively impact the character of the area, increase traffic, and increase the strain on overtaxed utility systems and county services.

Please take these issues into consideration.

[REDACTED]  
Montgomery County homeowner

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Notley road local map amendment LMA H-159  
**Date:** Friday, October 24, 2025 7:52:09 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mailing address [REDACTED] Rockville MD 20853

On Thu, Oct 23, 2025, 11:23 PM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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<https://montgomeryplanningboard.org/>



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Townhouse Development  
**Date:** Friday, October 24, 2025 9:46:26 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*Hello,*

*To whom it may concern.*

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County. I utilize Notley road on almost a daily basis and believe that the space proposed could definitely be more functional than it currently is. Sure there may be a few more cars on the road, but it's a small price to pay for more affordable housing in Montgomery County.*

*Best,*

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Notley Townhouse Development  
**Date:** Friday, October 24, 2025 9:47:20 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

My address is [REDACTED] Silver Spring, MD 20906

On Fri, Oct 24, 2025 at 9:46 AM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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<https://montgomeryplanningboard.org/>

[REDACTED]  
Silver Spring, Maryland 20904  
18 October 2025

Mr. Artie Harris  
Chairman  
Montgomery County Planning Board

Dear Mr. Harris:

Tho I am not all that familiar with county governmental procedures, I would like to offer a few thoughts on the proposed Notley Road housing project.

I have lived at my current address on Notley Road for 40 years--well, 39 and a half to be exact. My wife has lived here for 70+ years, so that makes me a relative newcomer.

I am very lucky to have resided in Paint Branch Farms for most of my life. It has been a great neighborhood, a quiet, peaceful neighborhood, with very few problems, great neighbors and friends. And I look forward to living out my life in peace in Paint Branch Farms. Is it any wonder then, when a development such as the one proposed, should offer a possible threat to the current tranquility.

Now, I know I'm not all that intelligent Mr. Harris, and I've heard the complaints about the proposed housing project, the increased traffic, overcrowding of schools etc, drainage and litter concerns etc. All valid, in my judgment. But to be fair, I'm willing to look at the positives connected with the project.

First, the developers, lawyers, surveyors, construction companies, will benefit. This is how they earn a living for their families, I undersand. And the county will reap a huge windfall on new property taxes, allowing our legislators to ( wisely ? ) endow spending on other county projects to the benefit of all ( ? ) county residents . But the current zoning laws must be changed/amended by our county commissioners. From my limited understanding, government spending is not always distributed in a reasonable/rational manner.

(no subject)

And it has been suggested, to curry favor with the deciding county commissioners, who are themselves are earning a living, that projected profits from the developers, construction companies etc. listed above, find their way into the coffers of the commissioners?

Could that be how business is done ?

If so, is it any wonder why there is strong opposition to the proposed housing project. Are our elected officials at least listening ?

Maybe I'm just wasting my time. Maybe I'm wasting yours. I hope not.

Just wanna live peacefully in Colesville.

Thank you for reading.

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Motley Road Local Map Amendment H-159  
**Date:** Friday, October 24, 2025 10:02:21 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To whom it may concern:

I am writing to express my support for the Notley Road Local Map Amendment H-159. As a county resident, one of my primary concerns is the lack of reasonably affordable housing, and I am far from alone. The Baltimore Banner recently reported that [8 in 10 respondents to a survey of Montgomery County residents said that housing affordability is a problem](#). Montgomery County is a great community because of the people who live here—people whose ability to put down roots in the county is increasingly eroded by insurmountable housing costs.

The construction of smaller homes, townhouses, and duplexes is an essential component of a solution for this serious and long-standing problem. This is a great opportunity to provide much-needed housing in a close-in, accessible neighborhood and bring more investment to East County. Therefore, I ask that the Planning Board approve the zoning change needed to enable this important project.

Thank you for your attention.

Best regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Yes to Notley Road Townhouses  
**Date:** Friday, October 24, 2025 10:13:57 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*Hello,*

*We need more houses that younger and non-rich people can afford. That's why I ask that you please support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*

*Thank you,*

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** I support the Notley Road Local Map Amendment (LMA) H-159  
**Date:** Friday, October 24, 2025 10:52:51 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good Morning!

As a resident of Colesville in the Sherwood Forest subdivision, I want to send you my support for the Notley Road Local Map Amendment.

We need more housing, and these kind of changes are the only way to make this possible. I know neighbors will complain about traffic, congestion, property values, but the reality is we're all in this together and people need homes. If we can build more dense housing, then we should. All the other "issues" that arise are solvable problems, and the increased population can be a benefit to nearby businesses.

So consider this a local vote of support for this project.

Thank you,  
[REDACTED] off Banbury Place.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support H-159  
**Date:** Friday, October 24, 2025 11:05:32 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello, I'm a Montgomery County resident and I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

—Ashley



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road--yes to townhouses  
**Date:** Friday, October 24, 2025 11:26:35 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chairperson Harris,

I am a Silver Spring resident, and I support the Notley Road Amendment H-159. We urgently need more mixed income housing in Montgomery County. Single-family homes are simply too expensive to solid middle-class citizens, unless they already have equity or family wealth. Townhomes are one measure that can make significant gains in our housing shortage.

Sincerely,

[REDACTED]

Silver Spring

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Friday, October 24, 2025 11:34:20 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much-needed housing in a close-in, accessible neighborhood and bring more investment to East County*

**From:** [Katie Wenger](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Cynthia Marshall](#)  
**Subject:** AIM testimony on Notley Road LMA H-159  
**Date:** Friday, October 24, 2025 1:45:37 PM  
**Attachments:** [Notley Rd Project AIM Letter of Support.pdf](#)

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and Montgomery Planning Board,

Action in Montgomery (AIM) would like to submit written testimony (attached) in support of the Notley Road LMA H-159 project for the hearing on November 6th.

Our mailing address is: 7710 Carroll Ave, Takoma Park, MD 20912.

Thank you!

**Katie Wenger** (she/her)  
*Communications Manager*  
[The Maryland Just Power Alliance](#)

[Action In Montgomery](#) Celebrate [AIM's 25th anniversary](#) with us on [Saturday, December 6!](#)

[Anne Arundel Connecting Together](#)

[People Acting Together in Howard](#)





## **AIM Supports Notley Road LMA H-159**

Montgomery County Planning Board,

Action in Montgomery (AIM) is a nonpartisan, multi-faith community power organization representing over 40 congregations, Title I elementary schools, and nonprofit organizations in Montgomery County.

We ask you to support the proposed Notley Road project (LMA H-159) at the hearing on November 6th.

The need for more affordable housing is the issue that comes up most frequently in our listening sessions with Montgomery County residents across all income levels. MCPS teachers and staff have to commute from other counties, young professionals who grew up here are moving away, seniors cannot find affordable options to downsize, and the only market-rate affordable housing families can find is often in dilapidated buildings with health and safety problems.

AIM and our partners in the Maryland Just Power Alliance advocate for a three-pronged approach to making housing more affordable: supply, stability, and subsidy. We supported the Thrive 2050 plan to increase the supply of diverse housing options that enable more families to afford to live in our county.

The Notley Road project would help meet the objectives of Thrive 2050, by increasing the supply of smaller, more affordable homes, near public transit. We are excited that this project would create over 100 of these starter homes, including several moderately priced dwelling units (MPDUs). Also, the project would promote sustainability by enabling people to live near their jobs and commute with public transit.

Thank you in advance for your support of this project and a more affordable, sustainable county.

Action in Montgomery (AIM)

[Action in Montgomery \(AIM\)](#)

7710 Carroll Ave, Takoma Park, MD 20912

A member of the [Maryland Just Power Alliance](#)

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Friday, October 24, 2025 4:25:26 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello there,

My name is [REDACTED] and I am a resident of Montgomery County and I would like to write in support of the Notley Road Local Map Amendment H-159.

This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

We should not let a few loud voices in opposition allow this opportunity to increase housing stock in this area to slip by.

Thank you.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Notley Road Local Map Amendment (LMA) H-159  
**Date:** Friday, October 24, 2025 4:26:23 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

My address is [REDACTED] Silver Spring, MD 20906.

On Fri, Oct 24, 2025, 4:25 PM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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For more information about the Chair's Office, please visit:  
<https://montgomeryplanningboard.org/>

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support local map amendment H-159  
**Date:** Friday, October 24, 2025 5:47:08 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

**Hi Artie,**

**I support the Notley Road Local Map Amendment (LMA) H-159. *I support the Notley Road Local Map Amendment H-159.***

***This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.***

***I won't be able to attend meeting. My address is [REDACTED] Damascus 20872***

***Thanks,***

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment H-159  
**Date:** Friday, October 24, 2025 7:07:24 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*As a resident of Montgomery county for over 5 years, I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment H-159  
**Date:** Friday, October 24, 2025 9:11:46 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello there,

My name is [REDACTED] and I am a resident of Montgomery County and I would like to write in support of the Notley Road Local Map Amendment H-159.

This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

We should not let a few loud voices in opposition allow this opportunity to increase housing stock in this area to slip by.

My address is [REDACTED] Silver Spring, MD 20906.

Thank you.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Local Map Amendment H-159.  
**Date:** Friday, October 24, 2025 10:53:45 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chair Artie Harris, Montgomery County Planning Board,  
I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

[REDACTED]  
East county resident

Get [Outlook for Android](#)

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support for University Boulevard Corridor and Notley Road zoning changes  
**Date:** Saturday, October 25, 2025 6:53:56 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

I have not been able to join public meetings in the topic over the last couple of years so hope I am not too late, but I wanted to write to express my family's support for the University Boulevard Corridor plan. We live in four corners and think the planned changes will be beneficial to bring more housing, investment, and vibrancy to our neighborhood. My husband, kids, and I welcome it!

We were also reading about the proposed Notley Road Local Map Amendment H-159. My daughter attends a magnet middle school near that area and so my family feels part of that community as well. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and being more investment to the area. We support this too!

Thanks for your time and the great work your department is doing,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Support for University Boulevard Corridor and Notley Road zoning changes  
**Date:** Saturday, October 25, 2025 8:34:36 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

[REDACTED] Silver Spring, MD 20901

On Sat, Oct 25, 2025 at 6:53 AM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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For more information about the Chair's Office, please visit:  
<https://montgomeryplanningboard.org/>

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Saturday, October 25, 2025 7:17:06 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment  
**Date:** Saturday, October 25, 2025 7:42:48 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.--*

[REDACTED]  
**Marketing Specialist | Content Producer**

[REDACTED]  
[LINKEDIN](#)

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support the Notley Road Local Map Amendment (LMA) H-159  
**Date:** Saturday, October 25, 2025 5:15:10 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

I live nearby the proposed Notley Road Townhouses being considered under the Notley Road Local Map Amendment H-159. Our community very much needs to move in this direction to combat what seems to be a steady move towards generic suburban sprawl. We simply need more density to bring more amenities to the neighborhood like good restaurants and shops. Right now, the nearby Colesville Center seems to be a struggling shopping area with mediocre offerings and a few businesses that don't even seem to be operational. Adding additional density should help reinvigorate our neighborhood.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** LMA H-59  
**Date:** Saturday, October 25, 2025 11:01:50 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Greetings!

I support the reasoning efforts of LMA H-59. Montgomery county needs as many affordable housing options as possible. I own a single family home in Takoma Park with townhomes across the street and apartments behind us. I love our mixed use community and encourage this kind of development.

I would also support a movement away from single use zoning and minimum parking requirements. Montgomery county needs more dense and walkable neighborhoods.

Cheers!

[REDACTED]



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Party of Record request and written testimony Re LMA H-159  
**Date:** Sunday, October 26, 2025 8:21:52 PM  
**Attachments:** [EGolden LMA H-159 signed.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good evening,

I'm writing to request inclusion as a party of record for LMA H-159 and to submit related, written testimony (attached) in support of the hearing scheduled for Oct. 30, 2025 from 12:30pm-4:30pm.

My address is:

[REDACTED]  
Silver Spring, MD 20904

You can reach me by phone at [REDACTED] or via email at [REDACTED].

Thank you for the opportunity to provide input.

Respectfully,

Edward Golden

October 26, 2025

[REDACTED]  
Silver Spring, MD 20904  
[REDACTED]  
[REDACTED]

To whom it may concern:

I am writing to request inclusion as a party of record in opposition to Notley Road LMA H-159. I own a home in Paint Branch Farms, the neighborhood directly across New Hampshire Avenue from the proposed development site, and stand to be among the many community members who will be directly and negatively impacted by the plan.

At a high level, I have grave concerns about multiple aspects of the project, including

- Inconsistency with the Master Plan, Thrive and Missing Middle;
- Incompatibility with existing zoned density and neighborhood character;
- Impact on existing traffic issues;
- Exacerbation of existing issues with storm water management in the surrounding neighborhoods; and,
- Impact to services in the surrounding community

That said, I'll focus my written testimony on the detrimental impact to traffic in the surrounding area of the proposed development, as I commute daily on this section of New Hampshire Avenue during morning and afternoon rush hour. I can attest that traffic on this section of New Hampshire Avenue fronting the proposed development site is currently dangerous and congested.

Specifically, during most weekday rush hours, traffic gridlocks on southbound New Hampshire Avenue from Notley Road to Randolph Road making entry and egress to New Hampshire Ave from Paint Branch Farms and the Colesville Center shopping plaza difficult and treacherous. At the same time, a long backup of cars develops on Notley Rd. at New Hampshire Ave, as commuters attempt to turn southbound on New Hampshire. Every day, I observe drivers illegally using what is supposed to be the left turn lane to New Hampshire Avenue northbound to bypass the long backup and, instead, use this lane to turn right on southbound New Hampshire Avenue, resulting in accidents, near misses and road rage incidents. Finally, drivers attempting to turn left from Notley Rd. to northbound New Hampshire Avenue cause frequent accidents. In sum, there already exist significant, safety and quality-of-life related issues with traffic in this area.

With this context, it should be noted that the developer's transportation study in support of the development plan is fatally flawed. Specifically, the developer submitted the study in early 2025, including traffic counts conducted in February 2025. The fatal flaw here is that the 100% return to office mandate for federal employees did not begin to take effect until March 2025, with full implementation targeted for October 2025. Thus, the study and related traffic counts vastly understate the amount of existing traffic in this area and the impact of the proposed development. Furthermore, the developer's stipulation of funding a new traffic light at the intersection of Notley Rd. and New Hampshire Ave. will do nothing to address the core issue of too many cars on an already overburdened and dangerous section of road. Adding approximately 450 resident cars, as well as daily service vehicle and visitor traffic, which this plan does, will exacerbate already dangerous conditions and degrade quality of life for the community. It is unfathomable to anyone who lives in this area that the scale contemplated by LMA H-159 could be considered reasonable or workable.

Given the fatal flaws in the transportation study, the many other shortcomings of LMA H-159, and its disproportionate, negative impact of the Colesville community, I join with my neighbors in urging you to reject this misguided proposal.

Thank you for the opportunity to provide input.

Respectfully,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Monday, October 27, 2025 10:00:16 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To whom it may concern,

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Thanks

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Motley Notley  
**Date:** Monday, October 27, 2025 10:01:08 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Congratulations on your continuing diligence in transforming the county into an urban hellscape. Never before has a county declined so fast in the name of flawed social engineering.

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Rezoning Helps Affordable Housing  
**Date:** Monday, October 27, 2025 10:01:13 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*

*Thank you,*

[REDACTED]  
*MOCO resident*

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Date:** Monday, October 27, 2025 10:04:22 AM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chair Artie Harris, Montgomery County Planning Board

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** LMA H-159  
**Date:** Monday, October 27, 2025 10:04:47 AM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Chair Harris and members of the Montgomery County Planning Board,

My name is [REDACTED]. As a resident of the county, I would like to affirm my support of Local Map Amendment H-159. Though I live in the Silver Spring area, and therefore down county relative to Notley Road and the proposed rezoning's impacted area, I strongly believe that this type of redevelopment is exactly what Montgomery County needs more of. If we are to adhere to the principles of Thrive 2050, and if we wish to circumvent the housing affordability crisis which is pricing out members of our community, then the county needs to adopt townhomes, multi-family complexes and apartments as an essential aspect to our housing philosophy. Though there are certainly disadvantages to the Notley Rd. redevelopment plan, its location near commercial services and public transit options makes it ideal for added density. I urge the Board to support LMA H-159.

Thank you for your time,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: LMA H-159  
**Date:** Monday, October 27, 2025 11:28:37 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Email: [REDACTED]  
Mailing address: [REDACTED] Silver Spring, MD, 20901

On Mon, Oct 27, 2025 at 10:04 AM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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<https://montgomeryplanningboard.org/>



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Montgomery County Planning Board  
**Date:** Monday, October 27, 2025 10:04:49 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I, Nathan Gill, 20814, support the Notley Road Local Map Amendment H-159.*

*This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*

*I'm tired of old rich NIMBY Boomers blocking progress and housing for the People of MoCo. Please don't side with them a.g.a.i.n. Most of your electorate rents because Boomers steal and hoard wealth. Please stop enabling the Boomer. Vote yes to rezone! America! (Flying eagle gif here).*

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support for Notley Road Local Map Amendment H-159  
**Date:** Monday, October 27, 2025 10:05:12 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and Planning Board Members,

I am writing to express my strong support for the Notley Road Local Map Amendment (H-159). Approving this project represents a clear step forward for Montgomery County, one that aligns with our shared goals for housing diversity, sustainability, and inclusive community growth.

Montgomery County faces a severe housing shortage, and home prices have climbed far beyond what most working families can afford. The county's own data show that the average single-family home now approaches \$1 million. We need to make room for the teachers, nurses, public safety officers, and service workers who sustain this community but can no longer afford to live here. Townhouse developments like Notley Road provide precisely the kind of missing-middle housing that bridges the gap between apartments and detached homes.

This is an ideal location for new homes. The site sits on a major corridor with existing infrastructure, public transit access, and nearby services, exactly where growth should occur. Concentrating moderate-density housing in these areas is not just good planning; it is essential for reducing sprawl, preserving open space, and supporting transit-oriented development.

The argument that adding townhouses will damage "community character" is misplaced. A healthy community evolves. What defines Montgomery County's true character is not a particular building type, but its openness; its ability to welcome new generations and a diversity of people. Rejecting this project would send the opposite message and perpetuate the county's exclusionary housing patterns.

I urge the Planning Board to approve the Notley Road rezoning and send a clear signal that Montgomery County is ready to meet its housing challenges with intelligence, compassion, and courage. The majority of residents across the county support expanding housing choices and creating neighborhoods that reflect our shared values of opportunity and inclusion.

Thank you for your leadership and for considering this important project.

Sincerely,

[REDACTED]

Rockville, MD

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support of Notley Road project  
**Date:** Monday, October 27, 2025 10:05:22 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello -

I live in the Colesville area and want to voice my support for the Notley Road townhouse project.

We need more affordable housing options in the area. My kids' teachers at Jackson Road and White Oak cannot afford to live here. Often, they live in other counties, and when they get a job offer in their residential county they leave our school. This churn does not help the stability of our schools.

Also, the influx of new residents and money will help our little retail area grow. Our craft beer store is closing, and we have empty retail spaces in our main shopping center. More residents means more money for the local economy. Maybe we'll even get lucky enough to get our own coffee shop.

From a safety standpoint, I also support the project. A light needs to go in at the intersection of Notley and New Hampshire anyways, and hopefully this will spur the state and county into action. We need bike lanes on Notley to connect to the bike path, and as I understand it, this development will be required to develop a bike lane in front (as Montgomery County requires of all new developments).

I find the opposition to this project very NIMBY and off-putting. We are younger residents with kids who plan to live here for a long time. We like to embrace both our neighbors and change, we don't think the two are mutually exclusive.

Best,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Re: Automatic reply: Support of Notley Road project  
**Date:** Tuesday, October 28, 2025 2:37:21 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello - my address is [REDACTED] Silver Spring, MD.

Thank you,  
Carly

On Mon, Oct 27, 2025, 10:05 AM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

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<https://montgomeryplanningboard.org/>

**From:** [Stephanie Helsing](#)  
**To:** [MCP-Chair](#)  
**Subject:** Greater Silver Spring Chamber of Commerce Statement of Support  
**Date:** Monday, October 27, 2025 11:28:04 AM  
**Attachments:** [image001.png](#)  
[Notley Road Support Testimony.pdf](#)  
**Importance:** High

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair Harris and Members of the Planning Board,

Please see the attached statement from the Greater Silver Spring Chamber of Commerce on Notley Road LMA No. H-159. The Chamber is in favor of the proposal to rezone the property from R-200 to CRNF-1.0, C-0, R-1.0, H-50 for the development of a future townhouse community for the reasons sighted in the statement.

Thank you in advance for your consideration.

If you have any questions, do not hesitate to contact me.

Cheers!

***Stephanie Helsing***

President & CEO

**Greater Silver Spring Chamber of Commerce**

8601 Georgia Avenue #203

Silver Spring, MD 20910

Office: (301) 565-3777

Cell: (240) 643-9125

[www.gsscc.org](http://www.gsscc.org)

***Business is the most effective social program on earth;  
it has lifted millions out of poverty.***



**OUR MISSION:**

Working to enhance the economic prosperity of greater Silver Spring through robust promotion of our member businesses and unrelenting advocacy on their behalf.

October 23, 2025

Chair, Artie Harris  
and Members of the Montgomery County Planning Board  
2425 Reedie Dr. 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Dear Planning Board Chair Harris and Members of the Planning Board:

On behalf of the Greater Silver Spring Chamber of Commerce, representing more than 330 employers, mostly small and minority owned businesses, in greater Silver Spring and surrounding areas in Montgomery County, the Chamber would like to take this opportunity to express its support for the Notley Road project (LMA H-159), which represents the kind of balanced, community-oriented investment East County needs. The GSSCC recognizes the challenging decisions our county leaders face and as business leaders in Montgomery County, we share a vision of growing the County's economy, creating jobs, and fostering a thriving business community. At present, a huge roadblock is the attainability of workforce, income aligned housing. Montgomery County's own data show a severe housing shortage, which continues to drive up costs for families and young professionals. The Planning Board and County Council have taken steps through Thrive Montgomery 2050 and other policies to expand supply and housing diversity. While the Chamber does not support the entirety of Thrive Montgomery 2050, the Notley Road project is a practical, well-designed way to put some of those goals into action.

This site is ideal for residential infill — located along New Hampshire Avenue, near the Colesville shopping center, Colesville Park & Ride and buffered by institutional and park uses. The development will provide family-oriented townhomes and Moderately Priced Dwelling Units (MPDUs) that promote both economic and housing diversity. The applicant has shown early commitment to compatibility and attention to needs and concerns of neighbors by reducing the number of homes from 150 to 130, adding more open space, and height transitions along Notley Road to conform to the properties around it.

The Chamber has always been about making greater Silver Spring a thriving business community, a place where people want to live, work, and play. Beyond housing, this project carries symbolic and economic importance. East County has been overlooked for investment for decades. Approving Notley Road would send another powerful signal that we are ready to welcome growth, workforce and income aligned housing, and new community amenities. This project can serve as a catalyst for broader reinvestment along the corridor.

Change can be challenging, but it's essential if we're serious about affordability and equity. In conclusion, the Chamber is asking the Planning Board to support this proposal and help set East County on a more vibrant, sustainable path.

Should you have questions, do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Stephanie M. Helsing".

Stephanie Helsing  
President & CEO

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment (LMA) H-159  
**Date:** Monday, October 27, 2025 4:23:05 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good day,

I am a new homeowner in East Montgomery County.

I support the Notley Road Local Map Amendment H-159. This is an opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Sincerely,

[REDACTED]

Silver Spring, MD 20905

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Townhouse Project  
**Date:** Monday, October 27, 2025 4:24:42 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I DO NOT support the idea of a planned townhouse community on Notley Rd. and New Hampshire Ave. our infrastructure will not support an influx of people in need of services.

Respectfully,



**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support Notley Road Local Map Amendment (LMA) H-159  
**Date:** Monday, October 27, 2025 10:29:43 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Chair Artie Harris,

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Per reporting from [Maryland Matters](#), the "Comptroller's Office says Maryland has seen a significant loss of residents to other states for more than a decade" due to "a high cost of living in Maryland that sends people out of the state for cheaper options." In my personal life, I hear lots of discourse about the extremely high costs of housing blocking hopeful homeowners. I also observed multiple single-family homes in nearby neighborhoods sit on the market for months, with list prices at or above a million dollars. We cannot expect our communities to thrive if we only provide single family homes that do not match the budgets or the preferences of most buyers. We need to give people more options for housing, especially as we plan for the economic challenges created by recent policy changes in the federal and state government.

The Notley Road Local Map Amendment H-159 is an excellent opportunity to create those options, and it aligns with similar communities already present in the area. I would encourage anyone skeptical of this project to take a long view of the investments our community needs to help East County thrive for decades to come. I urge the Planning Board to support Local Map Amendment H-159 and look forward to watching the progress of this project.

Thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Cc:** [Leftwich, Troy](#); [REDACTED]  
**Subject:** Fwd: Development Plan H-159, F20250680, Notley Rd. - Comments for Montgomery County Planning  
**Date:** Monday, October 27, 2025 11:22:13 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Important!

Hello,

I noticed that my email of comments sent to you on September 5, 2025 at 11:14 AM was **not** included in the file titled "Attachment-C-Community-Correspondence-updated-Redacted" for the upcoming public hearing on 10/30/2025.

My family is very concerned, as we are one of the homes that are impacted the most. We live directly across from one of the proposed exits/entrances.

I forwarded that email below.  
Thank you so much.

Regards,

[REDACTED]

Silver Spring, MD 20904

[REDACTED]

----- Forwarded message -----

**From:** [REDACTED] <[REDACTED]>  
**Date:** Fri, Sep 5, 2025 at 11:14 AM  
**Subject:** Re: Development Plan H-159, F20250680, Notley Rd. - Comments for Montgomery County Planning  
**To:** Leftwich, Troy <[Troy.Leftwich@montgomeryplanning.org](mailto:Troy.Leftwich@montgomeryplanning.org)>  
**Cc:** [REDACTED] <[REDACTED]>

Good morning Troy,

Many thanks to you and your colleague for taking the time to present and answer the community's comments in yesterday meeting.

I have some additional comments:

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1. **The Developer stated there are only two vehicular access points, both located on**

**Notley Rd. There is no access to New Hampshire Ave., which means no emergency access via that road. They mentioned a “creative solution” to address this. What is that solution? Why can’t they reduce a few townhomes to create emergency access to New Hampshire Ave.? In emergencies, every minute counts.**

- 2. With only two designated IN and OUT exits onto a small 2-lane Notley Rd., how will approximately 450 people (150 units × 3 residents per unit) evacuate the site in a timely manner during an emergency (e.g., fire, gas leak, explosion)?**
  
- 3. To ensure emergency access for both new and existing residents, we suggest adding one large or two smaller access points on New Hampshire Ave.—similar to the access at Wilshire Estates Gracious Retirement Living—and potentially another on Notley Rd.**
  
- 4. The Master Plan conforms to the seven visions outlined in the Maryland Planning Act of 1992. Throughout the Plan, a consistent theme is emphasized:**
  - a. Encourage development of vacant parcels that is compatible with surrounding neighborhoods.*  
**This proposed intensive development undermines public investments and is inconsistent with the character of existing communities. Currently, there are approximately 75 houses along Notley Rd., and the Developer proposes adding 150 townhomes—doubling the housing density.**
  
  - b. Retain existing residential zoning to protect and reinforce neighborhood integrity.*  
**The proposed high-density development—150 townhomes—is eight times greater than what the Master Plan allows and threatens the neighborhood’s integrity.**
  
  - c. Protect existing residential communities as a primary housing objective.*  
**This aligns with the General Plan’s goal to “maintain and enhance the quality of housing and neighborhoods.” The proposed development would result in an eightfold increase in impacts: vehicular traffic, air pollution, noise, stream water degradation (due to impervious surfaces), and strain on schools, commercial areas, and recreational centers. Existing resources are insufficient to support this population surge. The development is not sustainable.**
  
  - d. Direct higher-density housing to the Urban Ring and I-270 Corridor.*  
*Despite projected population growth, the Plan does not anticipate major increases in housing units outside these designated areas.*  
**This development belongs in the Urban Ring or I-270 Corridor—not here.**

e. *Maintain residential character on undeveloped land adjacent to the Colesville Commercial Center.*

**If special exception uses are deemed appropriate, existing zoning should remain. Development must be compatible with adjoining residential areas, with careful attention to traffic circulation and off-street parking.**

f. *Ensure new buildings or modifications are compatible with the character and scale of the neighborhood.*

**A high-density development with buildings 40–60 feet tall does not conform to this principle.**

g. *Strongly discourage new public, institutional, or special exception uses that create large impervious surfaces in the Upper Paint Branch Special Protection Area (SPA).*

h. *Avoid placing large impervious areas in the Paint Branch watershed due to its environmental sensitivity.*



**This proposed development—with its extensive impervious surface area—would generate significant runoff and negatively impact the watershed.**

5. **The Developer compared their proposal to Wilshire Estates Gracious Retirement Living, located just north of the site. These two developments are not comparable. Wilshire Estates, designed for elderly and handicapped residents, conforms to and is encouraged by the Master Plan. In contrast, the dense housing proposed for Notley Rd. does not.**

6. **In the documents titled “Local Area Transportation Report” and “Transportation Technical Attachments,” what do the acronyms CLV and HCM stand for? There is no glossary or definition list provided.**

7. **The traffic study was conducted on Tuesday, February 25, 2025—the day after Presidents Day. Although it was a school day, many people had taken time off for the long weekend. Additionally, prior to March 31, 2025, most federal employees and contractors were teleworking. Many returned to in-office work after that date, resulting in significantly different traffic patterns. We recommend conducting a new study across all weekdays (Monday through Friday), as peak traffic may vary depending on the day of the week.**

-----  
Regards,

  
  
Silver Spring, MD 20904

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** I support the Notley Road Local Map Amendment (LMA) H-159  
**Date:** Tuesday, October 28, 2025 12:09:16 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chair Artie Harris  
Montgomery County Planning Board

Dear Artie Harris,

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

Thank you,

[REDACTED]  
Montgomery County resident since 2001  
[REDACTED] Cell  
[REDACTED] Email

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support the Notley Road Local Map Amendment (LMA) H-159  
**Date:** Tuesday, October 28, 2025 8:25:46 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi,

Montgomery County needs more affordable housing.

I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County

[REDACTED]  
MoCo resident

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Cc:** [Leftwich, Troy](#)  
**Subject:** Testimony for Item 9 on Oct 30 Agenda  
**Date:** Tuesday, October 28, 2025 8:31:53 AM  
**Attachments:** [PB 10-30.docx](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Attached is my testimony for agenda item 9 on the Agenda for Thursday Oct 30.

Dan Wilhelm

## Greater Colesville Citizens Association

PO Box 4087  
Colesville, MD 20914  
October 27, 2025

Montgomery County Planning Board  
Attn: Artie Harris, Chair  
2425 Reddie Drive  
Wheaton, MD 20902

Re Notley Rezoning H-159

Dear Chairman Harris:

The Greater Colesville Citizens Assn (GCCA) has appeared many times before the Planning Board where we have routinely supported residential housing development in and around the Colesville/White Oak/Fairland communities, including:

- Thrive: Development in active centers and along select major roads
- Viva White Oak: development for 12M sq ft of mixed-use, including some 4500 housing units
- Hillandale Gateway: on New Hampshire Ave at the Beltway for 463 housing units
- Logic White Oak Apartments: on Broadbirch Dr for 387 housing units
- 500 Valley Brook Dr.: this morning for 2 houses
- Colesville Gardens: in Colesville for 3 houses

We support reasonable development, but the proposed H-159 rezoning is so far from being reasonable that it must be denied. It proposes 130 units on property that could be developed – by right – with 19 homes.

That said, we would not oppose redevelopment of this land using a non-commercial zone, with a design compatible with the low-density residential nature of the community, and scaled in a manner that fits in with the community character. To reach that threshold, the applicant just needs to start over.

I will address two issues, and our attorney, Michele Rosenfeld, will address others.

The first is the applicant's contention that the 1997 White Oak Master Plan is outdated. The applicant takes issue with Ms. Rosenfeld's reference in written testimony to the 2014 White Oak Science Gateway Master Plan, suggesting we rely on the White Oak Plan. Instead, our point was to say that part of the 1997 White Oak plan has been replaced by the 2014 plan. The unamended parts of the 1997 White Oak Plan, including the Colesville area, are current and do not need updating. The remaining area of the Master Plan has been essentially fully built-out since before 1997. Since 1997, the little development that has occurred consists of low-density redevelopment, consistent with the 1997 master plan recommendations.



Second, the proposed rezoning is not in agreement with Thrive. Thrive encourages development in activity centers and along select major highways, called growth corridors. The nearby Colesville Center is identified as a Village and Neighbor Center, which Thrive recognizes as an area to be redeveloped as “low density.” This rezoning is not even within the Center, but ¼ mile away, at the closest point for both sites. Also, the growth corridor on New Hampshire Avenue does not extend north to this site, but stops south of Randolph Road. See the diagram below which is copied from Thrive. Under any measure, this site is located in a limited growth area. The proposed rezoning is contrary to the Thrive requirement that “limited, organic growth” is compatible, and against “expanding established development footprints or significant intensification of land uses” (page 70).

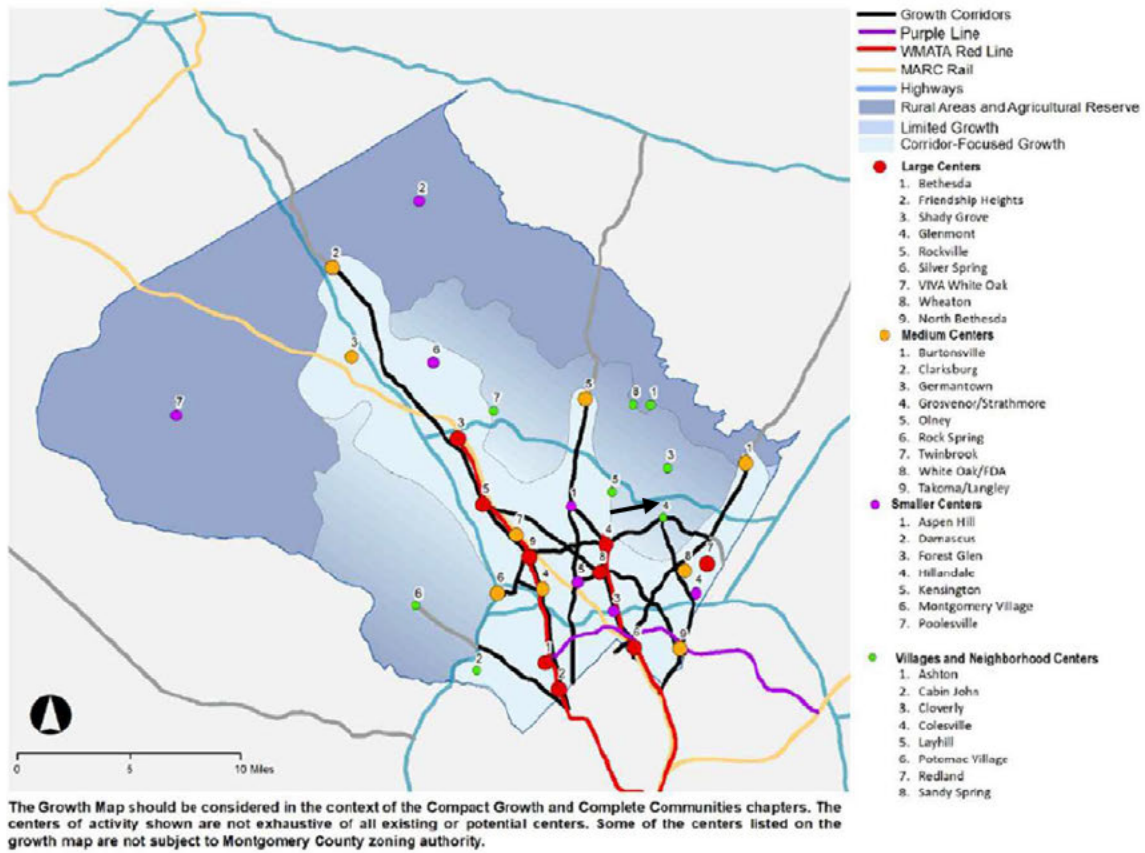


Figure 34: Proposed Growth Map - Corridor-Focused Growth

In summary, the proposed rezoning is contrary to the still-relevant 1997 White Oak Master Plan recommendations for this area and is contrary to the recently approved Thrive Plan recommendations.

Sincerely

Daniel L. Wilhelm  
GCCA President

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support for the Notley road townhouses  
**Date:** Tuesday, October 28, 2025 9:01:47 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

*I support the Notley Road Local Map Amendment H-159. This is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.*

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** LMA H-159 Statement in Opposition  
**Date:** Tuesday, October 28, 2025 10:20:55 AM  
**Attachments:** [Statement in Opposition.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chairperson Harris and Members of the Planning Board,

Please see my attached Statement in Opposition to be included in the record for your recommendation on LMA H-159, Agenda Item 9 at the Planning Board's October 30, 2025 meeting.

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[REDACTED]

**BEFORE THE MONTGOMERY COUNTY PLANNING BOARD**

Montgomery County Planning Board  
2425 Reedie Drive, 14th Floor  
Wheaton, MD 20902

IN THE MATTER OF: )  
Notley Road )  
 )  
Applicant. ) Local Map Amendment  
 ) Application No. H-159  
Notley Assemblage LLC )  
 )  
Opposed to the Application. )  
 )  
 )  
 )  
 )  
 )

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**STATEMENT IN OPPOSITION**

██████████ is submitting the following statement in opposition to Local Map Amendment Application No. H-159 (the “Application”). Based on the following, the Planning Board should not recommend approval of the Application because it fails to satisfy the standards of the Commercial/Residential Floating Zone.

**I. FAILURE TO SATISFY THE COMMERCIAL/RESIDENTIAL FLOATING ZONE STANDARD**

Montgomery County Zoning Ordinance (“Zoning Ordinance”) Section 59-7.2.1.E.2.c requires that the District Council find that an application satisfies both the intent and standards of the proposed zone. Here, the Application fails to satisfy the standards of the proposed zone because the Applicant fails to satisfy the necessary prerequisites in Zoning Ordinance 59-5.1.3. Moreover, the Application fails to satisfy the intent and standards of the proposed zone because Applicant is improperly proposing a single-use residential development in a required mixed-use development.

**A. The Site Does Not Allow for a Commercial/Residential Floating Zone**

**a. The Site Does Not Front on a Non-Residential Street**

Zoning Ordinance Section 59-5.1.3 sets forth strict prerequisites for a property to qualify as a Floating Zone when a floating zone is not recommended and the underlying Euclidean zone is residential, as in the Application. First, the site must front on a non-residential street or confront or abut specified zones. Here, neither requirement is satisfied. There is no dispute that

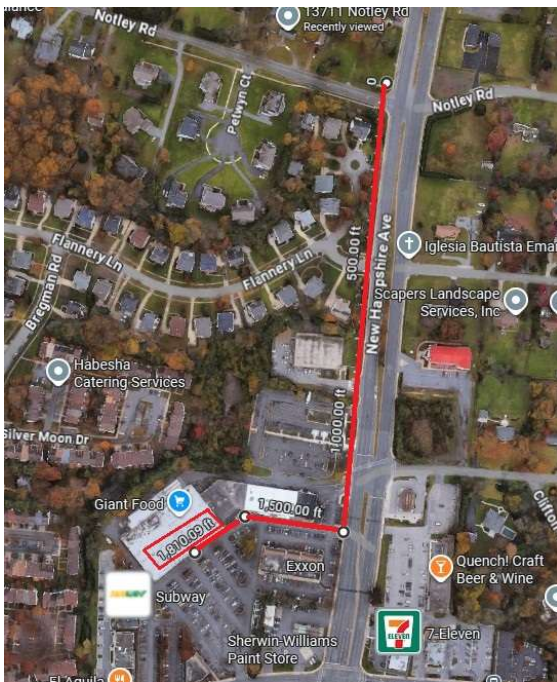
the property does not confront or abut specified zones. Likewise, Applicant has identified and the Planning Staff have confirmed that the site fronts on Notley Road, a residential street, and not New Hampshire Avenue, a non-residential street. On page 32 of the Planning Staff Report, the Staff, when addressing setbacks, identify Notley Road as the front of the property and New Hampshire Avenue as the side street. Likewise, in Applicants Circulation Plan and other filings they identify and do not contest that the entrances to the community will be on Notley Road, the townhouses will front on Notley Road, and the main pedestrian, vehicular, and bicycle access will be from Notley Road. Instead, the Applicant attempts a game of semantics to conflate the term “front” as used in Zoning Ordinance Section 59-5.1.3 with “frontage” which is used throughout the Applicants Revised Land Use Report and in other sections of the Zoning Ordinance such as Section 59-5.1.3.D. Frontage, as defined in Section 59-1.4.2 means a “property line shared with an existing or master-planned public or private road, street, highway, or alley right-of way, open space, or easement boundary.” Front, however, is not defined in the Zoning Ordinance and pursuant to Section 59-1.4.2, and must be given its ordinary meaning. The Merriam-Webster Dictionary defines ‘front’ as “a side of a building, especially the side that contains the principal entrance.” Likewise, the Oxford English Dictionary defines “front” as “a side or face of a building, especially that containing the main entrance.” Based on the statements of the Planning Staff and the Applicant it is clear that while the property has frontage on both Notley Road and New Hampshire Avenue, it only fronts on Notley Road, a residential street. As such, the site is not eligible for a floating zone pursuant to Zoning Ordinance Section 59-5.1.3.

**b. The Application Fails to Satisfy the Necessary Prerequisites**

The Application fails to satisfy the necessary prerequisites of Zoning Ordinance Section 59-5.1.3.D to qualify for a floating zone. Section 59-5.1.3.C.2.b.ii requires that the Applicant satisfy two prerequisites per category. Here, the Application fails to satisfy the two prerequisites for the Vicinity and Facilities category. The Applicant claims to satisfy the requirements related to (1) the proximity to a grocery store or farmers market and (2) the proximity to recreational activities. Applicant is incorrect on both.

First, the site must be “adjacent to a pedestrian route that provides access to an existing grocery store or County-permitted farmer’s market within ¼ mile.” Applicant claims in its Revised Land Use Report that “[t]he Property is adjacent to a pedestrian route along New Hampshire Avenue that provides access to the Giant Food in the Colesville Center, which is within a ¼ mile walkshed of the Property.” Likewise, Planning Staff assert that “[t]he Property fronts on New Hampshire Avenue with an existing sidewalk that connects to the Colesville Center, a strip shopping center, located just under ¼ mile from the Site. Within the Colesville Center is a Giant Food grocery store and other neighborhood retail stores and restaurants.” Neither of these actually aligns with the requirement of the test, which requires a pedestrian route that provides access to an existing grocery store within ¼ mile. Applicant uses an undefined and irrelevant term of walkshed and Planning Staff measured the distance to the edge of the shopping center complex, not the grocery store as required by the Zoning Ordinance. Here, the closest

grocery store is the Giant in the Colesville Center, which when measured via the sidewalk pedestrian route from the site to its entrance is 1,810 feet or 0.34 miles, which fails to meet the requirement. Even if one used a radius from the site to the Giant, which is not what the Zoning Ordinance requires but would provide a shorter distance, it is 1,487 feet or 0.28 miles – which still fails to meet the ¼ mile requirement.

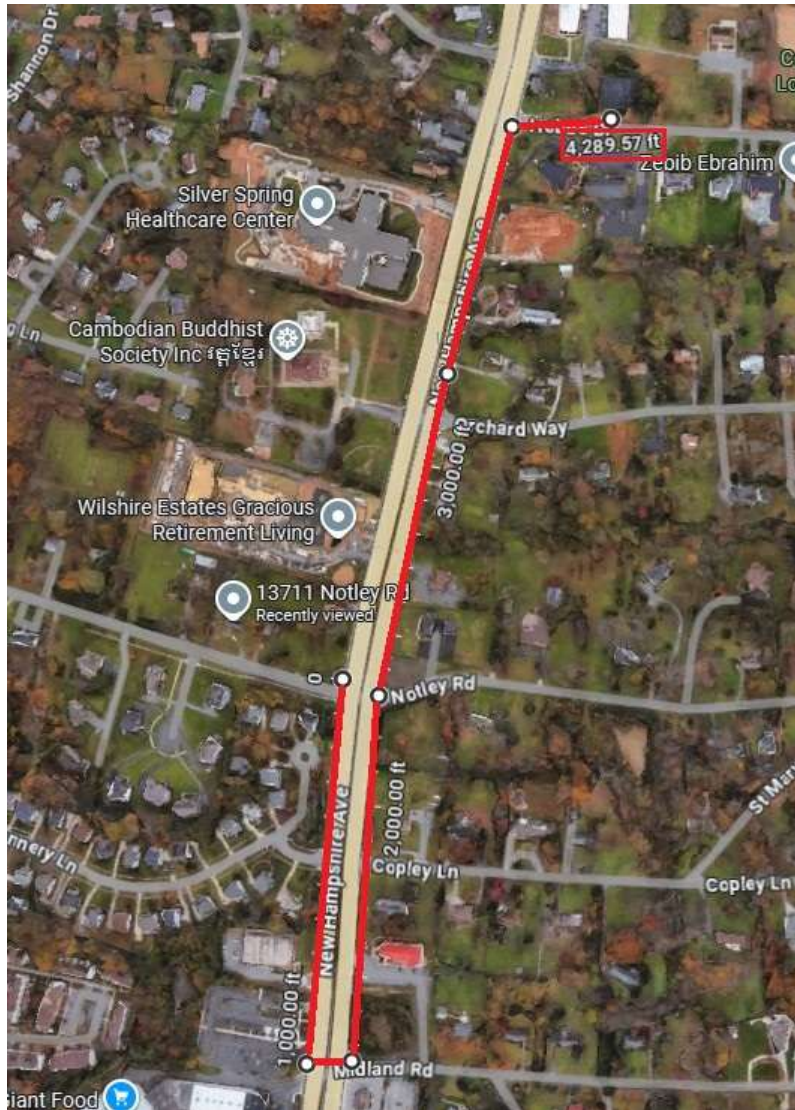


*Pedestrian Route 1,810 feet / 0.34 miles*



*Radius 1,487 feet / 0.28 miles*

Second, the site must be “adjacent to a pedestrian route that provides access to existing public park and recreation facilities that satisfy a minimum of 30% of the recreation demand under the Planning Board’s Recreation Guidelines, as amended, within ¾ mile.” Again, Applicant Revised Land Use Report states “[t]he Property abuts Colesville Neighborhood Park. Additionally, Colesville Local Park and Sherwood Forest Park are both within a ¾ mile radius of the Project. These parks fulfill at least 30% of the recreation demand for the Project.” The Planning Staff similarly determined “[t]he Project is adjacent to Colesville Manor Neighborhood Park, which is well within the ¾ mile requirement. Colesville Local Park is also within a ¾-mile radius of the Site. These parks satisfy 30% of the recreation demand for the Project.” Once again, neither Applicant nor Planning Staff followed the plain reading of the Zoning Ordinance. The Zoning Ordinance makes no reference to a radius from the site – instead, it requires a pedestrian route of no more than ¾ mile from the site to the necessary recreation. New Hampshire Avenue is a six-lane divided roadway, and nearest pedestrian access across New Hampshire Avenue is at the Midland Road traffic signal. The distance for a pedestrian to travel to reach the Colesville Local Park, which accounts for the majority of the necessary recreation demand, following the pedestrian path, is 4,289 feet or 0.81 miles. This fails to meet the ¾ mile Zoning Ordinance requirement.



*Pedestrian Route 4,289 feet / 0.81 miles*

Ultimately, Applicant can only satisfy one of the Vicinity and Facilities category prerequisites, and that is insufficient to qualify for a floating zone plan.

**B. The Application’s Single-Use Is Improper**

Applicant attempts to contort the Zoning Ordinance to increase density beyond what the regulations actually allow. Applicant is seeking a Commercial/Residential Neighborhood Floating (“CRNF”) Zone, which by definition in Zoning Ordinance Section 59-5.3.2 is for “development of mixed-use centers and communities” and to “provide mixed-use development.” It is undisputed that Applicant is requesting a zoning change for a single-use residential development, not mixed-use development. In addition, Applicant does not assert that their development plans would qualify as a mixed-use development. Based on Applicant’s convenient

misreading of the Zoning Ordinance, it claims they can build whatever they desire in a CRNF zone because it “allow[s] flexibility in uses for a site.” This is simply not the case.

The purpose of CRNF zones is provided in three parts, which are conjunctive – all three parts must be read together, as evidenced by “and” being used in Section 59.5.3.2B. Applicant wrongly focuses on only the parts of the purpose statement that suit them: “flexibility in uses” and “communities at a range of density and heights flexible enough to respond to various settings.” The Applicant simply ignores the requirement, written twice in the Zoning Ordinance, that the development within the CRNF is to be mixed-use. In support of their removal of the mixed-use development requirement, they site several prior LMA applications in which the District Council approved CRNF limited to a single-use. The transcripts, filings, and recommendations in each of those cases are revealing. A review of them highlights that there was no opposition to this issue in any of the dockets, and not a single concern about the requirement for mixed-use in CRNF was raised or addressed. Accordingly, this Application is a case of first impression for the Planning Board, the Office of Zoning and Administrative Hearings, and the District Council. The present Application is the first case with briefed arguments, and the first that will require a recommendation and decision that include an analysis of the mixed-use requirement.

When the issue is analyzed, it is clear that CRNF Zones are intended for mixed-use development. CRNF Zones were created in 2014 to expand on the previously approved Euclidean zones and the CRNF Zone was based on the Commercial/Residential Neighborhood (“CRN”) Zone, previously enacted in Zoning Ordinance Section 59-4.5.1. The purpose of both zones are similar, to provide for pedestrian scale, mixed-use development involving residential and commercial opportunities. In fact, the CRN zoning intent provides more clues as to the intentions of mixed use zoning, notably to “target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses,” to “integrate an appropriate balance of employment and housing opportunities,” and to “encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities.” The history and intent is clear: mixed-use zoning under CRNF and CRN are intended to create a community of employment, housing, and commercial activity. The single-use development the Applicant requests, surrounded on all sides by residential zoning, with no public transit options and no required public services that are within required walking distances, cannot be considered mixed-use development or even part of a greater mixed-use community.

Applicant asserts that using CRNF instead of a Residential Floating Zone provides more flexibility for various building typologies that are not available in other zones. This is untrue. For single-use residential development, such as Applicant is seeking, there are residential zones available that would meet the flexibility needs. For example, the Apartment Floating Zone (a Residential Floating Zone) provides for the same residential options that are available in CRNF. Even though a Residential Floating Zone is the more appropriate single-use zone, it is likely



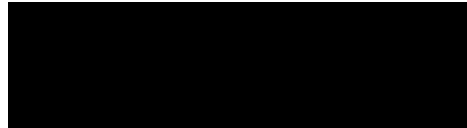
Applicant did not seek it here because it would have a significant negative impact on the density of their project. This improper CRNF Zoning would permit them to put in 130 or 150 townhouses, or more. In contrast, an appropriate Residential Floating Zone would allow 39 units because of the underlying R-200 zone.

Applicant is making a brazen play with their misleading reading of the Zoning Ordinance. If what they have requested is approved, and they are permitted to construct dozens upon dozens of townhouses on the site, they will have succeeded in a complete end-run around the Zoning Ordinance. The Planning Board has a responsibility to faithfully follow the Zoning Ordinance.

**C. The Application Does Not Satisfy the Intent and Standards of the CRNF Zone**

The Application is fundamentally defective in that it cannot satisfy the intent and standards of the CRNF Zone and, therefore, cannot satisfy the necessary findings needed by the District Council. These defects are material and incurable, and they require that the Planning Board not recommend approval of this Application.

Respectfully submitted,



Silver Spring, MD 20904

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Cc:** [REDACTED]  
**Subject:** INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680  
**Date:** Tuesday, October 28, 2025 10:22:30 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To: Planning Board

My name is [REDACTED] and I live at [REDACTED] Silver Spring, MD 20904. I am writing this email to formally OPPOSE the building of 150 townhouses at Notley Rd and New Hampshire Rd. These townhomes would take the place of just 4 single-family homes.

The main reason we oppose this proposal is because the traffic at that intersection will be significantly increased. Notley Road is a one lane, quiet road that intersects with a major road (New Hampshire Ave). My family drives this route twice a day. The huge increase in traffic at that intersection means that the one lane road will be backed up for a mile while the cars wait to turn onto New Hampshire. There are already numerous traffic lights near that intersection so adding a traffic light will only cause more congestion on New Hampshire Ave. Additionally, the traffic will drastically increase on the street where we live (Northwyn Dr) because cars use our road to bypass the traffic light at the intersection of Notley & Bonifant Rd.

Overall, this zoning request is very concerning to me. The traffic is going to be a huge problem impacting the long-standing citizens of Colesville. This townhome development should not be built in this location. Please deny this proposal for the sake of the Colesville residents like myself.

Please include me as a party of record for COLESVILLE LMA H19 & F20250680.

Sincerely,

[REDACTED]  
Silver Spring, MD 20904

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Cc:** [REDACTED]  
**Subject:** Comments on Notley Road rezoning from R-200 to CRNV-1.0 Plan F20250680  
**Date:** Tuesday, October 28, 2025 11:22:05 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

**TO:** Montgomery County Planning Board  
**FROM:** [REDACTED] – [REDACTED] Silver Spring, Md. 20905

**Name of Plan: Notley Road**  
**Local Map Amendment Number: H-159**  
**Forest Conservation Plan Number: F20250680**  
**Zoning: R-200**  
**Property Size: 9.99 acres**  
**Master Plan: 1997 White Oak Master Plan**  
**Proposed Use: Proposal to rezone the property from R-200 to CRNF-1.0, C-0, R-1.0, H-50 for the development of a future residential community.**  
**Located at the northwest quadrant, intersection of Notley Road and New Hampshire Avenue.**

I am writing to voice my strong objection to the proposed plan to rezone the property on Notley Road from R-200 for the development of a future residential community.

I have lived in the Stonegate community for 25 years and it is within the past 18 months that when traveling north on New Hampshire Avenue, there is a dangerous backup as you approach Notley Road when traveling in the far-left lane. The backup can begin at Copley and with no warning as you are traveling uphill, it is an accident waiting to happen. This is without the proposed land usage change.

I have watched the area move to a higher density with houses being built on New Hampshire, the creation of the ICC, the dislocation of a local farm north of Bonifant and now this traffic hazard. We do not need additional traffic on New Hampshire Avenue, which is what a new development will bring.

I am strongly opposed to this proposal and hope that you listen to what the community wants. I am happy to chat further with you on this important issue.

Thank you for your consideration.

[REDACTED] [REDACTED] Silver Spring, Md 20905 [REDACTED].

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Amended Opposition to Notley Rd LMH H-159  
**Date:** Tuesday, October 28, 2025 11:51:15 AM  
**Attachments:** [Tou- Amended Opposition to Notley Rd LMA H-159.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chair,

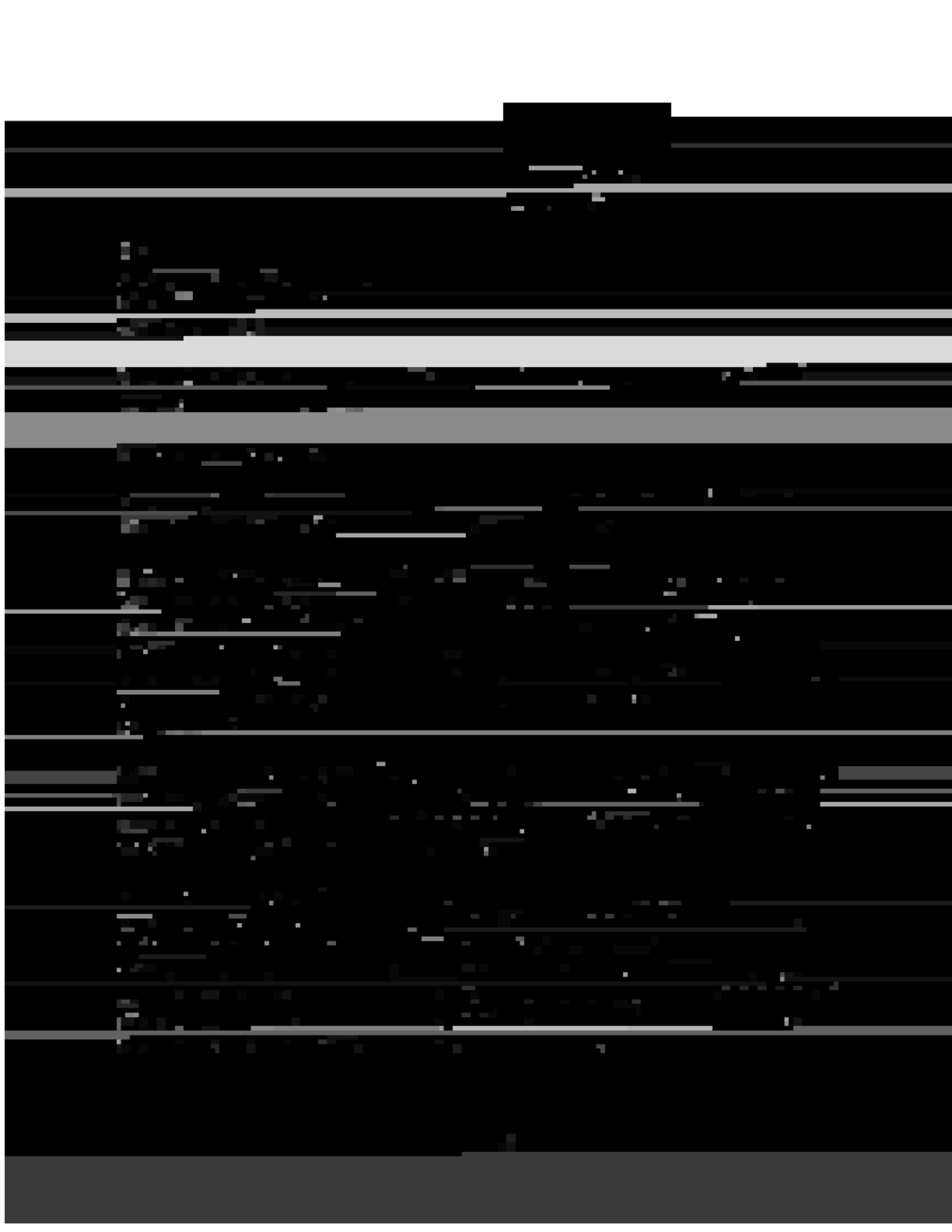
I had submitted a letter yesterday as my formal written opposition to the Notley Rd LMH H-159. Can you replace that letter with the attached letter? I had someone look at the drawings, and they pointed out the locations of the proposed SWM Facilities (Stormwater Management).

Thanks.

--

*Philip Tou*

[REDACTED]





**From:** [REDACTED]  
**To:** [Thompkins, Melissa; MCP-Chair](mailto:Thompkins, Melissa; MCP-Chair)  
**Subject:** Re: Montgomery Planning Board Practice Session  
**Date:** Tuesday, October 28, 2025 10:10:09 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Melissa,

Attached is the image I will be discussing during the public hearing for Development Plan H-159, F20250680 (Notley Rd) on 10/30/2025.

I hope you'll accept this submission, as I received your email at 2:45 PM today indicating the deadline was 12 PM.

Thank you.

[REDACTED]  
Silver Spring, MD 20904

On Tue, Oct 28, 2025 at 2:45 PM Thompkins, Melissa <[melissa.thompkins@mncppc-mc.org](mailto:melissa.thompkins@mncppc-mc.org)> wrote:

Good afternoon,

Thank you signing up to testify before the Montgomery County Planning Board on **Thursday, October 30**. Your online form indicated you would like to testify virtually via Microsoft Teams. Our office is holding a practice session on **Wednesday, October 29**.

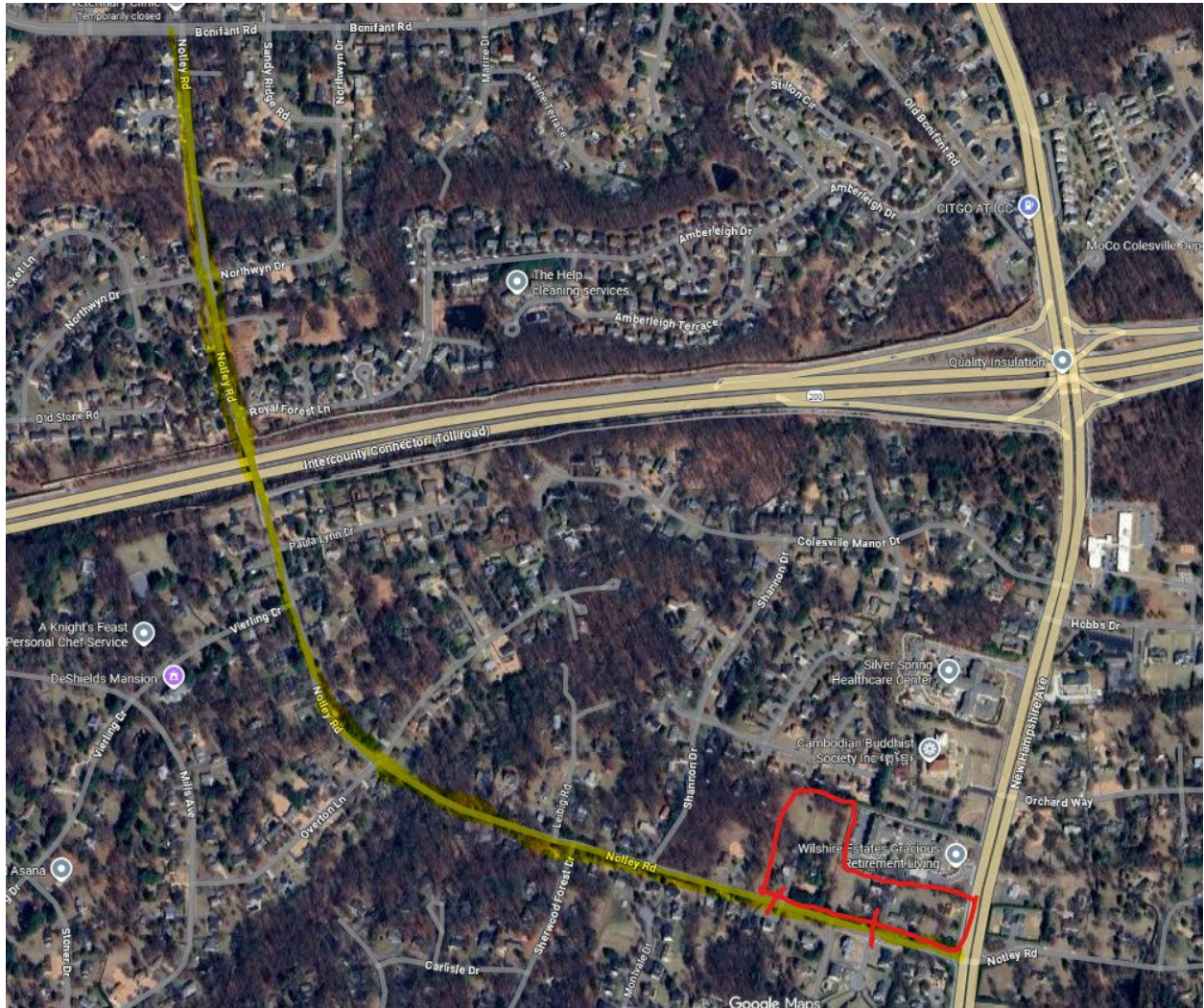
The Wednesday practice sessions are intended for staff to provide limited technical support and to go over meeting practices/procedures. To avoid technical issues on the meeting date, we strongly recommend participating in the practice session. As a reminder, if you are not able to join us in-person or use the virtual meeting functions of Teams, you can join the meeting using the dial-in number included on the official invite.

If you would like to participate in a practice session, please let us know by responding to this email and we will send you an invitation. Attached are step-by-step instructions for how to join a Microsoft Teams meeting. Please feel free to review them in advance of the practice session.

MCPB 10/30/25

Item 9: Item 9: Notley Road LMA No. H-159; Forest Conservation Plan F20250680

Community Exhibit – [REDACTED]





**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Notley Road Local Map Amendment H-159  
**Date:** Wednesday, October 29, 2025 7:42:07 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I may be a bit late in providing this input but I support the Notley Road Local Map Amendment H-159.

I believe that this is a great opportunity to provide MUCH needed housing in a close-in, accessible neighborhood and bring more investment to East County.

[REDACTED] Silver Spring, MD 20905

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Support for LMA H-159  
**Date:** Wednesday, October 29, 2025 10:12:43 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and Planning Board members,

I am currently a renter in an apartment complex along Georgia Avenue.

I am writing to urge the Board to support LMA H-159 as proposed. I am unable to testify in person, but want to register my views.

We need more - much more - housing of all types in Montgomery County. This project is a great opportunity to provide much needed housing in a close-in, accessible neighborhood and bring more investment to East County.

The Notley Road property is less than a quarter-mile to the Colesville Shopping Center and multiple bus routes, as well as the future New Hampshire Avenue bus rapid transit line.

Montgomery County needs to aggressively follow California's lead in clearing the decks for more housing close to transit. As you know, California Governor Newsom recently signed legislation to clear obstacles to such housing in localities in California. If California can prioritize housing, so can we.

Thank you

Respectfully,

[REDACTED]

Aspen Hill. 20906

**From:** [REDACTED]  
**To:** [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov); MCP-Chair  
**Cc:** [Kyle](#)  
**Subject:** Re: LMA H-159 — Stormwater Runoff and Flooding Concerns  
**Date:** Wednesday, October 29, 2025 10:22:02 AM  
**Attachments:** [Mont. County Planning Board Letter - ed.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Here is a slightly smaller version of the letter.

On Oct 29, 2025, at 10:17, Toni Deboeck <[tfdeboeck@gmail.com](mailto:tfdeboeck@gmail.com)> wrote:

Ms. Byrne,

The attached PDF letter documents my inputs for the Notley Road LMA No. H-159; Forest Conservation Plan F20250680 hearing on October 30, 2025.

[REDACTED]  
[REDACTED]  
[l.com](#)

[Click to Download](#)

Mont. County Planning Board Letter - ed.pdf

121.1 MB

[REDACTED]  
[REDACTED]  
Silver Spring, MD 20904  
[REDACTED]  
[REDACTED]

**October 29, 2025**

**Kathleen Byrne**

Director / Hearing Examiner  
Office of Zoning and Administrative Hearings  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850  
(via email: [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov))

**Re: LMA H-159 — Stormwater Runoff and Flooding Concerns**

Dear Ms. Byrne,

Since September 2014, our family has lived at 13811 Shannon Drive, slightly west and three houses downhill from the proposed LMA H-159 rezoning site on Notley Road. Over the past decade, **heavy rainfalls have repeatedly caused flooding** in our yard and on Shannon Drive, resulting in property damage and safety hazards.

We **oppose the proposed rezoning** because additional development would **significantly increase stormwater runoff** onto our property and the surrounding areas. This letter summarizes the evidence of existing flooding, inadequate infrastructure, and relevant rainfall data, with supporting documentation in the attachments.

## **1. Existing Stormwater Runoff Infrastructure**

Stormwater management in the neighborhood adjacent to the proposed LMA H-159 site is minimal (Attachment A.1). A shallow roadside ditch runs along Greenspring Lane and Shannon Drive, feeding a **culvert under Shannon Drive** that drains toward the Northwest Branch. Yard runoff from at least **11 uphill properties** (including two within the LMA H-159 site) also converges at our property before entering this culvert system.

The **two conveyance pipes**—one under our driveway and one under Shannon Drive—form a **bottleneck** that cannot handle the combined flow. As a result, runoff frequently backs up and floods our yard and the roadway (Attachment A.2).

## **2. Maximum Daily Precipitation Rates for Montgomery County, MD**

Rainfall data from the **Community Collaborative Rain, Hail & Snow Network (CoCoRaHS)** for 2015–2025 (Attachments B.1–B.2) show that **rainfall exceeding 2 inches/day occurs on**

average **11 times per year**, with many additional events over 1 inch. These conditions are consistent with the frequency of flooding we observe locally.

### 3. Documented Stormwater and Flooding Impacts

Since 2015, we have **photographically documented six flooding events** (Attachments C) in which runoff caused significant erosion, pooling, and property damage. The rainfall data for these dates confirm that **as little as ~2 inches of rain** can trigger major flooding.

| Date       | Rainfall (inches) |
|------------|-------------------|
| 2015-06-12 | 2.1               |
| 2015-06-27 | 3.1               |
| 2016-06-03 | 1.2               |
| 2019-05-28 | 1.5               |
| 2020-09-17 | 0.4               |
| 2025-07-19 | 3.5–4.5           |

Observed impacts include:

- **Erosion** of soil and mulch in our backyard and around stone pavers.
- **Loss of a mature Tulip Poplar** in 2018 due to root rot from saturated soil.
- **Basement flooding** and door frame deterioration before mitigation efforts in 2020.
- **Pooling in the front yard**, killing grass and contributing to the **toppling of a Fir tree** in 2020.
- **Stormwater flowing onto Shannon Drive**, creating a safety hazard for vehicles.

These events demonstrate that **existing stormwater facilities are inadequate** for current conditions. Flooding has worsened over time, particularly since completion of the Wilshire Estates Gracious Retirement Living complex in 2019.

### 4. County Service Requests, MCDOT Correspondence and GCCA

We have repeatedly sought County assistance:

- **SR #1393171865 (7/26/2019):** Clogged storm drain cleared; ditch slope slightly modified.
- **SR #1549897667 (1/9/2024):** Ditch retrenched and widened without coordination; erosion netting later removed.

- **SR #1597823496 (7/21/2025):** “Street Drainage Repair” request closed with no action.

We also corresponded with **MCDOT engineer Kyle Hanley** in September 2020, but no follow-up occurred.

Additionally, **Greater Colesville Community Association (GCCA) President Dan Wilhelm** inspected our property in 2020 and noted inadequate vegetation to slow runoff. At his suggestion, **deer management** efforts were undertaken, but flooding persisted.

## 5. Professional Landscaping Assessments

Two landscape firms assessed the drainage:

- **Solar Gardens (2016):** Proposed subsurface drain and retaining wall to redirect side-yard runoff (\$7,260).
- **American Landscaping (2025):** Proposed berm and regrading to divert southern flow behind the shed (~\$5,000).
  - The assessor concluded the **neighborhood was poorly graded** and that **rain gardens would be insufficient** for the stormwater volume.

Both proposals would only protect our foundation, not prevent street and front-yard flooding.

## 6. Regulatory Considerations

**Montgomery County Code 8-29B (Lot-to-Lot Drainage):** Prohibits property alterations that worsen drainage on adjacent lots. Current and proposed conditions already conflict with this requirement.

**Forest Conservation Plan F20250680:** Tree removal and soil compaction from new impervious surfaces will increase runoff and downstream erosion.

## 7. Requests to the Planning Board

Given the evidence, we respectfully request that the Planning Board:

1. Require a **full stormwater management study** demonstrating no net increase in runoff to downstream properties.
2. Condition approval on **on-site detention/infiltration measures** sufficient to manage all new impervious surfaces.
3. Preserve or replace **canopy trees** along downslope edges to reduce runoff.

4. Prohibit grading or drainage changes that **increase water flow toward our property**.
5. Require **ongoing monitoring and maintenance** to ensure stormwater facilities function over time.

## **Conclusion**

The cumulative record — flooding photos, rainfall data, 311 service requests, professional assessments, and County correspondence — establishes that **our property is already vulnerable to stormwater runoff**. Without mitigation, additional development from LMA H-159 would **worsen flooding and safety risks** on Shannon Drive.

Thank you for your consideration.

Sincerely,

[REDACTED]

[REDACTED]

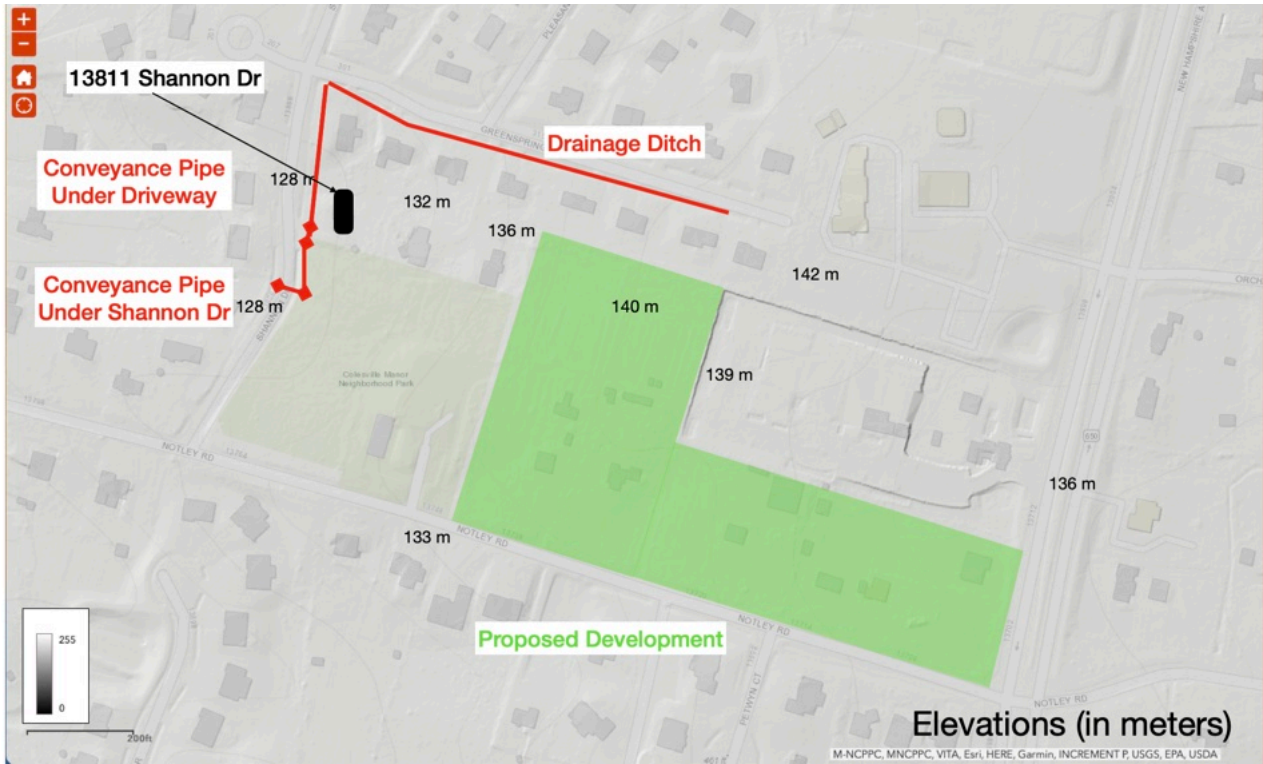
Silver Spring, MD 20904

[REDACTED]

[REDACTED]

# Attachments

## Attachment A – Existing Drainage and Site Context



A.1 Topographic map of Notley neighborhood. Shows proposed LMA H-159 development site, existing drainage infrastructure, location of 13811 Shannon Drive property



A.2 Topographic map of Notley neighborhood. Shows approximate stormwater runoff paths and flooding in relation to 13811 Shannon Drive.



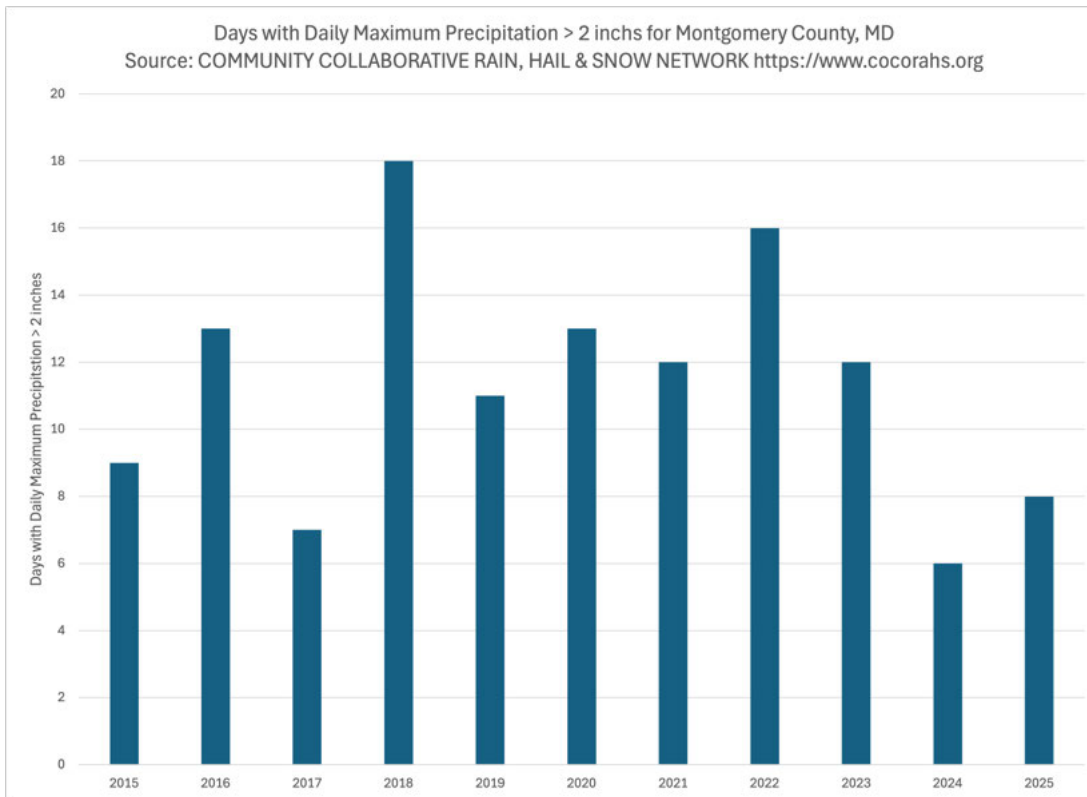
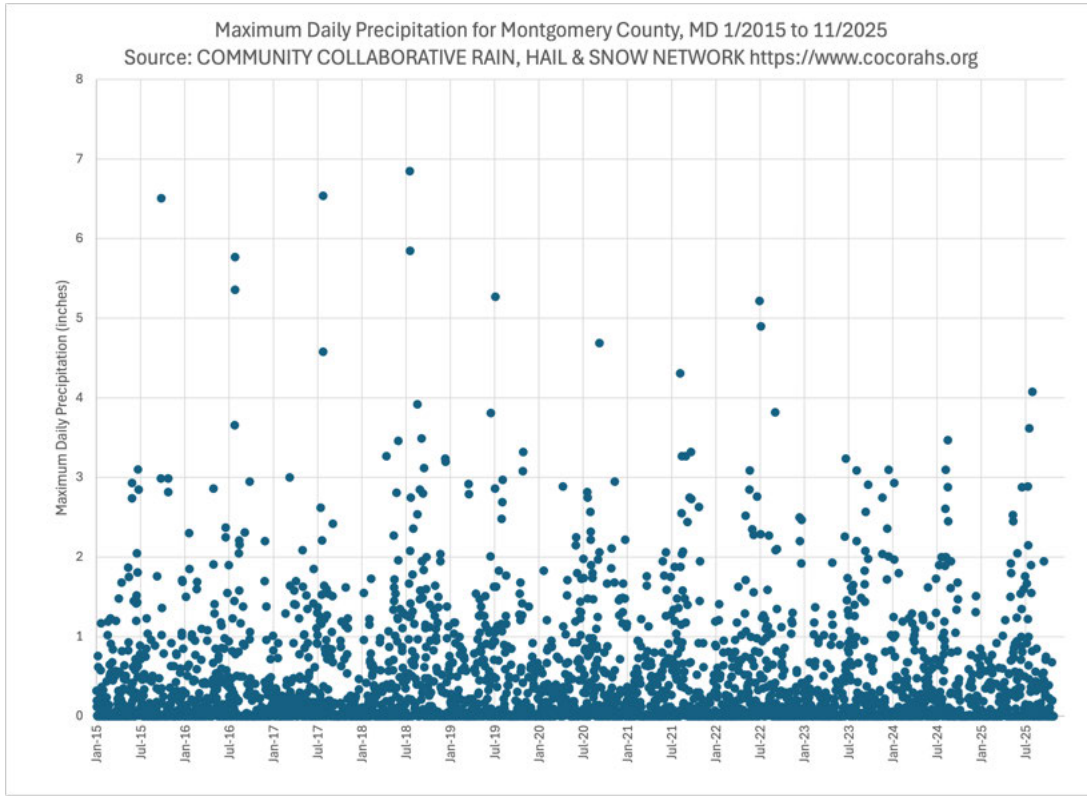


**A.3 Drainage ditch and drain to conveyance pipe under Shannon Drive**



**A.4 Drainage ditch and conveyance pipe under driveway of 13811 Shannon Drive.**

## Attachment B: Montgomery County Maximum Daily Precipitation Rates 2015-2025

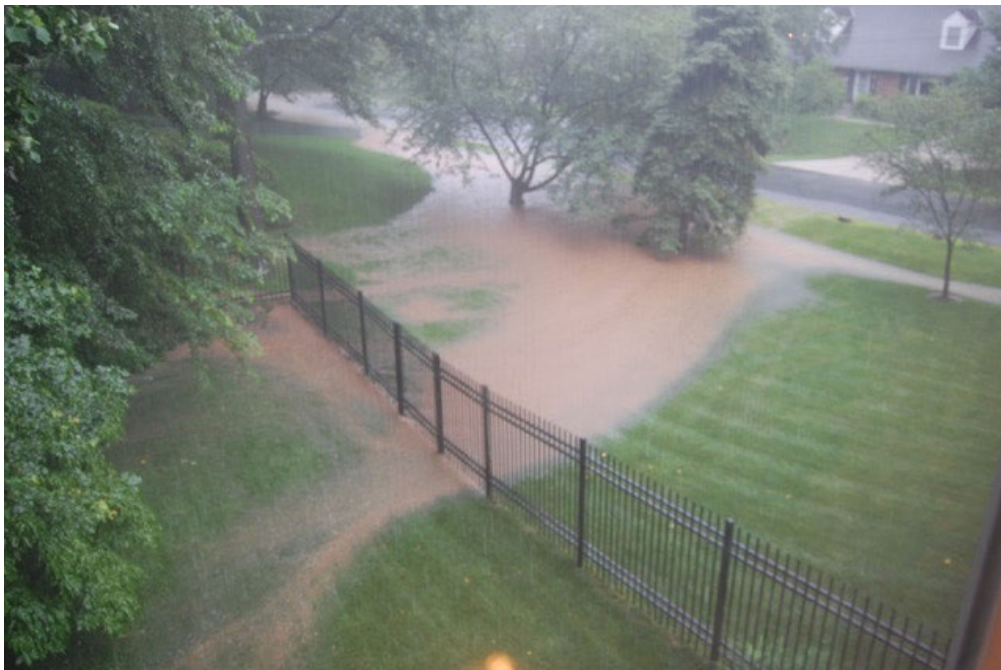


## **Attachment C — Photographic Evidence of Flooding**

The following photographs document recurring flooding at 13811 Shannon Drive under moderate to heavy rainfall conditions.



**C.1 June 27, 2015. Front yard of 13811 Shannon Drive.**



**C.2 September 17, 2020. View from 13821 Shannon Drive. Note the fir tree in the middle later collapsed due to its roots being repeatedly inundated.**



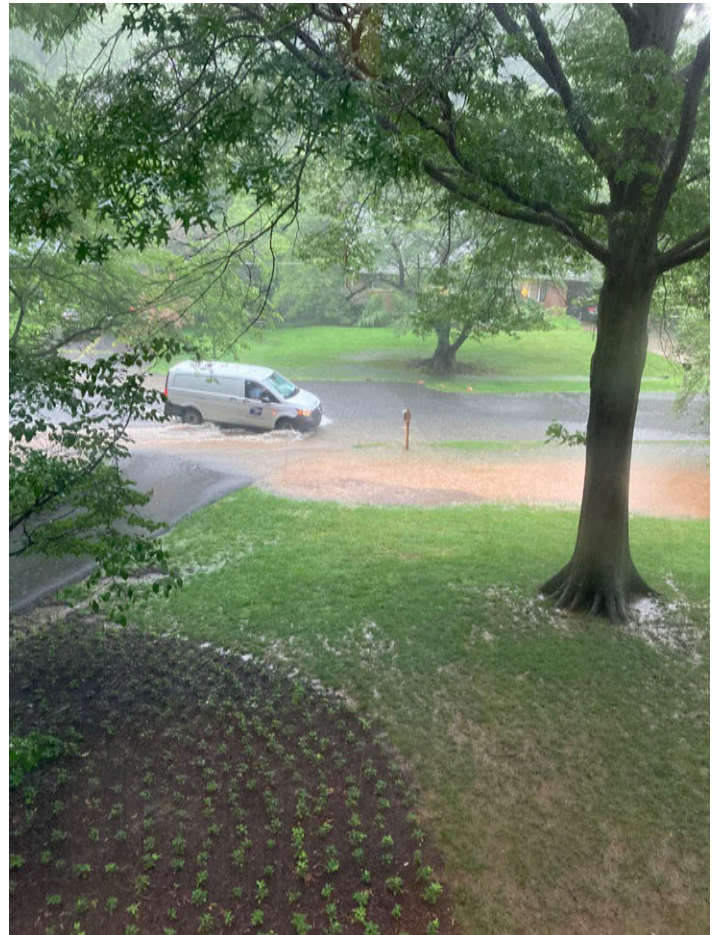
**C.3 June 3, 2016 View of 13811 Shannon Drive backyard showing convergence of runoff streams.**



**C.4 June 3, 2016. View of 13811 Shannon Drive backyard showing Southern uncontrolled runoff causing erosion.**



**C.5 July 19, 2025. View looking South down Shannon Drive showing street flooding.**



**C.6 July 19, 2025. View from 13811 Shannon Drive showing impact of street flooding.**



**C.7 July 19, 2025. Stormwater runoff passing less than 5 feet from basement door of 13811 Shannon Drive**



**C. 8 May 28, 2019. Stormwater runoff transiting from back to front yard of 13811 Shannon through open gate**