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April 26, 2016

Montgomery County Council,
100 Maryland Avenue
Rockville, Maryland 20850

Re: CCCFH Response To Wash. Episc. School Resolution Comments

Dear Councilmembers,

The Citizens Coordinating Committee on Friendship Heights ("CCCFH") writes in response to the April 25 letter of the School. *This response supplements CCCFH's letter to the Council of April 20th.*

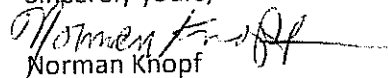
1. In our April 20 letter, we set forth the facts of the record approving the rezoning of the 11 acres parcel for school use and senior housing. The facts showed the school represented Landy La. access would be open during school hours, vehicle circulation plan and Development Plan showed access, Hearing Examiner and Council expressly relied on both accesses, citizens supported the rezoning based on access, and the Binding Elements require the Landy La. access during school hours of operation. In response the school cites no facts of record supporting its position.

2. Instead, school argues the issue of access via Landy La is operational and not appropriate for a Sector Plan. This ignores the fact that access is not being requested to regulate school operations. Access is being requested *irrespective* of development/use of the site. This is a very large property. It is appropriate for a Sector Plan to call for access via two points, especially when one point is via a State Highway and the other point results in traffic cutting residential communities. *The existing Sector Plan has such a provision*, providing for 2/3's of traffic to use Landy La. and 1/3 Little Falls Pkwy. If in the distant future some extraordinary development is proposed which makes such access inappropriate (hard to imagine, especially since the proposed Sector Plan calls for extending Landy La. through the site), a very minor Sector Plan amendment could remove the access requirement.

3. Requiring access via Landy La. is appropriate to implement other provisions of the proposed Sector Plan; for compatibility with adjacent residential communities by lessening cut through traffic; to provide the basis for SHA to authorize a traffic signal at Landy La, as expressly called for in the new Sector Plan; to facilitate access to transit on River Rd; to provide safe access for pedestrians and vehicles of the 121 dwelling unit for seniors on Landy La.

4. The claim that safety requires a closed gate is disingenuous; the school operated with the gate open at the time of rezoning; Little Falls access has no gate. The claim that the Council is merely leaving the issue to the Planning Board is also disingenuous as it will be asserted that the Council action means the gate may be closed during school hours.

Sincerely yours,


Norman Knopf
for CCCFH

CC: Marlene Michaelson