

To Whom It May Concern,

My name is a John Kim and I am a resident of Century Boulevard (the "community"), house number 3305. As a resident of the community, I think I speak for many that we are against the action of the development plan outlined under Plan Numbers 32016002A, 12002095C, and 82003007F: Sketch Plan Amendment: Mixed-Use Development with increase of 350,440 SF Residential and 339,730 SF Non-Residential, Preliminary Plan Amendment and Site Plan Amendment: Mixed-Use Development with increase of 346,440 SF. Residential (233 D.U.) with 20% MPDUs, 199,580 SF. Hotel, and 563,850 SF. Non-Residential.

This is not only a direct challenge to the beautification of the community but will introduce many unfavorable variables to the residents of Century Boulevard, including, but not limited to, inducing an increase in unwanted outside traffic, engendering architectural density to an already densely packed development plan, and ultimately infringing on the residents' timely right to know about the community's future development plans, especially those which would have an impact on the purchasing decision of a new home. While I do support the addition of public facilities and amenities, I do not agree that this is the correct location to do so. Many residents of the community use this area as a public park.

Included in the proposed development plan is the addition of non-residential structures. According to a study which examines the relationship between the numbers of tourists in an area driven by the prevalence of lodging listings and crime rates, there is a correlation between the two. There is evidence which suggests that increases in outside tourists leads to more incidents of private conflict, social disorder, and violence in neighborhoods and erodes the natural ability of a neighborhood to prevent crime.

Notwithstanding the above, this proposed development plan encroaches on the land designated as a forest conservation area. According to the Maryland Forest Conservation Act (Natural Resources Article Section 5-1601 through 5-1613)

- to minimize the loss of Maryland's forest resources during land development by making the identification and protection of forests and other sensitive areas an integral part of the site planning process

Every effort should be made to preserve this forest conservation area to a satisfactory level, notwithstanding development which is deemed essential to the community or is determined to result in concrete benefit as agreed upon by the majority of all of its residents.

Based on these reasons, we are against the proposal outlined in the development plan and urge the Montgomery County Planning Board to consider these facts when ultimately coming to a decision about the future of the community.

Sincerely,
John Kim

