

Theodore J. Hull
2620 Cool Spring Road
Adelphi, MD 20783
301-422-9599 - email: pubdog@aol.com

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Chris Tharrington
2706 Cool Spring Rd.
Adelphi, MD 20783

Dear Neighbor:

As I am sure you are aware, our neighborhood is once again the focus of development unsuitable to the natural character of Cool Spring. You have certainly seen the signs announcing a Special Exception hearing for the property located at the corner of Cool Spring and Adelphi Roads. The property consists of 16.16 acres of wooded, hilly terrain with a creek running through the north _ of the property. The developers plan to demolish approximately 13 of those 16 acres to build a four-story, 65'-high retirement "community" for the elderly and handicapped (actually one big, monstrous building) with 193 units and 242 parking spaces (82 garage spaces). It is titled "University Place at Cool Spring."

My neighbor, Jon Robinson (2604 Cool Spring Rd.), and I are concerned that this development will totally destroy the character of our neighborhood. Paramount is that it will significantly increase runoff from that property onto Cool Spring Road (because of the high percentage of impermeable surfaces; we know this is already a problem), displace wildlife into our neighborhood and destroy the deer and fox habitat, overwhelm the streambed and cause significant erosion from that property. It will basically destroy our special community and the one amenity that drew many of us here – the natural environment. We are also concerned that the development will likely not last as a "retirement" community, but will become student housing for UMD.

Jon is a well-known and dedicated environmental activist and well-schooled in fighting developers. Our goal is to prevent the development of that property and retain it as an open space reserve. Today we walked the property. It is beautiful ... with large trees, a placid creek, and evidence of a sizeable deer population. To retain this property in its current state is to retain the quality of life we enjoy in Cool Spring. To destroy it is to become nothing more than another paved over section of the Washington DC metro area.

To become involved we urge you to become a party of record on **Special Exception #SE4437**. To do so, call 301-952-3644 for instructions. The hearing is scheduled for May 14, 9:30 am, at the County Administration Building in Upper Marlboro.

To learn more or become involved in our grassroots efforts to **Save the Cool Spring Forest**, contact Jon Robinson at 301-422-0064 (email: jonwrobinson@erols.com) or me at 301-422-9599 (email: pubdog@aol.com). A discussion of this development will take place at the next meeting of the **Cool Spring Terrace Civic Association, Wed. April 16, 7:00 pm, at the Church of Christ Scientist (rear entrance), 8300 Adelphi Road.**

Sincerely,

Theodore J. Hull