

## Trudy Schwarz

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**From:** Leigh Ana [leighana@earthlink.net]  
**Sent:** Friday, July 17, 2009 4:11 PM  
**To:** Trudy Schwarz  
**Cc:** Yum Yu - YYC Cheng  
**Subject:** Fw: Proposed Summit Center Project

Hi Trudy,

I know this is short notice....would you make sure this is included in the packet for Monday Nights joint hearing.

Thanks,  
Leigh Ana

-----Forwarded Message-----

>From: Leigh Ana <leighana@earthlink.net>  
>Sent: Jul 17, 2009 3:57 PM  
>To: Sidney Katz <skatz@gaitthersburgmd.gov>  
>Cc: Yum Yu - YYC Cheng <YCheng@linowes-law.com>  
>Subject: Proposed Summit Center Project

>

>Greetings,

>

>After meeting with the developer to review the recent changes to the proposed Summit Center Project at the corner of Girard and Goshen, I would like to ask the Mayor and Council to consider the proposed changes and approve the project. I would also like to take the opportunity to express my thanks for the willingness of the project team and developer to ALWAYS listen to homeowner concerns.

>

>Each time a homeowner concern has been brought forward, not only does the developer acknowledge the concern, they consistently perceive the feedback as a positive opportunity for improvement instead of perceiving as a negative. For example: Concern with traffic flow, aesthetics of exterior garages and lighting for garages. Solution -one enclosed garage vs. 2 exterior garages. This solution was better than most would have anticipated! As a homeowner at Hidden Creek Community, I feel that the developer and all associated to the project, are listening...and our voice is being heard.

>

>I also would like to once again...ask the Mayor and Council to consider workforce housing as a 50/50 alternative and win-win for everyone. I understand that MPDU's are a great opportunity for all involved....and we need to provide more workforce housing. Let Gaithersburg become the City that welcomes their teachers, fire and police protectors....and let it begin with this development. Where would we be without those dedicated to our safety and the development of our future leaders? Please consider the request of 50/50 workforce and MPDU's as part of the approval of the project.

>

>Respectfully,

>

>Leigh Ana Amerson  
>Hidden Creek Homeowner

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #12

## Trudy Schwarz

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**From:** Sidney Katz  
**Sent:** Tuesday, August 04, 2009 5:51 AM  
**To:** Shahzad Shaikh  
**Cc:** Greg Ossont; Angel Jones; Doris Stokes; Fred Felton; Marie Best; Monica Sanchez; Sidney Katz  
**Subject:** RE: Proposed Residences at Hidden Creek

Thank you for your email. I am forwarding your email to city staff and am asking them to reply directly to you and to please copy me on the reply as well.

Sincerely,  
Sidney Katz

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From: Shahzad Shaikh [shahzadshaikh@gmail.com]  
Sent: Monday, August 03, 2009 11:53 PM  
To: Sidney Katz  
Subject: Proposed Residences at Hidden Creek

Dear Mayor Katz,

I am a resident of Hidden Creek townhomes and would like to submit some questions regarding the planned subject development.

Regarding the construction phase of the project:

- 1) Each day several dozen residents of Hidden Creek cross the Summit Center parking lot to get to the bus stops. During construction, will there be a designated walkway for these pedestrians until Raven Ave. is connected to Girard?
- 2) Will the developer erect barriers such as plastic or mesh-type fences to separate the construction zone from the developed community?

Also, regarding MPDU's

- 1) If the Operator is unable to complete full lease-up at market rents, would increasing the number of MPDU's be a consideration, and does the City plan to impose a "maximum" number of MPDU's?
- 2) Would the city consider requiring senior citizens to get first priority in these MPDU's? There is a senior community across the street with a number of amenities available to seniors who live off-site and would not be able to afford to live in that community. Given the proximity, this could potentially offer lower income seniors an opportunity to take advantage of those amenities while living at the Residences at Hidden Creek. This could also be a compromise to residents worried about the crime from younger residents living in the MPDU's.

Thank you

Shahzad Shaikh

589 Raven Ave

240 483 9118

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #13

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #52

## Trudy Schwarz

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**From:** Greg Ossont  
**Sent:** Wednesday, August 05, 2009 8:47 AM  
**To:** shahzadshaikh@gmail.com  
**Cc:** Sidney Katz; Angel Jones; Doris Stokes; Trudy Schwarz

Please find the following answers to your inquiries to Mayor Katz. Please feel free to contact me directly with any additional questions.

1) Each day several dozen residents of Hidden Creek cross the Summit Center parking lot to get to the bus stops. During construction, will there be a designated walkway for these pedestrians until Raven Ave. is connected to Girard?

**The project will include a thru-street that will provide a much better pedestrian experience in route to the bus stop. During construction, we will require the developer to coordinate with Hidden Creek to provide a temporary pedestrian access to the bus stop.**

2) Will the developer erect barriers such as plastic or mesh-type fences to separate the construction zone from the developed community?

**The construction site will be fully enclosed and contained in accordance with local and State requirements.**

Also, regarding MPDU's

1) If the Operator is unable to complete full lease-up at market rents, would increasing the number of MPDU's be a consideration, and does the City plan to impose a "maximum" number of MPDU's?

**The operator could theoretically lease units for the same rates as MPDU's, but this would not make them recorded and restricted MPDU's. As a practical matter, the operator would likely not have any more than the minimum MPDU requirement.**

2) Would the city consider requiring senior citizens to get first priority in these MPDU's? There is a senior community across the street with a number of amenities available to seniors who live off-site and would not be able to afford to live in that community. Given the proximity, this could potentially offer lower income seniors an opportunity to take advantage of those amenities while living at the Residences at Hidden Creek. This could also be a compromise to residents worried about the crime from younger residents living in the MPDU's.

**Since this project is not an age restricted rental project, there would be no priority given to seniors.**

Greg Ossont, Director  
Planning and Code Administration  
301-258-6330  
301-258-6174 FAX

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #14

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #53

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## Trudy Schwarz

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**From:** Rob Medley [rob.medley@gmail.com]  
**Sent:** Wednesday, August 05, 2009 3:49 PM  
**To:** Trudy Schwarz  
**Cc:** Brian  
**Subject:** Fwd: New Development at Corner of Girard and Summit - Hidden Creek Homeowners Association, Inc. eMail Bulletin to All  
**Attachments:** summit-development.pdf

Hon. Mayor and planning commission:

I reviewed the proposed reuse of the commercial lot at Girard and Summit and oppose the plan for use as low income/apartments. Property values have already fallen through the floor (130K in my case) without adding yet another apartment complex in the area. Adding 300 more low income housing apartments to the area will raise crime rates, lower property values, and increase the stress on our schools/public works/traffic patterns. The owner should find commercial uses for the area, a Giant would be nice, maybe a Starbucks or equivalent, or a restaurant, much like the Kentlands.

Sincerely,  
Robert Medley  
769 Raven Ave.

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

**From:** Brian Ulmer <[brian5623@yahoo.com](mailto:brian5623@yahoo.com)>  
**Date:** Wed, Aug 5, 2009 at 2:09 PM  
**Subject:** New Development at Corner of Girard and Summit - Hidden Creek Homeowners Association, Inc. eMail Bulletin to All  
**To:** robert Medley <[rob.medley@gmail.com](mailto:rob.medley@gmail.com)>

New Development at Corner of Girard and Summit  
Date: 8/19/2009

Homeowners are encouraged to comment on the proposed mixed-use development at the corner of Girard and Summit. This development will impact homeowners at Hidden Creek, so please take a few minutes to review the attached documentation and provide comments to the Gaithersburg City Planning Commission and the Mayor.

Visit Hidden Creek Homeowners Association, Inc. online at  
<http://www.hiddencreekhomeowners.com/hiddencreek>

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #15

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #54

**Trudy Schwarz**

**From:** Trudy Schwarz  
**Sent:** Friday, August 07, 2009 1:44 PM  
**To:** 'Rob Medley'  
**Subject:** RE: New Development at Corner of Girard and Summit - Hidden Creek Homeowners Association, Inc. eMail Bulletin to All

Mr. Medley,

Thank you for your e-mail concerning applications SDP-09-002 and Z-307(A). This will be forwarded to the Mayor and City Council and to the Planning Commission and placed in the records of these two files.

I did want to clarify that only 45 of the 300 dwelling units proposed have been designated as Moderately Priced Dwelling Units (MPDU). The other 255 dwelling units will be rented at market rate. Below is a chart that shows how MPDU program currently works out in today's dollars. For instance, if a two-member family makes between \$ 41,080 and \$ 65,728 they are eligible to apply for a MPDU. A single person is required to make between \$35,945 and \$ 57,512 to be eligible.

**2009 Area Median Income (AMI)**

\$  
**102,700.00**

Household	1	2	3	4	5
50%	\$ 35,945	\$ 41,080	\$ 46,215	\$ 51,350	\$ 55,458
60%	\$ 43,134	\$ 49,296	\$ 55,458	\$ 61,620	\$ 66,550
80%	\$ 57,512	\$ 65,728	\$ 73,944	\$ 82,160	\$ 88,733

	bedroom size		
1	studio	\$ 43,134	\$ 43,134
1.5	one bedroom	\$ 92,430	\$ 46,215
2.5	2 bedroom	\$ 104,754	\$ 52,377
3.5	3 bedroom	\$ 117,078	\$ 58,539

**2009**

25%	utilities not included	
	annual rent	monthly rent
studio	\$ 10,784	\$ 899
one bedroom	\$ 11,554	\$ 963
two bedroom	\$ 13,094	\$ 1,091
three bedroom	\$ 14,635	\$ 1,220
30%	utilities included	
	annual rent	monthly

Joint Hearing - MCC & PC  
 Z-307(A)  
 Exhibit #16

Joint Hearing - MCC & PC  
 SDP-09-002  
 Exhibit #55

		rent
studio	\$ 12,940	\$ 1,078
one bedroom	\$ 13,865	\$ 1,155
two bedroom	\$ 15,713	\$ 1,309
three bedroom	\$ 17,562	\$ 1,463

If you have any further questions about the MPDU program, I would recommend that you contact Louise Kauffmann at [lkauffmann@gaithersburgmd.gov](mailto:lkauffmann@gaithersburgmd.gov).

Sincerely,  
Trudy

Trudy M. Walton Schwarz, CFM  
Community Planning Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Phone: 301-258-6330  
Fax: 301-258-6336  
City Web Site: [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

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**From:** Rob Medley [mailto:rob.medley@gmail.com]  
**Sent:** Wednesday, August 05, 2009 3:49 PM  
**To:** Trudy Schwarz  
**Cc:** Brian  
**Subject:** Fwd: New Development at Corner of Girard and Summit - Hidden Creek Homeowners Association, Inc. eMail Bulletin to All

Hon. Mayor and planning commission:

I reviewed the proposed reuse of the commercial lot at Girard and Summit and oppose the plan for use as low income/apartments. Property values have already fallen through the floor (130K in my case) without adding yet another apartment complex in the area. Adding 300 more low income housing apartments to the area will raise crime rates, lower property values, and increase the stress on our schools/public works/traffic patterns. The owner should find commercial uses for the area, a Giant would be nice, maybe a Starbucks or equivalent, or a restaurant, much like the Kentlands.

Sincerely,  
Robert Medley  
769 Raven Ave.

----- Forwarded message -----  
From: **Brian Ulmer** <[brian5623@yahoo.com](mailto:brian5623@yahoo.com)>  
Date: Wed, Aug 5, 2009 at 2:09 PM

Subject: New Development at Corner of Girard and Summit - Hidden Creek Homeowners Association, Inc.  
eMail Bulletin to All

To: robert Medley <[rob.medley@gmail.com](mailto:rob.medley@gmail.com)>

New Development at Corner of Girard and Summit

Date: 8/19/2009

Homeowners are encouraged to comment on the proposed mixed-use development at the corner of Girard and Summit. This development will impact homeowners at Hidden Creek, so please take a few minutes to review the attached documentation and provide comments to the Gaithersburg City Planning Commission and the Mayor.

Visit Hidden Creek Homeowners Association, Inc. online at  
<http://www.hiddencreekhomeowners.com/hiddencreek>

**From:** [Trudy Schwarz](#)  
**To:** [Trudy Schwarz](#)  
**Subject:** Extension of the record of Z-307(A) and SDP-09-002  
**Date:** Friday, August 07, 2009 2:36:00 PM  
**Importance:** High

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From: Trudy Schwarz  
Sent: Wednesday, August 05, 2009 4:57 PM  
To: Myriam Gonzalez; Planning Commission  
Cc: Lauren Pruss; Greg Ossont  
Subject: Extension of the record of Z-307(A) and SDP-09-002  
Importance: High

Commissioners,

Please excuse the delay in getting this message. We do need the Planning Commission to take action this evening, if possible.

As noted in the staff report for the public hearing on Z-307(A)/SDP-09-002 held on July 20, 2009, staff has been working with the City Attorney on the City's Adequate Public Facility Ordinance (APFO) and its application to this particular project. Staff has found that in order to continue the review process, the records for these two applications need to be opened indefinitely. Soon you will be receiving a memorandum from Planning and Code Administration Director Ossont outlining a recommended course of action.

Staff is recommending that the Planning Commission vote to open the record for applications Z-307(A) and SDP-09-002 indefinitely. A separate motion would need to be made for each application.

Sincerely,  
Trudy

Mrs. Trudy Schwarz, CFM  
Community Planning Director  
Planning & Code Administration  
301-258-6330

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Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #17

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #56

## Trudy Schwarz

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**From:** Kunkle, Jon [jkunkle@cvty.com]  
**Sent:** Sunday, August 09, 2009 6:16 PM  
**To:** Trudy Schwarz  
**Subject:** Comments - Potential Development Project at Hidden Creek

Trudy – I appreciate the opportunity to share my comments with you regarding the potential development project at “The Summit” on the corner of Goshen Road and Girard Street. I am 100% in support of this project and in fact feel that its approval is essential to the continued improvement which I believe has taken place in this region of Gaithersburg.

As quick background, my wife and I moved from Bethesda into a home on Cedar Spring Street in the Hidden Creek community in November of 2007. When I shared this decision with friends and co-workers, the resounding stereotype of Gaithersburg was that there was no sense of community, a real concern about personal safety, and that it was definitely not a place where you would want to raise a family.

After living here for nearly 2 years, I am proud to say that the residents of Hidden Creek have developed a strong sense of community and I feel quite safe in our neighborhood. I am very excited about the progress that I have seen and I believe that adding the mixed residential/commercial development to our community would continue this great momentum. With so many young families and professionals in our community, I am confident that these very conveniently located commercial establishments would thrive and that we would welcome the new residents as well. The current abandoned strip mall is an eyesore which is very unfortunate for all of the residents of our community that I hope can be removed as soon as possible.

Thank you for your time,  
Jon Kunkle  
517 Cedar Spring Street

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Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #18

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #57

## Trudy Schwarz

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**From:** rayneann@comcast.net  
**Sent:** Friday, August 14, 2009 12:54 PM  
**To:** Trudy Schwarz  
**Subject:** Comments Z-307(A) & SDP-09-002 Residences at Hidden Creek  
**Attachments:** RWood comments-Summit proposal.doc

Comments as an attachment as well as shown below.

**To:**

Trudy Schwarz, Community Planning Director,  
Planning and Code Administration

**From:** Rayne Ann Wood, 868 Hidden Marsh Street, Gaithersburg, MD 20877

**Subject:** Input to File Number SDP-09-002,  
Schematic Development Plan, Mixed Use of 300 Multi-Family Dwellings &  
12,000 Square Feet of Retail/Amenities

**Date:** 08/14/09

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #58

My input is submitted in response to the July 20, 2009 Mayor & Council meeting, Joint Public Hearing of Z-307(A); we request that the applicant, Woodfield Investments, LLC, provide evidence and address the following:

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #19

**Naming:**

The existing Hidden Creek development, including Land Bays I, II, and III, are commonly referred to as “Hidden Creek”; while this new development connects with Land Bay III, it is not under the same HOA and should not share the name “Hidden Creek”. “The Glen at Hidden Creek (Land Bay III) vs. “The Residences of Hidden Creek”.

**Water and Sewer:** The water pressure within “Hidden Creek” is low during peak periods; ensure the additional water system/service does not impact daily water use requirements or water pressure at fire hydrants.

**Boundary:** The 10 foot space between dividing wall and the home at lot 23 or 589 Raven with a total of 28 feet between Building 1. This large 4-story building is, too, close to existing building at 589 Raven.

**Open Bridge:**

Is this open bridge linking the 2 buildings a fire hazard?

**Public Transportation:** The impact of the relocation of #61 bus stops (distance and covered sheltered) was not described.

Further, not presented are results of a study on the potential impact to the MARC train.

Currently, the morning train is over-crowded whereby, passengers stand until the Rockville stop.

**Compliance with Schools Test:** Publish the findings related to capacity that at

present appears to be an issue.

**Retail Space & Parking Impact:** Reduced from 12,000 to 4,000 sq. ft. Additional retail space would require

additional short-term parking at 18 spaces per 4,000 sq. ft.

**Parking:**

Luxury Living Units attract higher income residents that usually have more automobiles than average. This may require not reducing city 1.8 spaces per unit. Is visitor parking accounted for in the statistics? The City's has a current requirement of 1.8 spaces per unit and the new development is requesting for 1.60 spaces per unit. Provide evidence that there is ample parking.

Possible solution to meet 1.8 spaces per unit requirement would be to create one parking level below the first floor.

**Garbage pick-up:** Garbage truck collection at the entrance to the garage may limit access in and out of the only garage entrance. Is it a fire hazard with garbage collection at the garage and main amenity/retail space? Further, garbage would be disposed of by residence in a shoot; how would garbage be contained to not attract rodents?

**Below Grade:**

1<sup>st</sup> floor of building 2, east side, appears to be below grade.

**East Bound Traffic Control:** Submit request to prohibit drivers with a “no left turn” sign from turning left onto Cedar Spring from Raven Ave. The current design of turning allowance at Cedar Spring and Odendhall is inadequate for current truck traffic. Additional traffic from this new development is burdensome to this corner in land bay III.

Please revisit designs to incorporate concerns.

Regards,

Rayne Ann Wood

## Trudy Schwarz

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**From:** Ed Kim [edk\_23@hotmail.com]  
**Sent:** Saturday, August 15, 2009 9:23 AM  
**To:** Trudy Schwarz  
**Subject:** Proposed "Residences at Hidden Creek" Development Comment

Hi,

I am a home owner of Hidden Creek at 67 Inkbrry Circle. Myself, at least one other home owner and several of the neighborhood kids are avid skateboarders. It would be very nice to see a skatepark created in addition to the residential and retail buildings. Since the neighborhood has several young families with kids that are just starting to peak with interest in playing outdoors and trying out new activities, I think this would be a great idea to bring all the kids and families together. I am 36 years old have been skateboarding for over 20 years and have skated many skateparks all over the country. If possible I would be verry interested in helping with the design of the park. I have also built several ramps and skate obstacles over the years.

Please consider this as an option to be included in the Girard st. and Summit Rd. project of the Hidden Creek Development.

Sincerely,

Edward Kim  
202-320-3718

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Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #59

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #20

## Trudy Schwarz

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**From:** Jessica Cichy [jessicacichy@yahoo.com]  
**Sent:** Saturday, August 15, 2009 11:14 AM  
**To:** Trudy Schwarz  
**Subject:** Residences at Hidden Creek

Dear Mr. Mayor, City Council and Planning Commission,

I live at 848 Hidden Marsh Street in the Hidden Creek Community. I am pleased that something is being done with the abandoned buildings on the corner of Goshen and Girard Streets but I have a few concerns.

My biggest concern is the builder's suggestion to limit retail to up to 4,000 square feet. I understand that this shopping center may not draw people from outside the community, but I believe the residents of Hidden Creek, the apartments, and the surrounding homes will shop there if the *right* stores are there. Many of us chose this community because we were told that retail was going to be built in that space and that our community would be similar to King Farm or Kentlands. As you said, we don't need any more nail salons. We need businesses that will attract people to our shopping center because they offer services not already found in our area. This area could use an upscale grocery store like a Whole Foods or a Wegmans. There isn't one nearby and a lot of us currently travel to the Kentlands for upscale stores. People from Montgomery Village and Old Towne would travel a little out of their way to come to our shopping center if it was the only Whole Foods in the area. In addition to the upscale grocery store, there should be a coffee store that mainly Hidden Creek residents would go to but which would also get some traffic from people shopping at the grocery store. In addition to that, people would travel to our shopping center if we have successful restaurants that are not found on this side of 355 like Cosi, Olive Garden and Bertuccis. I love independent restaurants but I don't think they would survive in this shopping center because people will not go out of their way for unknown stores/restaurants. You can see that Chipotle on 355 is always packed whereas Ricky's Rice bowl and some of the unknown stores in that shopping center do not do as well. We need successful "chain" stores for this shopping center to attract customers. To put in an upscale grocery store, a coffee shop and a chain restaurant would require much more than 4,000 square feet. I know the research shows that this area has not been successful for retail but it doesn't take into consideration the new Hidden Creek and apartment residents who will shop there. As Old towne Gaithersburg is revitalized, those residents will also be prime shoppers for this center. On the other hand, if the developer's plan is to fill this center with unknown restaurants and stores, they are setting it up for failure. If this space only has 4,000 square feet of retail then the only stores who will want to come here are unknown stores meaning that this shopping center will fail.

My second concern is that there is not enough parking in the shopping center to accommodate shoppers and visitors. If it is difficult to park at the stores in the shopping center, people will not come here and the developers are again setting up the retail to fail. There needs to be a parking lot or a space in the garage just for the retail or people will not shop here.

My third concern is the 15% MPDUs. We are on the border of Old Towne and should be exempt from this requirement just as they are. As a compromise, however, why can't we require 15% work-force housing. People said at the meeting that MPDUs are for teachers and police officers. This is not true. I am a teacher at a low-income MCPS school and I do not qualify for MPDUs. I qualify for work-force housing and I think it would be great to offer that discount to people who add so much to our community. I am concerned about having MPDUs because of high crime rates in this area. I struggle every day to teach (even my moderate-income) students to stay away from gangs and crime. These things are all around them so it's hard for them to do what they know is right. Even some of my best students struggle to say no to gangs in the area. The idea of MPDUs is to put lower income people in nice areas where children can concentrate on school and not worry about gangs. They will not

be able to do that here. You are not helping lower-income families by making it affordable for them to live here. With our high crime rate and our need for good teachers to help the current lower-income students, encouraging teachers and police officers to live here, instead of more high-need families, would be a perfect fit.

My last concern is a minor one. I do not think the apartments should be allowed to use the "Hidden Creek" name. This makes it sound like we are the same community and share the same amenities and it could be very confusing. They are separate and they should have their own name.

Thank you for reading my concerns. Feel free to contact me if you have any questions.

Sincerely,  
Jessica Cichy

## Trudy Schwarz

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**From:** Tod Hazlett [THazlett3056@comcas.net]  
**Sent:** Saturday, August 15, 2009 11:56 AM  
**To:** Trudy Schwarz  
**Subject:** Residences at Hidden Creek - Comments from a Homeowner

Ma'am,

Comments for consideration regarding the MXD (Mixed Use Development) Zone at 559 Girard Street, in Gaithersburg, Maryland.

“The Proposed Plan Includes a Mix of Uses, Including 300 Multi-Family Units and 12,000 Square Feet of Retail and Amenity Uses.”

This explanation to the zoning council outlines an apartment block directly adjacent to custom single family homes and townhomes that owners have paid in excess of \$350 - \$500K for. If it is the council's intention to cater to the prevailing low rent demographic of the immediate area and not create an area akin to the Kentland's or King Farm, then by all means, build more apartments to match those across the street. A better use of the area would be an appropriate grocery and higher end retail and restaurants to build a neighborhood around. By perpetuating the “low rent” demographic of the surrounding area to the Glen and Hidden Creek, you devalue our investments, place risks to our families at closer proximity and discourage future higher end development.

Very Respectfully,

A Concerned Home Owner

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #22

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #61

## Trudy Schwarz

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**From:** Yuzhi Yin [yyin80@hotmail.com]  
**Sent:** Saturday, August 15, 2009 2:40 PM  
**To:** Trudy Schwarz  
**Subject:** joint Z-307(A), Joint SDP-09-002at Hidden Creek

Dear Mayor and city council:

The project Z-307(A), SDP-09-002 at hidden creek will affetc the life of curent Hidden Creek residences due to the 300 multifamily building. It will be very crowded at the area of the new project. Also, the trafic will be worse on Gosen Rd. My sugestion is to reduce the number of family to 250 families instead of originally planed 300 families.

Thanks!

Yuzhi Yin  
652 Cedar Spring St  
Gaithersburg, MD 20877

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Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #23

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #62

## Trudy Schwarz

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**From:** Kunkle, Stephanie [Stephanie\_Kunkle@Cable.comcast.com]  
**Sent:** Tuesday, August 18, 2009 11:47 AM  
**To:** Trudy Schwarz  
**Subject:** Comments - Potential Development Project at Hidden Creek

Trudy – Thank you for giving me the opportunity to share my comments with you regarding the potential development project at “The Summit” on the corner of Goshen Road and Girard Street. I support this project and believe that it is imperative to continue the improvement of Gaithersburg.

We have lived in the Hidden Creek Community for the past two years. The abandoned shopping center continues to be an eye-sore and even more importantly a safety issue. We moved to Hidden Creek in hope for a sense of community and for a safe and quiet neighborhood to start a family. I am happy to say that over the past two years, I believe Hidden Creek has really developed a sense of community and a safe place to live. However when stepping outside the community, personal safety becomes an issue and the abandoned shopping center is a major contributor of that.

I believe that building the mixed residential/commercial development that replaces the abandoned shopping center will be a massive improvement to Hidden Creek and Gaithersburg. There are many young families and professionals that live in Hidden Creek that would be major contributors to the “right” commercial establishments. I also believe the proposed green space adjacent to Cedar Spring Street will be a great asset to both Hidden Creek and the new community. I hope the abandoned strip mall can be removed as soon as possible so Gaithersburg and Hidden Creek can continue to flourish.

Thank you for your time,  
Stephanie Kunkle  
517 Cedar Spring Street

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #24

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit # 63

## Trudy Schwarz

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**From:** brenmckenna@comcast.net  
**Sent:** Wednesday, August 19, 2009 4:09 PM  
**To:** Trudy Schwarz  
**Subject:** comment

Hi,

I have read the proposal of "Residences at Hidden Creek" Development which is adjacent to my community, "The Glen at Hidden Creek". I am concerned about the plan to develop 45 affordable housing dwellings. The neighborhood surrounding Hidden Creek, towards the Summit/Girard- west already is composed of many lower income rental apartment units. I know that the previous shopping center which the development may replace had trouble with crime associated with food being shoplifted by needy families. I think that continuing to develop a population that is of a high concentration of need can establish impact on the retail and residential community. I would like to express my concern. I would suggest that the plan be reviewed looking at the larger, surrounding community, if possible. I would also suggest the City of Gaithersburg take into consider the history related to previous and current crime statistics from the MCPD and Gaithersburg Police department as affordable housing dwellings are planned within Montgomery County.

Thank you for taking the time to consider my comments.

**B.McKenna, Resident  
Gaithersburg, MD**

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #25

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #64

## Trudy Schwarz

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**From:** Blanche Johnson [leghorn25@verizon.net]  
**Sent:** Wednesday, August 19, 2009 4:57 PM  
**To:** Trudy Schwarz  
**Subject:** "Residences at Hidden Creek" Development

To whom it May Concern:

I am a homeowner and resident in the Hidden Creek Community which adjoins the property under consideration for future development.

My primary concern is traffic coming into the already established community and the parking of additional cars from the proposed development.

At the July 20 meeting of the City Council, it was noted that the current developer has not planned for the recommended number of parking spaces per unit planned. This will be a huge problem for the established community given that we also have parking issues. And we can not absorb additional vehicles onto our streets.

I appreciate the City's desire to "connect" communities with roads, however, the planned "connection" with Raven and Cedar Spring, will only pour more cars into our narrow streets and add to traffic and safety problems.

The developer must add additional parking spaces to the design to meet the recommended number. I question the current "access" through Raven/Cedar Spring as the best way to "connect" the communities.

Sincerely yours,

Blanche Johnson  
864 Hidden Marsh Street  
Gaithersburg, MD 20877

Joint Hearing - MCC & PC  
Z-307(A)  
Exhibit #26

Joint Hearing - MCC & PC  
SDP-09-002  
Exhibit #65