

VIA FEDERAL EXPRESS

July 1, 2010

The Honorable Sidney A. Katz  
Mayor, City of Gaithersburg  
31 S. Summit Avenue  
Gaithersburg, MD 20877

Re: MP-1-10 Transportation Master Plan Element

Dear Mayor Katz:

Simon Property Group, Inc., owner of Lakeforest Mall is observing, with a great deal of interest, the progress underway related to the updating of the City of Gaithersburg's Transportation Element of the Master Plan. We applaud the City's efforts to update the *1997 City of Gaithersburg Transportation Plan*, which clearly no longer reflects the great strides and growth the City has experienced over the last decade. Following the City's January 2010 adoption of the *Process and Overview 2009* document, it is clear that the City has embarked on a strategic path to update its land use policy documents, which will govern your future decisions as elected officials. We understand that the Transportation Element is a part of the effort that will culminate in a fall 2010 Land Use Element update of the Master Plan. It is our understanding that the Mall properties will be one of several areas under consideration at that time.

In concert with the City's efforts, the Simon Property Group has begun to examine the future of Lakeforest Mall in terms of long-term land use options. We view the City's focus on this Commercial District as an opportunity to contemplate the Mall's future. It is clear from the City's Transportation Element document that the link between transportation and land use is critical, given the City's current APFO critical lane volume (CLV) test of 1450. As noted in the text of the Transportation Element, the future redevelopment of the Mall could be impacted by the current CLV ceiling, unless raising the congestion standard is considered as a policy directive to spur economic opportunities in the City's core. We hope to work with the City as a partner to study several appropriate land use options that will serve both the Simon Property Group and the City of Gaithersburg well.

I submit this letter for the record in MP-1-10 and hope to have the continued opportunity to participate in the ongoing consideration of transportation solutions and land use designations for Lakeforest Mall. If you have any questions regarding this matter, please do not hesitate to contact me. Simon Property Group looks forward to working with you and the City Council as we continue our discussions regarding our joint interests.

Very truly yours,

SIMON PROPERTY GROUP



William G. Jackson  
Vice President – Development