

From: [Matthew Hanson](#)
To: [Rob Robinson](#)
Subject: Johnson Project on Rt. 28
Date: Saturday, June 04, 2016 10:02:12 AM

Mr. Robinson,

I know that people opposed to the Johnson project have been very vocal. I am a quieter voice which is in favor of the project. I have two boys at QOHS and have lived in the neighborhood for 22 years. The project seems to be consistent with the regulations for development in the area, and would be a welcome addition. I have know Russel Johnson almost as long as I have lived in MD; he is an outstanding individual, and is the type of person I want to be continuing the work of developing our great county. I am familiar with the studies about the impact that development would have on the roads and schools, and feel that the the impact is negligible.

Feel free to contact me if you wish to discuss my support any further.

All the best,
Matt

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Matthew Hanson

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"He who is not courageous enough to take risks will accomplish nothing in life."
Muhammad Ali

From: [Chris Thomas](#)
To: [Rob Robinson](#)
Subject: Johnson Project
Date: Friday, June 03, 2016 10:57:52 AM

Good morning sir,

I was given your name as an individual I could contact regarding the Johnson development project on Rt 28.

Other than when I was in the military, I have been a resident of the Gaithersburg-Potomac-Darnestown-North Potomac area since 1972. I remember North Potomac long before there was a North Potomac and when I thought Darnestown was the end of the earth. I've watched our area grow and have been proud of the discipline our leaders have shown over the years managing growth. I work in Northern Virginia and trust me, our leaders have done an amazing job managing growth, especially west of Rt 270.

Like most of my Darnestown neighbors, I don't relish the thought of more development in our area, but I know that it is a fact of life. It would be wonderful if the Copenhavers had kept their farm where QOHS is now, but we're a growing community and we needed a school and they wanted to develop their land. Similarly, my family used to go to Johnsons Garden Center when I was a child and I liked it when that was the only thing on that corner, but development happens

With all that said, I support the Johnson's current development plan. I think it will integrate well with existing commercial and residential spaces and won't put an undue burden on the community. Sure it would be great if the land was a park or a farm, but the Johnsons seem well within their rights to develop the property in a manner consistent with nearby properties, including having town houses (there are already townhouses on the other side of the same parcel). I like that there are townhouses just in the areas closest to the shopping center and that it transitions to single family homes. At one point, I think they intended to make the area nursery, but they were rebuffed by their neighbors. I understand the people whose properties abut the Johnson property would prefer a park or just a few single family homes, but the Johnsons should be able to develop their land in a manner that best suits their interests. My fear in this is that the Johnsons are turned down again, their next plan will include redeveloping the whole parcel, including getting rid of the Safeway etc.

The Johnsons have been in the county for as long as anyone I know can remember and they've been exceptional stewards of their land and have been great citizens. They let local Scout Troops use their warehouse to store popcorn and mulch and can be relied on to support every cause including local high schools sports teams etc. I am ashamed that some people have disparaged the Johnsons in social media etc. to prevent this project in support of their own self interests.

Thank you,

Chris Thomas

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From: [Bello, Michael](#)
To: [Rob Robinson](#)
Subject: RE: Johnson Annexation
Date: Friday, June 03, 2016 3:10:45 PM

Thank you! Yes.

Mike Bello, PLA, LEED AP BD+C
Planner Coordinator | Urban Designer
Area 2 Planning Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Silver Spring MD 20910

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301-495-1303 (fax)
Michael.bello@montgomeryplanning.org
<http://www.MontgomeryPlanning.org>

From: Rob Robinson [<mailto:RRobinson@gaitthersburgmd.gov>]
Sent: Friday, June 03, 2016 3:10 PM
To: Bello, Michael <Michael.Bello@montgomeryplanning.org>
Subject: RE: Johnson Annexation

Hi Mike- we require 15% total for projects over 20 units. 7.5% MPDU and 7.5% workforce housing and in G-Burg these units have to be proportionally distributed throughout the various housing types i.e. you can't put them all in 16' townhomes and have everything else be larger or detached. Hope this helps,

Rob

From: Bello, Michael [<mailto:Michael.Bello@montgomeryplanning.org>]
Sent: Friday, June 03, 2016 3:05 PM
To: Rob Robinson
Subject: Johnson Annexation

Hi Rob,

Does the City of Gaithersburg have Moderately Priced Dwelling Units and Workforce Housing Units requirements?

Thanks

Mike Bello, PLA, LEED AP BD+C
Planner Coordinator | Urban Designer
Area 2 Planning Division
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<http://www.MontgomeryPlanning.org>

From: [Bob Alnutt](#)
To: [John Schlichting](#); [Rob Robinson](#); Michael.Bello@montgomeryplanning.org
Subject: Support for Johnson Properties Annexation / Use Changes
Date: Thursday, June 02, 2016 10:45:16 PM

Gentlemen,

As a neighbor and long-time resident of Montgomery County, I am writing to express my strong support for the Johnson family in their efforts to reasonably maximize the value of their property.

After attempting to sit through the public outreach meetings held by the Johnsons, and hearing the asinine objections and NIMBY whining of the citizens who got whipped-up by the consistently ignorant and purposely uninformed “community activists,” I am glad to have the opportunity to make a few points without being shouted down.

- Approving the plan is the right thing to do from a planning perspective. Concentrating development in areas with existing infrastructure makes perfect sense, as opposed to promoting more urban sprawl. Frankly, the property really should be even more densely developed than what is proposed. Unfortunately, the practical definition of “Smart Growth” usually seems to carry the caveat “as long as it’s not anywhere near MY house.”
- The Johnsons’ plan is compatible with the existing development in the surrounding communities; a quick glance at an aerial photo makes this point very succinctly. Funny how the same people who accuse the Johnsons of being “greedy” for trying to develop the property that they have owned and paid taxes on for decades, think nothing about demanding free park land!
- Density and diverse housing types is not the disaster that the angry mob paints it to be. After growing up on a farm in Montgomery County, I have lived in the Kentlands for the past 18 years and become a big fan of the TND concept. Well planned development density can result in a very pleasant place to live. I really had to bite my tongue when the angry neighbors from the neighborhood adjacent to the Johnson property made disparaging comments regarding how being in the City of Gaithersburg would negatively affect their property value – they should be so lucky!
- Approving the plan is the right thing to do from a personal prospective. The Johnson family has been a long-standing and positive presence in the area for decades. Literally hundreds (probably more) of local kids got their first job at Johnsons. Thurgood Marshall Middle School sits on ground taken from the Johnsons. The Johnsons made a major effort to continue their popular garden center business on this property, but were demonized and rejected by the same “torch and pitchfork” crowd that opposes this effort. To hear ignorant people come to the public outreach sessions and openly accuse the Johnsons of being greedy opportunists seeking to flood the roads with traffic and singled-handedly send the school system into crisis was infuriating. The opposition to this project is a demonstration of social media mob mentality at its worst.

Sanity and logic needs to prevail here. This project should be approved on its merit based upon the fundamentals and best practices of planning and development.

Thanks,

Bob

Bob Allnutt
103 Thaxton Street
Gaithersburg, MD 20878
301-571-8202

From: [Michele Hodges](#)
To: [Rob Robinson](#)
Subject: Support of Johnson Property Development Plan
Date: Thursday, June 02, 2016 11:59:19 AM

Dear Mr. Robinson,

My family and I reside in the Quince Orchard cluster and have two sons that attend QOHS. I am writing to you regarding **our support** of the Johnson property development. While I am not encouraging more development in the area after the number of students and traffic that the Lakeland's development added, in my opinion, based on the revised Johnson property plan, I feel that the Johnson plan will add little difference to both of those concerns.

I believe those opposed are ignorant of the small impact the new plan will have regarding traffic and students entering the schools in our cluster. Furthermore, I feel terminating this project will eventually ultimately result in a larger buildout than currently planned. The chance of another potential builder being an active and caring member of community is slim to null. The Johnsons' have proven that they are approaching this development with the QO community in mind. My family and I are supporting their plan.

Thank You,

Michele Hodges
12816 Doe Lane
Darnestown, MD 20878

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From: [Steve Crook](#)
To: [Rob Robinson](#)
Cc: [Steven Crook](#)
Subject: Johnson Property Development Support
Date: Monday, June 06, 2016 6:50:14 PM

Hello Mr. Robinson,

I am writing to you regarding **our support** of the Johnson property development. My family and I have lived in the area for over 30 years and currently reside in Darnestown so we travel through the intersection of Quince Orchard Road and Route 28 multiple times on a daily basis. I once lived on the property known as the Kentlands/Lakelands when it was privately held with only 5 total houses on the property so I have the rare perspective of seeing that property developed into what it is today and enjoy the benefits of that development on a daily basis as everyone in the area does. It has provided housing, convenience and the opportunity for local businesses to thrive. We all reside in a residence that was once undeveloped land and those who oppose this plan chose to ignore that fact.

While I am not encouraging more development in the area after the number of students and traffic that the Lakeland's development added, in my opinion, based on the revised Johnson property plan, I feel that the Johnson plan will add little difference to both of those concerns.

In short, I believe those opposed refuse to look at the revised plan and/or look beyond what they feel benefits them personally. The new plan is very focused on the impact of traffic and students entering the schools in our cluster. Furthermore, I feel terminating this project will eventually ultimately result in a larger buildout than currently planned.

The Johnson's have been and continue to be a staple in our community and I can't think of anyone who gives more to it or cares more about it's future.

Approve this plan.

Thank You,

Steve

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