

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: Grave Concerns about the Johnson Property Annexation Proposal!
Date: Monday, October 17, 2016 4:40:19 PM

From: Jud Ashman - External
Sent: Saturday, October 15, 2016 5:51 PM
To: Doris Stokes
Subject: Fwd: Grave Concerns about the Johnson Property Annexation Proposal!

Hi Doris,

Please add this to the record for the Johnson Property Annexation.

Thanks!
- Jud

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

From: Gary Kreps <gkreps@gmu.edu>
Date: Sat, Oct 15, 2016 at 1:03 PM
Subject: Grave Concerns about the Johnson Property Annexation Proposal!
To: "jashman@gaitthersburgmd.gov" <jashman@gaitthersburgmd.gov>

Dear Mayor Ashman,

My wife and I are 17 year residents of the Willow Ridge community in Gaithersburg. We live right across the street from Quince Orchard High School, where both of our children attended school. After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family) and commercial property adjacent to the Willow Ridge subdivision, I am writing to let you know that I am strongly opposed to this proposal for the following reasons:

- 1. It is my understanding that since 1971, municipalities are precluded from offering zoning as an incentive to annexation. The proposal for the Johnson property is at a substantially higher density than authorized by existing county zoning.**
- 2. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.**
- 3. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street. It has become increasingly difficult and dangerous just to pull out of the Willow Ridge subdivision onto Darnestown Road (Route 28) due to heavy traffic. Addressing traffic concerns would be the County's responsibility as Route 28 is not in the City's jurisdiction.**
- 4. The Johnson development proposal had very little green space and was rejected by the County for traffic and school capacity reasons and the County recommended park area instead. I think this is a reasonable option to the Johnson development plans!**

Thank you for your time and consideration in not approving this proposal.

Wishing you the very best,

Gary

Gary L. Kreps, Ph.D., FAAHB
University Distinguished Professor, Department of Communication
Director, Center for Health and Risk Communication
George Mason University
4400 University Drive, MS 3D6
Fairfax, VA 22030

[703 993-1094](tel:7039931094) (office)

[703 993-1096](tel:7039931096) (FAX)

gkreps@gmu.edu

--

Jud Ashman
Mayor, Gaithersburg, Maryland
Founder and Chair, Gaithersburg Book Festival
www.gaithersburgbookfestival.org
[@judashman](https://twitter.com/judashman)

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: Johnson's Property Annexation
Date: Wednesday, October 19, 2016 5:07:05 PM

From: Jud Ashman - External
Sent: Wednesday, October 19, 2016 3:58 PM
To: Doris Stokes
Subject: Fwd: Johnson's Property Annexation

Hi Doris,

Please add this to the record on the Johnson Property Annexation.

Thanks!
- Jud

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

From: Loftus, Rebecca <rebecca.loftus@aecom.com>
Date: Wed, Oct 19, 2016 at 3:30 PM
Subject: Johnson's Property Annexation
To: "Mayor, Jud Ashman" <jashman@gaitthersburgmd.gov>, "Council Vice President, Michael A. Sesma" <msema@gaitthersburgmd.gov>, "Council Member, Neil Harris" <nharris@gaitthersburgmd.gov>, "Council Member, Henry F. Marraffa, Jr." <hmarraffa@starpower.net>, "Council Member, Ryan Spiegel" <rspiegel@gaitthersburgmd.gov>, "Council Member, Robert T. Wu" <rwu@gaitthersburgmd.gov>

I am writing today regarding the Johnson Property Annexation approximately 88 four story townhomes, 25 single family residences, and an additional 10,000 square feet of commercial space across from QOHS. My family has lived in North Potomac for 18 years and has appreciated the continuing growth. However, **my concerns with the Johnson's property proposed project are that it is near a busy area that includes a high school, high pedestrian traffic and high vehicular traffic – the impacts to safety, school overcrowding and traffic appears to outweigh the benefits of a high density development.**

1. It is already an accident prone area that is very concerning for the children and other pedestrians. Students have been hit by cars and there have been serious and/or fatal auto and bicycle accidents. The high school students cross the street often to get to and from school and also the sports teams regularly cross Rt 28.
2. The public schools in the area including Quince Orchard High School are overcrowded.

3. The traffic congestion heading toward Rockville in the morning and toward Poolesville in the evening has become extremely heavy with stop and go traffic at times as well as grid lock at rush hour. I have seen many cars cut through the neighborhoods, which adds to the safety concerns.

4. The proposal for the Johnson property is at a substantially higher density than authorized by existing county zoning and I understand the county already rejected the development proposal due traffic and school capacity reasons. The developer should still be able to benefit from working with Montgomery County. Please don't allow the annexation into the City.

It is my understanding that the county prefers either sports park land development or the original zoning of 30-32 single family units if the annexation of the property to the City of Gaithersburg is not approved. This certainly makes much more sense than the 88 four story townhomes, 25 single family residences and an addition 10,000 square feet of commercial space across from a High School and an already very congested and dangerous area.

Thank you for your time and consideration,

Becky Loftus

Rebecca Loftus, PE, CFM

Senior Water Resources Engineer, Civil/Water Resources Engineering, DC Metro Area

D [+1-301-820-3153](tel:+13018203153)

M [+1-301-213-2325](tel:+13012132325)

rebecca.loftus@aecom.com

AECOM

12420 Milestone Center Drive

Suite 150

Germantown, MD 20876, United States

T [+1-301-820-3000](tel:+13018203000)

aecom.com

Built to deliver a better world

[LinkedIn](#) [Twitter](#) [Facebook](#) [Instagram](#)

--

Jud Ashman

Mayor, Gaithersburg, Maryland

Founder and Chair, Gaithersburg Book Festival

www.gaithersburgbookfestival.org

@judashman

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: Johnson Property Annexation
Date: Monday, October 17, 2016 4:53:02 PM

From: Ryan Spiegel
Sent: Monday, October 17, 2016 2:25 PM
To: Doris Stokes
Subject: FW: Johnson Property Annexation

Ryan Spiegel

Council Member

City of Gaithersburg

www.GaithersburgMd.gov

Twitter: [@GburgMD](#), [@GrowGburg](#), [@RySpiegel](#)

President, Md Municipal League - MoCo Chapter

From: Bresnicow@aol.com [Bresnicow@aol.com]
Sent: Saturday, October 15, 2016 9:29 AM
To: Jud Ashman; Michael Sesma; Neil Harris; Henry Marraffa - External; Ryan Spiegel; Robert Wu
Subject: Johnson Property Annexation

Honorable Mayor Ashman and Council Members,

I am writing today regarding the Johnson Property Annexation at rt. 28 and 124. I have been a resident of the neighboring Orchard Hills community for 16 years. Overall we appreciate the great job you all do governing this community.

We feel that the proposed development of so many homes and commercial space is not a good fit for this community. We take pride in the rural feel that we have in this corner of the county. It is part of what makes the community desirable.

The traffic on rte 28 during rush hours is already backed up. I cant imagine how much worse it will be with that many more residences and business.

There is already plenty of retail in this corner, I see no need for more. While some residential development is to be expected as the land is just vacant, the plan for so much in such a small space will ruin the aesthetics and feel of the area. We really dont want this place to lose its personality and appeal.

Sincerely,
Bill Resnicow
Orchard Hills Resident.

Mayor and City Council
X-7067-2015
178

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: against annexation of the Johnson's property
Date: Monday, October 17, 2016 4:51:59 PM

From: Ryan Spiegel
Sent: Monday, October 17, 2016 2:24 PM
To: Doris Stokes
Subject: FW: against annexation of the Johnson's property

Ryan Spiegel

Council Member

City of Gaithersburg

www.GaithersburgMd.gov

Twitter: [@GburgMD](#), [@GrowGburg](#), [@RySpiegel](#)

President, Md Municipal League - MoCo Chapter

From: Richter, Bonnie [Bonnie.Richter@hq.doe.gov]
Sent: Monday, October 17, 2016 9:14 AM
To: Ryan Spiegel
Subject: against annexation of the Johnson's property

Dear Council Member, Ryan Spiegel:

Our concern is regarding the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 88 town homes and 25 single family homes. We are against this proposal for the following reasons:

1. The development of this property is too dense for this area. The development will tentatively add more than 200 additional privately owned vehicles to this area. Traffic patterns are overwhelmed by the current amount of traffic during the morning and afternoon rush hours. The major egress to this development would be through a commercial parking lot (Safeway) which jeopardizes the safety of customers. Currently, traffic backs up due to traffic trying to exit from the lot. There is no way that any improvement to the traffic flow from the

parking lot will reduce the amount of traffic already on Darnestown Road.

The proposed additional exit which will allow traffic to flow westbound is ludicrous at best. Those of us that live in the area know that cars traveling west bound frequently make U-turns at the corner of Briar Rock and Seurat Roads. Most of these U-turns are made by high school students (who are notably inexperienced drivers) avoiding the backup of traffic into Quince Orchard High School. In addition, residents living in the existing subdivision exit the subdivision via Copen Meadow by crossing Darnestown Road to travel eastbound. This is already a dangerous intersection, resulting in numerous accidents, the last collision occurring on October 7.

2. **There is the issue of overcrowding at the Thurgood Marshall Elementary School and Ridgeview Middle School as young families move into new homes and townhouses. As these families age up, this will also result in the overcrowding at Quince Orchard High School. As you are probably aware, these schools are already over enrolled.**

We have been a resident of Quince Haven Estates for the last 25 years. The development of Darnestown and Poolesville has already increased the traffic to intolerable levels. To approve the development of 113 units in an area of high density only adds to the degradation of the current infrastructure. Thank you for your consideration.

Bonnie Richter and Alan Levin
12410 Rousseau Terrace, North Potomac

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: against the annexation of the Johnson's property
Date: Monday, October 17, 2016 4:41:29 PM

From: Jud Ashman - External
Sent: Monday, October 17, 2016 9:43 AM
To: Doris Stokes
Subject: Fwd: against the annexation of the Johnson's property

Hi Doris,

Please add to the record on the Johnson Property Annexation.

Thanks!
- Jud

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

From: **Richter, Bonnie** <Bonnie.Richter@hq.doe.gov>
Date: Mon, Oct 17, 2016 at 9:01 AM
Subject: against the annexation of the Johnson's property
To: "jashman@gaithersburgmd.gov" <jashman@gaithersburgmd.gov>

Our concern is regarding the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 88 town homes and 25 single family homes. We are **against this proposal** for the following reasons:

1. The development of this property is too dense for this area. The development will tentatively add more than 200 additional privately owned vehicles to this area. Traffic patterns are overwhelmed by the current amount of traffic during the morning and afternoon rush hours. The major egress to this development would be through a commercial parking lot (Safeway) which jeopardizes the safety of customers. Currently, traffic backs up due to traffic trying to exit from the lot. There is no way that any improvement to the traffic flow from the parking lot will reduce the amount of traffic already on Darnestown Road.

The proposed additional exit which will allow traffic to flow westbound is ludicrous at best. Those of us that live in the area know that cars traveling west bound frequently make U-turns at the corner of Briar

Rock and Seurat Roads. Most of these U-turns are made by high school students (who are notably inexperienced drivers) avoiding the backup of traffic into Quince Orchard High School. In addition, residents living in the existing subdivision exit the subdivision via Copen Meadow by crossing Darnestown Road to travel eastbound. This is already a dangerous intersection, resulting in numerous accidents, the last collision occurring on October 7.

2. There is the issue of overcrowding at the Thurgood Marshall Elementary School and Ridgeview Middle School as young families move into new homes and townhouses. As these families age up, this will also result in the overcrowding at Quince Orchard High School. As you are probably aware, these schools are already over enrolled.

We have been a resident of Quince Haven Estates for the last 25 years. The development of Darnestown and Poolesville has already increased the traffic to intolerable levels. To approve the development of 113 units in an area of high density only adds to the degradation of the current infrastructure.

Bonnie Richter and Alan Levin
12410 Rousseau Terrace, North Potomac

Dr. Bonnie S. Richter

--

Jud Ashman
Mayor, Gaithersburg, Maryland
Founder and Chair, Gaithersburg Book Festival
www.gaithersburgbookfestival.org
@judashman