

**From:** [Doris Stokes](#)  
**To:** [Rob Robinson](#); [Michelle Coupe](#)  
**Subject:** FW: Johnson property annexation  
**Date:** Tuesday, October 18, 2016 3:43:48 PM

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**From:** Jud Ashman - External  
**Sent:** Tuesday, October 18, 2016 10:41 AM  
**To:** Doris Stokes  
**Subject:** Fwd: Johnson property annexation

Hi Doris,

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

Thanks!  
- Jud

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

**From:** **Carolyn Silvey** <[csilvey@comcast.net](mailto:csilvey@comcast.net)>  
**Date:** Tue, Oct 18, 2016 at 10:37 AM  
**Subject:** Johnson property annexation  
**To:** [jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov), [mesima@gaithersburgmd.gov](mailto:mesima@gaithersburgmd.gov),  
[nharris@gaithersburgmd.gov](mailto:nharris@gaithersburgmd.gov), [hmarraffa@starpower.net](mailto:hmarraffa@starpower.net), [rspiegel@gaithersburgmd.gov](mailto:rspiegel@gaithersburgmd.gov),  
[rwu@gaithersburgmd.gov](mailto:rwu@gaithersburgmd.gov)

Honorable Mayor Ashman and City Council Members,

I am writing today to oppose the Johnson Property Annexation. I am a 6 year resident of the North Potomac area; previously I lived for 10 years within the City of Gaithersburg. My concerns with the Johnson property's proposed plans are the increased population density and its accompanying challenges of traffic, overcrowded schools, and complete shift in the character and appearance of the area.

The intersection of Quince Orchard Rd and Rt. 28 is already quite congested at morning and evening rush hour, at the start and end of the school day at Quince Orchard High School, and during major school events (football games and theater shows). Adding an additional 100+ housing units and more businesses will only exacerbate this problem. Have you tried turning out of the existing shopping plazas or the residential side streets at rush hour? It is nigh impossible. Factor in the heavy pedestrian traffic due to QOHS and this becomes a dangerous situation.

The schools in this area are also already crowded. Thurgood Marshall ES has a capacity of 535 and a current enrollment of about 660. QOHS is also almost 100 students over capacity. Yet there seems to be no discussion or concern over how to squeeze the students that would live in these 100+ housing units into these schools. And like the roadways, the schools would be the County's problem to solve, though the City would be creating the issue - that doesn't seem fair.

One reason my family chose to move out of the City in 2012 was to find a less dense, less congested neighborhood to live in. There are no tall office buildings and narrow townhouses. The Johnsons' proposed development would completely change the look and feel of this area. You already have a "Gateway" community in the Kentlands, with plenty of mixed use space and residential development. The County was recommending open space or ballfields for this property - and space for soccer, baseball, and other local teams to practice is at a premium in this area.

Lastly, these plans address only a portion of the Johnson property. I am concerned that if these proposals are approved, higher density commercial use will soon follow on the other parcels. I wish to note that as I drive Rt. 124 towards I-270 into Gaithersburg, there are \*many\* commercial buildings available for lease. There is clearly no shortage of available commercial space in Gaithersburg and I urge you to focus your development efforts on revitalizing those existing areas, rather than creating new islands of density in a neighborhood that is not suited for such a change.

Thank you for your consideration,

Carolyn Silvey  
14513 Omaha Court

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

**From:** [Doris Stokes](#)  
**To:** [Rob Robinson](#)  
**Cc:** [Michelle Coupe](#)  
**Subject:** FW: Johnson Property Annexation  
**Date:** Monday, October 17, 2016 4:38:13 PM

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

**From:** **Michelle Bolek** <[mbolek@gmail.com](mailto:mbolek@gmail.com)>  
**Date:** Sat, Oct 15, 2016 at 9:46 AM  
**Subject:** Johnson Property Annexation  
**To:** [mesima@gaithersburgmd.gov](mailto:mesima@gaithersburgmd.gov), [jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov),  
[nharris@gaithersburgmd.gov](mailto:nharris@gaithersburgmd.gov), [rspiegel@gaithersburgmd.gov](mailto:rspiegel@gaithersburgmd.gov), [hmarraffa@starpower.net](mailto:hmarraffa@starpower.net),  
[rwu@gaithersburgmd.gov](mailto:rwu@gaithersburgmd.gov)

I am writing today regarding the Johnson Property Annexation. I've lived in the Kentlands for 7 years. I moved to the Kentlands because it's a well-planned community, the surrounding green space, relatively few developments around me, and relatively manageable traffic. Since then, there has been a noticeable increase in traffic and congestion. Building up Downtown Crown has made my commute bad enough. Cramming more people into an area very near me is not a good plan and I am not in favor. I am already considering moving because traffic is a nightmare. I would very much prefer a park and greenspace.

Sincerely,

Michelle Bolek  
159 Chevy Chase St

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

Mayor and City Council  
X-7067-2015  
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**From:** [Doris Stokes](#)  
**To:** [Rob Robinson](#)  
**Cc:** [Michelle Coupe](#)  
**Subject:** FW: Johnson Property Annexation  
**Date:** Monday, October 17, 2016 4:39:16 PM

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**From:** Jud Ashman - External  
**Sent:** Saturday, October 15, 2016 12:08 PM  
**To:** Doris Stokes  
**Cc:** Henry Marraffa - External; Michael Sesma; Neil Harris; Robert Wu; Ryan Spiegel - External  
**Subject:** Fwd: Johnson Property Annexation

Hi Doris,

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

Thanks!  
- Jud

----- Forwarded message -----  
**From:** **Gary Cain** <[garycain@comcast.net](mailto:garycain@comcast.net)>  
**Date:** Sat, Oct 15, 2016 at 11:07 AM  
**Subject:** Johnson Property Annexation  
**To:** [jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov)

Honorable Mayor Ashman,

I am writing today regarding the Johnson Property Annexation. My wife and family have lived in Gaithersburg for 15 years. We live 1/2 mile south of Quince Orchard High School and regularly shop in the Safeway center there and pass by the affected area multiple times per week. While we appreciate the development projects the city has taken on in the past few years, my concerns with the Johnson property proposed plans are the increase in traffic, higher density housing and potential overcrowding at Quince Orchard High School. All three of my children are/have attended QOHS.

I attended the community presentation some months ago where the Johnson family and their development partners reviewed the plan and tried to address the traffic and congestion issue. The amount of residents in the proposed plan would greatly increase the amount of vehicles exiting and entering the property and cause even more delays and increase the risk of pedestrian traffic on a very busy street. This was acknowledged in the meeting as an issue and the plans have not materially changed. I am not opposed to all development but I feel strongly that the development be limited to a smaller number of single family homes. Our area has already become too congested over the past few years. Let's not make it worse.

Gary Cain  
[garycain@comcast.net](mailto:garycain@comcast.net)

Mayor and City Council  
X-7067-2015  
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Jud Ashman  
Mayor, Gaithersburg, Maryland  
Founder and Chair, Gaithersburg Book Festival

[www.gaithersburgbookfestival.org](http://www.gaithersburgbookfestival.org)  
@judashman

**From:** [Doris Stokes](#)  
**To:** [Rob Robinson](#)  
**Cc:** [Michelle Coupe](#)  
**Subject:** FW: Johnson Property Annexation  
**Date:** Wednesday, October 19, 2016 9:04:10 AM

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**From:** Jud Ashman - External  
**Sent:** Tuesday, October 18, 2016 9:43 PM  
**To:** Doris Stokes  
**Subject:** Fwd: Johnson Property Annexation

Hi Doris,

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

Thanks!  
- Jud

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

**From:** **John C. Chaconas** <[john.chaconas@verizon.net](mailto:john.chaconas@verizon.net)>  
**Date:** Tue, Oct 18, 2016 at 9:39 PM  
**Subject:** Johnson Property Annexation  
**To:** [jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov), [mesima@gaithersburgmd.gov](mailto:mesima@gaithersburgmd.gov),  
[nharris@gaithersburgmd.gov](mailto:nharris@gaithersburgmd.gov), [hmarraffa@starpower.net](mailto:hmarraffa@starpower.net), [rspiegel@gaithersburgmd.gov](mailto:rspiegel@gaithersburgmd.gov),  
[rwu@gaithersburgmd.gov](mailto:rwu@gaithersburgmd.gov)

Hi Judd,

We've met a few times throughout the years at the home of a mutual friend. I've always thought you were a smart, reasonable, logical man.

I am writing today regarding the Johnson Property annexation and to ask that you really think through what's happening here and consider the logic and evidence that the residents of this area have presented. I've lived in Willow Ridge, adjacent to the Johnson property for almost 20 years...and originally settled in Gaithersburg in 1982.

I've watched Gaithersburg's dramatic growth over the years. I've seen good, smart growth and I've seen the city and county take a back seat to other areas as well. Nobody, no area is perfect.

I work as a marketing director for one of the one of the world's most recognizable brands - Monster.com. I come at this from a number of perspectives...many of which residents like me have said before, but I also look at this scenario and consider the impact that it's leaving on Gaithersburg's brand image. Yep...the city has a brand, just like any company or consumer product. A brand is what people say or think about an organization, a product, a city.

Some of the thoughts I've heard people use in conjunction with the city in relation to this proposed development, annexation, change in plans are:

- there's fuzzy math being used to accept the escalated Johnson proposal (and its impact on schools)
- it seems that governance / rules are made to be broken
- the idea that the development forms a gateway to the city is completely irrational - wouldn't city leadership

want to make a more positive impression on entrants from the west than "here's another cookie cutter development with multi family dwellings and more retail that nobody needs?" **Keep in mind, we don't object to the original zoning on the property (30 single family dwellings). Never have.**

You and the council have the power to control how people think of the city...in other words, to control Gaithersburg's brand image. If the strategy is to have residents lose faith in it's government; to think that the residents in the area have no chance of opposing to unreasonable development or developers just because we don't have lawyers or PR firms; if you want people to think that Gaithersburg is a temporary place to live.....then, by all means allow the Johnsons to go against the zoning and their original plan.

Conversely, if you want people to think and talk positively about the city and it's government; to think that is a place where EVERYONE has a voice; to add an element to the city's brand that this is a long term place to call home, then uphold the zoning and the original plan submitted by the Johnsons.

Here are more real letters from other community members here <http://www.montgomeryplanningboard.org/agenda/2015/documents/REVISEDATTACHMENT3-CommunityLetters.pdf>

Thank you for taking a moment, stepping back, and considering elements to this that may not have been considered before.

Sincerely,  
John Chaconas  
Fostoria Way, Willow Ridge, Gaithersburg

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