

From: [Doris Stokes](#)
To: [Rob Robinson](#)
Cc: [Michelle Coupe](#)
Subject: FW: Johnson Annexation
Date: Friday, October 21, 2016 8:23:08 AM

Note, this came in at 6:09 p.m. Michelle, please place in OC. Thanks.

From: Jud Ashman - External
Sent: Friday, October 21, 2016 7:17 AM
To: Doris Stokes
Subject: Fwd: Johnson Annexation

Hi Doris,
Please add this to the record on the Johnson Property Annexation.
Thanks!
- Jud

----- Forwarded message -----
From: **Debra Miller** <drmiller323@gmail.com>
Date: Thu, Oct 20, 2016 at 6:09 PM
Subject: Johnson Annexation
To: jashman@gaitHERsburgmd.gov

12648 Granite Ridge Drive

Gaithersburg, MD 20878

October 20, 2106

Dear Mayor Ashman,

I am writing to you regarding the Johnson Property Annexation. I am a 24 year resident of Quince Haven Estates in North Potomac-just across the street from the proposed development project. I am a former teacher with Montgomery County Public Schools, having retired two years ago after teaching for 34 years. My last 24 years with the county, I was a teacher at Darnestown ES.

While I have been very happy living in Montgomery County all my life, with the excellent schools, parks, and services, I have become very concerned with the amount of fast growth in this part of the county. My fear is that this rapid, unchecked growth will have grave effects on transportation, schools, safety of our children and adults, and the services that we have become accustomed to in this community.

My first concern about the planned development is the increase in traffic during, not only morning and evening commutes, but all day long. We have numerous large trucks on Darnestown Road now, traveling to and from the Dickerson Landfill, and with the Pepco substation being built at Darnestown Road and Riffleford Roads, I suspect that we will have more large vehicle traffic in the future. Darnestown Road carries not only commuters from this area, but from Virginia, as well, traveling across White's Ferry. The area between here and Poolesville is being developed, and that adds additional traffic.

This amount of traffic, besides the congestion, is a huge safety issue. Quince Orchard High School is one block from the proposed development, and the students attending the school are walkers. Those students not walking, drive to and from school every morning, or are driven to school-adding to the additional traffic congestion and safety hazards. MCPS has already suffered several student fatalities due to driver and pedestrian error. With this much traffic at the corner of Darnestown Road and Quince Orchard Road, it is only a matter of time before our community will experience such a tragedy.

The development will also mean additional student overcrowding in our schools, particularly at the elementary level. The classrooms at Rachel Carson ES and Thurgood Marshall ES are already so overcrowded that portable classrooms have had to be used. This is not acceptable.

Additional motor vehicles will also add to the noise and pollution in our community. As I am writing this email, I am listening to traffic noise and horns honking as commuters make their way home. The exhaust from cars and trucks is potentially hazardous to the health of nearby developments.

Please consider these concerns before approving the Johnson Annexation. We have so much to lose if we continue to permit the unchecked growth in this area before having the roads and infrastructure in place to handle such a project. Let's not turn into the nightmare that Northern Virginia has become with it's "concrete jungles." Please make the right decision for the citizens-adults and children of the community you serve.

Sincerely yours,

Debbie Miller

drmilller323@gmail.com

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Jud Ashman

Mayor, Gaithersburg, Maryland

Founder and Chair, Gaithersburg Book Festival

www.gaithersburgbookfestival.org

@judashman

From: [Christine Poore](#)
To: [CityHall External Mail](#)
Subject: Johnson Property Annexation
Date: Thursday, October 27, 2016 1:37:42 PM

Honorable Mayor Ashman,

I am writing today regarding the Johnson Property Annexation. I am a resident of Gaithersburg, MD and appreciate the development projects the city has taken on in the past few years. My concerns with the Johnson property proposed plans are:

- 1) I am not in favor of developments that increase attendance at our already overcrowded TMES and QO cluster.
- 2) I request traffic density and vehicle/pedestrian studies/safety where Darnestown Road merges to one lane on the northbound side. I am concerned about increased traffic relative to safety for QOHS students who are directly across the street from the Johnson Property and pickup and drop-off on all sides of the intersection of Route 28 and Route 124.
- 3) I understand that the annexation is in process to City of Gaithersburg but would like the binding elements passed on from Montgomery County to be firm and followed through with once the annexation takes place.
 - A) Restriction on number of approved units built on Parcel E.
 - B) Park space included in Parcel E residential area.
 - C) Designated Parking for Park Space for visitors.
 - D) Maximum Height Restrictions on Residential and Commercial in all parcels.
 - E) Maximum of 100,000 sq/ft of commercial space.
- 4) The annexation will create an enclave that will be created by the annexation where the Johnson Property will be surrounded on 3 sides by Montgomery County jurisdiction and residents.

Thank you for your consideration. I understand that development must take place within our County but with the issues surrounding this particular area of development, I would like to keep the density of residential and commercial to match the surrounding area adjacent to the Johnson Property.

Sincerely,
Christine Poore

Mayor and City Council
X-7067-2015
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From: **Collins, Sheila** <sheila.collins@leidos.com>

Date: Tue, Oct 25, 2016 at 1:50 PM

Subject: Proposed Development of the Johnson Property

To: "jashman@gaithersburgmd.gov" <jashman@gaithersburgmd.gov>

Cc: "msesma@gaithersburgmd.gov" <msesma@gaithersburgmd.gov>,

"nharris@gaithersburgmd.gov" <nharris@gaithersburgmd.gov>, "hmarraffa@starpower.net"

<hmarraffa@starpower.net>, "rspiegel@gaithersburgmd.gov" <rspiegel@gaithersburgmd.gov>,

"rwu@gaithersburgmd.gov" <rwu@gaithersburgmd.gov>

Honorable Mayor Ashman,

I am writing today regarding the Johnson Property development/annexation. I am a 20-year resident of the Quince Orchard Knolls neighborhood in Gaithersburg, Md. and appreciate the development projects the city has taken on in the past few years; however, my concerns with the Johnson's property proposed plans are that the public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years; and 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 as well as for my husband who is an avid cyclist (there was a bicycle fatality near this intersection within the last few years).

Thank you for your time and consideration in not approving the current plans for this development.

Sincerely,

Sheila E. Collins

15553 Peach Leaf Lane

From: **Jinia Jin** <jinia3@gmail.com>
Date: Wed, Oct 26, 2016 at 10:46 AM
Subject: the new annexation
To: jashman@gaithersburgmd.gov

Honorable Mayor Ashman,

I am writing today regarding the Johnson Property Annexation. I am a resident in Quince orchard area and appreciate the development projects the city has taken on in the past few years, my concerns with the Johnson property proposed plans are:

- 1.) We are not in favor of any developments that may increase students to our already overcrowded TMES and the QO Cluster.
- 2.) We understand that the annexation is in process to City of Gaithersburg but we would like the binding elements passed on from Montgomery County to be firm and followed through with once the annexation takes place. A.) Restriction on number of approved units built on Parcel E. B.) Park space included in Parcel E residential area. C.) Designated Parking for Park Space for visitors. D.) Maximum Height Restrictions on Residential and Commercial in all parcels. E.) Maximum of 100,000sq/ft of commercial space... now and in the future. minimum 20 years and beyond)
- 3.) Traffic density and vehicle/pedestrian safety where Darnestown Road merges to 1 lane on the northbound side.
- 4.) Increased traffic relative to safety for QOHS students who are directly across the street from the Johnson Property and pickup and dropoff on all sides of the intersection of Route 28 and Route 124.
- 5.) Kentland's style neighborhood to be built that does not reflect the density or look of the surrounding neighborhoods.
- 6.) Enclave that will be created by the annexation where the Johnson Property will be surrounded on 3 sides by Montgomery County jurisdiction and residents.

Thank you for your consideration. I understand that development must take place within our County but with the issues surrounding this particular area of development, we would like to keep the density of residential and commercial to match the surrounding area adjacent to the Johnson Property. (Majority Single family homes and single level commercial structures.) If the annexation is not approved by City of Gaithersburg, I would like to see sports fields built -- which are sorely needed in the Darnestown area, or the original zoning of 30-32 single family units are acceptable as well.

Sincerely,
Xiaofang Jin

From: **Amy Pomrink** <apomrink@hotmail.com>

Date: Fri, Oct 28, 2016 at 11:14 AM

Subject: Johnson Property

To: "jashman@gaithersburgmd.gov" <jashman@gaithersburgmd.gov>,

"msema@gaithersburgmd.gov" <msema@gaithersburgmd.gov>,

"nharris@gaithersburgmd.gov" <nharris@gaithersburgmd.gov>,

"rspiegel@gaithersburgmd.gov" <rspiegel@gaithersburgmd.gov>, "rwu@gaithersburgmd.gov" <rwu@gaithersburgmd.gov>

Honorable Mayor Ashman and City Council Members,

I am writing today regarding the Johnson Property Annexation. I am a 16 year resident of Gaithersburg and am writing about the Johnson's property proposed plans and am concerned about all of the following issues

- *Impact on traffic - how will all the cars get in and out of Fox Hills Green from Darnestown Rd? During rush hour, school hours. This area is already completely backed up during those times.
- *Impact on the schools, already exceeding capacity per Montgomery County standards
- *Deviation from zoning from 30 single family homes to more than 100 housing units.
- *Concern regarding parking for the development, will they end up parking in the neighborhoods? Commercial parking lots?
- *Lack of green space or park land

Thank you for your consideration.

Sincerely,

Amy Pomrink
14816 Native Dancer Road

Mayor and City Council
X-7067-2015
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