

From: Binh Do [binnynee@yahoo.com]
Sent: Thursday, October 27, 2016 10:00 PM
To: Jud Ashman
Cc: Michael Sesma; Neil Harris; Henry Marraffa - External; Ryan Spiegel; Robert Wu
Subject: Johnson Property Annexation

Honorable Mayor Ashman,

We are writing today regarding the Johnson Property Annexation. We are a 17 year resident of the Willow Ridge development which is adjacent to the Johnson Property and are also a parent to a child who attends Thurgood Marshall Elementary School. We appreciate the development projects the city has taken on in the past few years, but our 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. We 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, we 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,
Tim and Binh Nee
12547 Carrington Hill Dr.
Willow Ridge resident

Mayor and City Council
X-7067-2015
201

From: **Carole Bower** <carolebower@westat.com>
Date: Fri, Oct 28, 2016 at 11:30 AM
Subject: Concerns about Johnson Property Annexation Development
To: "jashman@gaithersburgmd.gov" <jashman@gaithersburgmd.gov>

Dear Mayor Ashman,

I am contacting you today regarding the Johnson Property Annexation. My husband and I are 40-year residents of the Gaithersburg/North Potomac area and currently reside in the Potomac Grove community, We have worked in Montgomery County since our arrival in 1976, and both of our children are graduates of Montgomery County Public Schools. Having spent nearly all of our adult lives as proud MoCo residents, we am concerned about various aspects of development of this property including, but not limited to, the following;

- *Impact on traffic particularly during rush hour and school hours;
- *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;
- *Adequate parking for the development and plans for addressing overflow capacity; and
- *Impact on the environment and area aesthetics, including lack of green space or park land.

Your consideration of these concerns as you proceed with development will be much appreciated.

Respectfully,

Carole Bower

Mayor and City Council
X-7067-2015
202

From: Gayle Kaplan [tgkaplan@yahoo.com]

Sent: Friday, October 28, 2016 9:11 AM

To: Jud Ashman; Michael Sesma; Neil Harris; Henry Marraffa - External; Ryan Spiegel; Robert Wu

Subject: No to development of Johnson Property

Dear Honorable Mayor and Council members,

I am a resident of Westleigh in Gaithersburg, MD. I am concerned about the proposed plans to develop the Johnson property and its impact on the following:

- Traffic, esp during rush hours
- Schools, already overcrowded
- Deviation from 30 single family houses to more than 100 units
- Parking
- Lack of green space/park land

Please consider this when you are voting.

Sincerely,

Gayle Kaplan

11500 Evelake Court

Gaithersburg, MD 20878

DuFief Elementary

Mayor and City Council
X-7067-2015
203

From: Mike Monkevich [jmmonk123@yahoo.com]

Sent: Thursday, October 27, 2016 8:58 PM

To: Jud Ashman; Michael Sesma; Neil Harris; Henry Marraffa - External; Ryan Spiegel; Robert Wu

Subject: Development at Quince Orchard and Darnestown Roads

Honorable Mayor Ashman and Council Members,

I am writing today regarding the Johnson Property Annexation. I am a 13+ year resident of Gaithersburg living in Quince Orchard Manor near Thurgood Marshall Elementary. I share many of my neighbors concerns with the proposed Johnson Property redevelopment plans.

I've received their correspondences, and I understand that they complain that if the County is unwilling to fairly compensate them for the land to create park property, the next logical step is to rezone from what it is currently approved for (from R-200 single family detached) to something significantly greater/more dense. Well, I can see that they not release their property for "a fraction of its value", but I don't follow that the next logical step is to expand the zoning for the area – why not allow them to develop it fairly for what it is zoned for? I think that would be reasonable and I doubt there would be significant opposition to that. The illogical (and impactful) extension to create a significantly dense residential area is the concern, on an area of already marginal infrastructure. Primary specific concerns include:

- Traffic patterns – please visit Rt. 28 around peak commuting times, particularly in the afternoon, and find already existing congested traffic with an immediate bottle neck at/near Riffle Ford Rd. Supporting this development/rezone would considerably exacerbate this existing problem, in my opinion.
- I am not an expert in school capacity, but I understand that this adjacent expansion may affect and impact Quince Orchard High School, to which both of my children will be attending in the coming years (both attend Ridgeview currently).

Again, I don't begrudge the Johnson Property owners the ability to develop their land fairly; however, readily accommodating this revision to the approved land use is unfair to the existing residents, and I strongly feel should be rejected.

Thank you for your consideration.

Sincerely,

John M. Monkevich
16453 Tomahawk Drive, Gaithersburg MD 20878
301-926-4233

From: **marilyn cochran** <mjmcochran@gmail.com>

Date: Fri, Oct 28, 2016 at 10:48 AM

Subject:

To: jashman@gaitthersburgmd.gov, msema@gaitthersburgmd.gov,
nharris@gaitthersburgmd.gov, hmarraffa@starpower.net, rspiegel@gaitthersburgmd.gov,
rwu@gaittherburgmd.gov

Honorable Mayor Ashman,

I am writing regarding the Johnson Property Annexation. I have lived in North Potomac (Potomac Grove) for seven years and moved here in part to leave the congestion and density of Bethesda.

I am concerned about the height of the proposed townhouses. While 4 stories may work in new large-scale communities like Downtown Crown, they are totally out of proportion and out of scale with the neighborhoods surrounding Quince Orchard Road and Rte. 28.

The density is also substantially more than that initially approved - it's my understanding that zoning will permit more than 100 homes where only 30 was initially approved, creating issues re school overcrowding, which already is a problem, with children being taught in portable classrooms. If the neighborhood schools do not retain their current excellent reputation, then North Potomac will become a less desirable place to live and everyone's property values will fall, along with tax revenues.

While continuing development is a given, it should be done in a way that respects the existing neighborhoods.

Thanks you for your consideration.

Best regards,

Marilyn Cochran
Potomac Grove

Mayor and City Council
X-7067-2015
205