

From: Susan Hayashi [shayashi@jbsinternational.com]
Sent: Friday, October 28, 2016 8:15 AM
To: Jud Ashman; Michael Sesma; Neil Harris; Henry Marraffa - External; Ryan Spiegel; Robert Wu
Subject: Johnson Property Development Concerns

Honorable Mayor Ashman, Council Vice President, Michael A. Sesma, and Council members Harris, Marraffa, Spiegel and Wu,

I am writing today regarding the Johnson Property Annexation. I am a 17 year resident of North Potomac in Montgomery County and live in the Fox Hills North development off Jones Lane. Every day my family travels along Rte 28 past the area where the Johnson property development is proposed. During the morning and evening rush hours and school hours the area is already extremely congested with the traffic backing up for miles. I am writing about the Johnson's property proposed plans and am concerned about the.....

*Deviation from zoning from 30 single family homes to more than 100 housing units. This cannot be done without specific adjustment to the impact on traffic, schools etc. For example, the table below shows an estimate of how many more people must be accommodated in the space and the increased number of cars over what was originally proposed. This is a significant change and will great impact traffic in the area:

	30 single family homes	113 residential units (88 four-story town homes and 25 single family homes)
Family size estimated at 4 people per home	120	452
Number of Cars per home estimated at 2	60	226

*Impact on traffic - how will all the cars get in and out of the development?

*Impact on the schools, already exceeding capacity per Montgomery County standards

*Concern regarding parking for the development, will they end up parking in the neighborhoods? Commercial parking lots? Not only is there a need to provide parking for the residences but also for visitors, workers who come into the development, etc.

*Lack of green space or park land. Montgomery County has always prided itself on protecting green space and there needs to be green space included in the area.

Thank you for your consideration.
Sincerely,

Susan Hayashi
Quince Orchard High School Cluster

From: Tricia BZ [bigzipmarine@aol.com]

Sent: Friday, October 28, 2016 7:19 AM

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

Subject: DO NOT SUPPORT the Johnson Property Development plan

Honorable Mayor Ashman and Council Members,

I am writing today regarding the Johnson Property Annexation and Development Plan. I am a resident of Willow Ridge for the past 9 years with my husband and 11 year old son. I am writing about the Johnson's property proposed plans and am concerned about how the new plan for more than 100 housing units will negatively impact the schools, safety, traffic and quality of life in this area.

*Impact on traffic - I work in DC and already have a very long commute. I have seen a dramatic increase in the traffic between Muddy Branch and Riffleford over the past few years. Exiting our neighborhood in the morning is dangerous and frustrating already. Returning in the evening requires waiting through multiple lights nearby and long lines at the entrance to the neighborhood. How will all the cars get in and out of the new development? With the crowding on the main roads there are safety concerns for the kids around the high school as well as an increase in cars cutting through our neighborhood at higher speeds.

*Impact on the schools - Our schools, those that would serve the new neighborhood, are already exceeding capacity per Montgomery County standards and the math used to argue the proposed housing plan was within guidelines was fuzzy at best. It serves no one if our children and schools suffer as a result of one family/company's greed to squeeze additional development out of this small parcel of land.

*Deviation from zoning from 30 single family homes to more than 100 housing units (see above). The Johnson's have consistently ignored the interests of the community in favor of their own. The plan for four story townhomes completely changes the character of this neighborhood and will tower over the existing homes that surround the property.

*Lack of green space or park land - All along Darnestown Road we are seeing development that adds to the population, traffic, crowding and the removal of the limited remaining green space we have.

I chose to live in this community when I relocated to Maryland with my family back in 2008 despite the longer commute. I chose to do so because of the feel of the neighborhood and surrounding community, because of the beauty around us, because of the excellent schools and services. This planned development threatens all of those things.

Thank you for your consideration.

Sincerely,

Tricia Barrett, concerned parent
12644 Carrington Hill Drive

Mayor and City Council
X-7067-2015
212

From: **Deanna Tomasetti** <deanna.tomasetti@gmail.com>

Date: Fri, Oct 28, 2016 at 12:50 PM

Subject: No to the Johnson Property Proposed Plans

To: jashman@gaithersburgmd.gov, msema@gaithersburgmd.gov, rwu@gaithersburgmd.gov, nharris@gaithersburgmd.gov, rspiegel@gaithersburgmd.gov

Honorable Mayor, Council Vice President and Council Members,

I am writing today regarding the Johnson Property Annexation. I am 12 year resident of North Potomac and parent of a child at Ridgeview Middle School and future QO student. I am writing about the Johnson's property proposed plans and am concerned about the.....

*Impact on traffic - how will all the cars get in and out of the development? During rush hour, 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.

*Concern regarding parking for the development, will they end up parking in the neighborhoods? Commercial parking lots?

*Lack of green space or park land

This continued over-growth will make our area less desirable for us and possible future residents.

Thank you for your consideration.

Sincerely,

Deanna Tomasetti

Resident, Carry Back Drive

Mayor and City Council

X-7067-2015

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From: **Guoli Wang** <wang.guoli2004@gmail.com>

Date: Fri, Oct 28, 2016 at 12:32 PM

Subject: Development at Quince Orchard and Darnestown Roads

To: jashman@gaithersburgmd.gov

Cc: msesma@gaithersburgmd.gov, nharris@gaithersburgmd.gov, hmarraffa@starpower.net, rspiegel@gaithersburgmd.gov, rwu@gaithersburgmd.gov

Honorable Mayor Ashman,

I am writing today regarding the Johnson Property Annexation. I am a 6 years resident in Quince Orchard Knolls 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,

Guoli Wang

15201 Winesap Dr., North Potomac, MD 20878

From: **Katie Pastrick** <katie.pastrick@gmail.com>

Date: Fri, Oct 28, 2016 at 12:34 PM

Subject: Johnson Property Opposition

To:

Hello,

I am writing today regarding the Johnson Property Annexation. I am a 6 year of the North Potomac/Gaithersburg area in the Fox Hills neighborhood and my children currently go to Jones Lane ES and a preschool in the area. I am writing about the Johnson's property proposed plans and am concerned about the.....

*Impact on traffic - how will all the cars get in and out of the development? During rush hour, 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.

*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,

Katie Pastrick
12508 Shoemaker Way
Jones Lane Elementary School

Mayor and City Council
X-7067-2015
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