

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

From: **Maura Winkworth** <Maura.Winkworth@georgetown.edu>

Date: Tue, Oct 25, 2016 at 2:33 PM

Subject: Proposed Development next to Colonnade Condominiums

To: jashman@gaitthersburgmd.gov

Dear Mayor Ashman,

I am writing to express my concern about this development as a resident of the Kentlands. I understand that this particular corner desperately needs development, and welcome something that makes sense and enhances the surrounding area. But, I'm very concerned about the affect that a 300+ rental apartment complex will have on the Kentlands and Lakelands. One of the reasons we moved to the Kentlands was because of the good reputation of RCES. I fail to see how that reputation can be sustained when a school that is already over capacity, is faced with so many new students for which it does not have room.

I've lived all over the east coast and the midwest and have seen few neighborhoods as beautiful and unique as the Kentlands. Please do not do anything that would jeopardize the character and the value of this wonderful place and the value that it brings to Gaithersburg.

Thank you,

--

Maura C. Winkworth, Esq.
Georgetown University
Office of Advancement
3300 Whitehaven Street, N.W.
Suite 4000
Washington, D.C. 20007
[\(202\) 687-5383](tel:(202)687-5383)

From: MJ Carmack [mjspirit4@comcast.net]
Sent: Sunday, October 23, 2016 11:22 AM
To: Jud Ashman
Subject: New apartment building

Dear Mayor,

Generally I am not opposed to growth or housing for seniors or low income families; however, as a resident of the Colonnade, and having traveled Great Seneca and Quince Orchard Rds. at rush hour and non-rush hour, I already see the slow moving heavy traffic as well as the very congested intersections with drivers in a hurry speeding up to catch a green light. We already have many speeders on Booth St. and Arch Place with cars parked on both sides of the street. We have many large Giant delivery trucks on Booth Street which creates hazardous driving conditions. We have a lot of traffic coming into the Exxon gas station on the corners of Booth and Quince Orchard and for pedestrians crossing Booth, they do it at their own risk. For these reasons I am opposed to the plan for the 300+ units apartment complex

Sincerely,

MJ Carmack 7 Booth St

From: [Britta Monaco](#)
To: [msmlr](#)
Cc: [Doris Stokes](#); [Michelle Coupe](#); [John Schlichting](#); [Trudy Schwarz](#); [Tony Tomasello](#)
Subject: RE: Kentlands apartments
Date: Monday, October 31, 2016 7:08:01 AM

Michele, thank you for your correspondence related to the proposed Kentlands Apartments. Your e-mail is being shared with our elected officials and senior staff for their consideration.

Britta Monaco

Director, Department of Community & Public Relations

City of Gaithersburg | 31 S. Summit Ave. | Gaithersburg, MD 20877
301-258-6310 x2111

bmonaco@gaitthersburgmd.gov

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From: msmlr [mailto:msmlr@aol.com]
Sent: Sunday, October 30, 2016 12:51 PM
To: CityHall External Mail
Subject: Kentlands apartments

As an owner at the Colonnade at Kentlands I would like to request an extension to the upcoming hearing on November 7th. we were not given adequate notice to determine a response to the proposal. the first I heard of the hearing was on October 18th at a meeting held at the Colonnade two days later I received a postcard from the city. neither gave 30 days notice. to date there are no signs posted on the property detailing a hearing. traffic studies were not made available to us until 21st of October. I have been a resident of Gaithersburg since 1988. Please push back this hearing by 60 days.

My address:
1 arch place
#323
Gaithersburg, MD 20878

Thanks, have a fantastic day
Michele

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

From: **minna golden** <minna.golden@me.com>
Date: Sat, Oct 29, 2016 at 10:56 AM
Subject: new building plan in the kentlands
To: jashman@gaitersburgmd.gov

Dear Mayor Ashman,

I am writing to express the serious concern my husband and I have for this new building plan for low housing in the Kentlands. As an owner of a single family home in the Lakelands, i strongly oppose this plan. The added traffic and congestion as well as potential for crime is devastating. I am a grandmother but this neighborhood is largely small children playing and enjoying the streets and neighborhood. The local elementary school is jammed to the max. There is no good reason to stick this low income housing high rise in this plot of land. I am certain, as a retired Federal official, that there are MANY other choices of property that would be more appropriate. Particularly in east gaithersburg. You will ruin the community that has developed here and there will be property damage and other more serious side effects. I can promise you that if this development moves forward that the more valued families with neighborhood pride will definitely move out. I know I will. Having lived in a variety of Potomac neighborhoods there was always a designated area for low income but those areas were small and fit into the neighborhood, they were not large high rises, like Venezuela!!! This is an ill devised plan that will likely line someones pockets with money. I have voted for you before and grew up In Florida with a close friend named Steven Ashman--perhaps a relative. But I won't vote for you again if this moves forward. Our Kentlands Lakelands community already has a cross section of socio-economic and ethic representation. I urge you not to ruin it!!

Sincerely,

/s/

Minna S. Golden
702 Linslade St.
Gaithersburg, MD 20878



RECEIVED

NOV - 1 2016

PLANNING & CODE
ADMINISTRATION

November 1, 2016

Mayor and City Council, City of Gaithersburg
City Hall
31 South Summit Avenue
Gaithersburg, Maryland 20877

HAND DELIVERY

Re: Schematic Development Plan application SDP-
7362-2016: Kentland Apartments

Dear Mayor Ashman and Council Members:

This letter is transmitted on behalf of the residents of the five condominiums that are part of the Colonnade Community Association, Inc. As you probably are aware, the condominiums abut the parcels of land which are the subject of the above-referenced schematic development plan application. We have 307 residential condominium units with approximately 650-700 residents.

We are informed that the application is scheduled for a public hearing at 7:30 p.m. on Monday, November 7, 2016. This letter is transmitted to request that you defer the public hearing on the application for at least 60 days. The amount of notice and information that has been given is not enough for our residents to become fully aware of the proposed development and to prepare for a public hearing.

We first learned of this application on June 23 at an "open house", general informational meeting with the developer. There were architectural renderings and basic information about the project. An architect and an owner's representatives were the only people present on behalf of the developer. Ms. Forbes of your staff was also present. We expressed concerns about building height and traffic and we were told that the developer required a minimum of 300 units which required a 6 story building. We were not provided any reports or details about the application documents that have now been filed with the City.

The application was first posted on the City's website on October 14. I understand that, apparently, notices of the public hearing were mailed to some people on October 16, 2016.

On October 18 we had a meeting with Ms. Forbes who generally explained the City's process. That was the first time that we had any information whatsoever about the process, and we followed up that meeting with an email to Ms. Forbes this past weekend which we understand has been forwarded to you.

We want to question the applicant and its consultants about the project as well as to present information from ourselves as well as our (possible) consultants about the impact of

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #45

this project on our residents and the condominium, particularly its property and operations. We surmise, but are not sure, that your hearing scheduled for November 7 would be the hearing on the proposal upon which the ultimate decision by the City would be based. There has not been sufficient notice of the hearing, and, as I state, we respectfully request an opportunity to be able to question the applicant and its consultants about the project as well as to present information from the Colonnade condominiums. Also, please identify the specific provisions of the City Code which regulate this type of application and any applicable City regulations or rules or standards.

Your consideration of these requests is sincerely appreciated. Please transmit your response to Shireen Ambush, Abaris Realty, Inc., 7811 Montrose Road, Suite 110, Potomac, Maryland 20854 and via email sambush@abarisrealty.com and colonnade@abarisrealty.com.

Sincerely,



Emanuelle Pallia
President, Colonnade Community
Association, Inc.

cc: Jud Ashman, Mayor
Michael A. Sesma, Council Vice President
Neil Harris, Council Member
Ryan Spiegel, Council Member
Robert T. Wu, Council Member

Jasmine, Forbes, Planner ✓
Kirk Eby, GIS Planner
Gregory Mann, Planner II
Trudy Schwarz, Planning Division Chief
John Schlichting, Director of Planning & Code
Administration