

From: [John Schlichting](#)
To: [Jasmine Forbes](#); [Kirk Eby](#); [Gregory Mann](#)
Cc: [Trudy Schwarz](#)
Subject: FW: Objections SDP-7362-2016
Date: Thursday, November 03, 2016 10:12:19 AM

From: Ryan Spiegel
Sent: Wednesday, November 02, 2016 5:59 PM
To: John Schlichting; Doris Stokes
Subject: Fwd: Objections SDP-7362-2016

Begin forwarded message:

From: Dennis Rourke <drouke42@comcast.net>
Date: November 2, 2016 at 2:36:33 PM EDT
To: <jashman@gaithersburgmd.gov>, <msema@gaithersburgmd.gov>, <nharris@gaithersburgmd.gov>, <rspiegel@gaithersburgmd.gov>, <rwu@gaithersburgmd.gov>
Subject: Objections SDP-7362-2016

Gentleman:

Please be advised that we are the owners of a unit in The Colannade and we object to the above referenced site development plan. Our primary concern is for the overall density proposed. At 41 units per acre, this project is not consistent with other projects in the Kentlands or surrounding communities. If the property is approved with such a density, it will put unfair stress on existing facilities and infrastructure.

The right-in,right-out restriction at Great Seneca Highway will substantially increase the traffic on Arch Place, which is a narrow street, the only exiting point for our garage and the mail stop for our buildings.

We also object to the proposed six-story residential design, which is not in keeping with the character of other developments in the Kentlands or surrounding communities. While there are some four story residential over a commercial pedestal, I know of no low-rise buildings with six stories of residential in Gaithersburg. This proposed design creates not just a density problem, but also a height issue. This is a bad precedent to set. Also, for the record, most apartment developers will avoid such a design because of the additional structural costs over wood framed structures; the additional costs for the two additional floors usually makes no sense in most residential applications.

With the exception of the density and height objections we have outlined, we would support this development at a more reasonable density and a four story design limitation.

Dennis Rourke/ Carolyn Levine
16 Granite Place, Unit 283
Gaithersburg, MD 20878
Email: drouke42@comcast.net
Phone: 240-483-1459.

From: [John Schlichting](#)
To: [Trudy Schwarz](#); [Jasmine Forbes](#); [Kirk Eby](#); [Gregory Mann](#)
Subject: FW: Proposed Kentlands Apartment Building
Date: Thursday, November 03, 2016 10:12:43 AM

From: Ryan Spiegel
Sent: Wednesday, November 02, 2016 6:02 PM
To: Doris Stokes; John Schlichting
Subject: Fwd: Proposed Kentlands Apartment Building

Begin forwarded message:

From: Diane Golden <golden4@comcast.net>
Date: November 2, 2016 at 5:19:51 PM EDT
To: <msema@gaithersburgmd.gov>, <nharris@gaithersburgmd.gov>, <rspiegel@gaithersburgmd.gov>, <rwu@gaithersburgmd.gov>
Subject: Proposed Kentlands Apartment Building

Dear Council Members,

We are the owners of a condominium at the Colonnade where a large apartment building is being proposed on the corner of Great Seneca Highway and Quince Orchard Rd. We are very concerned about the increased traffic through Arch Place that this dwelling would create. Before you make a determination on this project, please consider driving on that tiny, extremely narrow little road. . Also, if there is no FedEx, mail, or delivery truck there at the time (as there often is), please imagine how difficult maneuvering a drive down that road would will be. It's more like a driveway into our little development than an actual road. Unfortunately, this road would hold the quickest way out to Quince Orchard Road for the tenants of this large (300 unit) building. Arch Place just wasn't build to handle traffic like this would create, causing a dangerous situation for drivers and pedestrians alike.

Please consider this important fact when considering this proposal. If it is approved, please do so only with provisions for alternate access to Quince Orchard Rd.

Thank you for your consideration,
Lindsay and Diane Golden
3 Arch PI #424

From: [John Schlichting](#)
To: [Trudy Schwarz](#); [Jasmine Forbes](#); [Kirk Eby](#); [Gregory Mann](#)
Subject: FW: Concern with Proposed Development
Date: Thursday, November 03, 2016 10:13:06 AM

From: Ryan Spiegel
Sent: Thursday, November 03, 2016 7:55 AM
To: John Schlichting; Doris Stokes
Subject: Fwd: Concern with Proposed Development

Begin forwarded message:

From: Kae Brickerd <kaebrickerd@gmail.com>
Date: November 3, 2016 at 7:20:54 AM EDT
To: <rspiegel@gaithersburgmd.gov>
Subject: Concern with Proposed Development

Dear Council Member Spiegel,

I am writing to express concerns with regard to the development of a 300+ unit six story development on the corner of Great Seneca Hwy and Quince Orchard Blvd on the site of the current DIYA Bistro and adjacent to the Colonnade at Kentlands property.

My concern is not with the building but the entrance and egress of 600+ vehicles a day on narrow Arch Place. This is a very narrow road that does not currently accommodate two cars passing one another simultaneously and because of the proximity of the bordering buildings could never be widened. There have been several instances of those parked along Arch Place being side-swiped by cars not realizing the narrowness of the road. Increasing both car and truck traffic on Arch Place will increase these types of incidences and result in an unacceptable increase of noise and disturbances and decrease in property values to the residences of the Colonnade, especially those who live along Arch and Granite Places.

In my opinion, a much better use of this site would be as part of the high-speed bus service currently planned, but postponed for the area. Alleviating traffic on Route 270 seems a much wiser course than adding 600 cars to an already congested traffic area.

Thank you for your time and attention.

Dr. Kae Brickerd
16 Granite Place, #174
Gaithersburg, MD 20878
kaebrickerd@gmail.com
(302) 242-4466

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Dr. Kae