

Gregory Mann

From: Gregory Mann
Sent: Wednesday, June 17, 2015 12:47 PM
To: 'lu zhong'; eileen_ly@yahoo.com
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Proposal of Beatty Management Company on Kentlands Market Square

Zhong Lu,

Thank you for your email. The Planning Commission is scheduled to have a Public Hearing on this application (ASDP-6950-2015) today, Wednesday, June 17, 2015 at 7:30pm in the Council Chambers. Your email will be included in the record.

Regards,

Gregory P. Mann
Planner

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD
T: 301.258.6330 X2269
F: 301.258.6336
gmann@gaitthersburgmd.gov
www.gaitthersburgmd.gov

-----Original Message-----

From: lu zhong [mailto:luzhong_2000@yahoo.com]
Sent: Wednesday, June 17, 2015 12:26 PM
To: Planning External Mailing
Cc: eileen_ly@yahoo.com
Subject: Proposal of Beatty Management Company on Kentlands Market Square

Dear Sir/Madam,

As Lakelands residents living closed to Market Square, we are opposed any proposal before Beatty Management company make a detail plan, including introducing which tenants to which locations. Beatty Management has some unsuccessful existing business practices. For example, Movie Theater and dry cleaning are located in the same building.

Sincerely,
Zhong Lu
656 B Main St, Gaithersburg

Gregory Mann

From: Gregory Mann
Sent: Wednesday, June 17, 2015 12:51 PM
To: 'Bruce Shrock'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Beatty proposal for Lakelands

Bruce Shrock,

Thank you for your email. The Planning Commission is scheduled to have a Public Hearing on this application (ASDP-6950-2015) today, Wednesday, June 17, 2015 at 7:30pm in the Council Chambers. Your email will be included in the record.

Regards,

Gregory P. Mann
Planner

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-----Original Message-----

From: Bruce Shrock [<mailto:bruce@shrock.net>]
Sent: Wednesday, June 17, 2015 11:28 AM
To: Planning External Mailing
Subject: Beatty proposal for Lakelands

As a Lakelands resident for the past 9 years, I am in favor of the Beatty proposal for downtown Lakelands.

I feel increasing the amount of non-retail space, including an urgent care facility, can only improve the downtown area.

I understand they also wish to add handicapped parking in front of the medical supply company, which is also necessary.

Gregory Mann

From: Gregory Mann
Sent: Wednesday, June 17, 2015 12:56 PM
To: 'David Hofmann'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: ASDP-6950-2015 & Revisions

David Hofmann,

Thank you for your email. The Planning Commission is scheduled to have a Public Hearing on this application (ASDP-6950-2015) today, Wednesday, June 17, 2015 at 7:30pm in the Council Chambers. Your email will be included in the record.

Regards,

Gregory P. Mann
Planner

City of Gaithersburg

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gmann@gaithersburgmd.gov
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From: David Hofmann [mailto:djhofmann@yahoo.com]
Sent: Wednesday, June 17, 2015 11:31 AM
To: Planning External Mailing
Subject: Fwd: ASDP-6950-2015 & Revisions

To The Members of the Planning Board,

I wanted to forward this correspondence to the planning commission to ensure my comments reach the appropriate ears at the planning commission as based on the below email from Neil Harris it appears the Council is not able to discuss further. Please note my prior emails to Neil Harris below, which I would like to also submit for your attention as I will not be able to make this evening's meeting.

With kind regards,

David Hofmann
604 Kent Oaks Way
Gaithersburg, MD 20878
301-648-8588

Begin forwarded message:

From: Neil Harris <nharris@gaithersburgmd.gov>
Subject: Re: ASDP-6950-2015
Date: June 17, 2015 at 11:17:00 AM EDT

Joint Hearing - MCC & PC
ASDP-6950-2015
Exhibit 33

To: David Hofmann <djhofmann@yahoo.com>
Cc: Tony Tomasello <TTomasello@gaithersburgmd.gov>, Mayor and Council <MayorAndCouncil@gaithersburgmd.gov>, Thomas Lonergan <TLonergan@gaithersburgmd.gov>, Sharon Disque <SDisque@gaithersburgmd.gov>

Thanks for keeping us informed. I'm not able to provide additional comments at this time, because the council is serving in a quasi-judicial role in this matter.

Sent from My iPhone

On Wed, Jun 17, 2015 at 8:14 AM -0700, "David Hofmann" <djhofmann@yahoo.com> wrote:

Neil,

I wanted to follow up on my prior email following the correspondence at the Kentlands community meeting Monday evening as well as regarding the revised proposal of which my prior opinion has not changed. This is a bad deal for Market Square no matter how you cut it. I wanted to restate that even given the revised proposal, I do not support it.

I don't think reducing the total to 5% office space and making only 2.5% of that space be on Market Street is appropriate as that still means that the entire West Market Street WILL become offices and/or ANOTHER Urgent Care Facility...Do we really need an urgent care facility in the middle of Kentlands Market Square? or another educational center, why? Don't we have enough of those surrounding our neighborhood? (RightTime in Muddy Branch, Medstar Health in The Shops at Potomac Valley as well as a variety of educational businesses). Our friends from Saul Centers have been able to get some great tenants in our other facilities, why can't Beatty do the same? We need the businesses in the area especially the ones that we all want to use to have the opportunity to make a reasonable living and not be faced with onerous rents, which lead to failed business after failed business...and due to this, its easier to get an office which pulls its business from elsewhere, creates no foot traffic and doesn't serve the real needs of the family based Kentlands/Lakelands/Gaithersburg communities.

We are not Crown, we do not have the younger demographic and we don't want to be Crown, but we also don't want to lose the special environment that makes the Kentlands/Lakelands community what it is.

Best,
David

> On May 19, 2015, at 12:11 PM, Neil Harris <nharris@gaithersburgmd.gov> wrote:

>

> Dear David,

>

> I share your concerns, and I hope I was very clear about that at last evening's meeting. The Council opted to continue the review process through a public hearing, at which time the concerned community should make every effort to attend and make your feelings known.

>

> I have looked at the comparables and the Saul Centers (across Kentlands Blvd) are less than 1% office or educational – exactly one storefront, the Score center. And that shopping center has maintained a near-100% occupancy rate aside from brief intervals when storefronts were in transition from old to new tenants.

>

> I see no reason why the Market Square part of the community could not be filled with appropriate retail and/or restaurants, given the movement toward revitalizing Largets and the former Star Diner site. My opinion is that the landlord should be held to their current requirements. I hope to understand why they are having issues so they can be resolved to build a better Market Square, to fill the vacant spaces with appropriate tenants.

>

> I am sharing this note with the Mayor and Council and appropriate City staff so they have seen your concerns.

>

> Best,

>

> Neil

>
>
>
>> On May 19, 2015, at 11:56 AM, David Hofmann <djhofmann@yahoo.com> wrote:
>>
>> Dear Neil,
>>
>> I recently learned of the Beatty Proposal raised at last night's city council meeting, to have the amount of space dedicated to retail in Market Square reduced from 100% to 90%, allowing for 10% of space to be utilized for Office space other than retail as currently required. As a Kentlands resident and small business owner, I oppose this change and ask that you should do so also on our behalf.
>>
>> Having reviewed the current space utilization plans as supplied in the application, I note that such a request could result in the whole side of Market Street West within Market Square being converted to OFFICE space rather than being re-rented to retail tenants rendering an entire area within Market Square a non-retail area and causing less foot-traffic than already exists in that area essentially turning the area into a strip of offices as high rents push out the existing small businesses existing there. Given that this is where current retail space is largely vacant, it would appear that the plan will focus on converting this all to office space.
>>
>> Additionally, as it happens, if one reviews the current available spaces per Beatty's own marketing materials available on their website and a copy of which I attach here, it would appear that 10% of the approximately 254,000 sq/ft, represents approximately the total available outstanding 'non-leased' or 'available' space (aside from the Anchor space occupied by whom ever might come into the former Bally's space assuming that the current tenant is not permanent given that the space is currently marked as being available). While this is not detailed in the plan, that appears to be the effect given current vacant offices.
>>
>> By my estimation, the Beatty proposal would result in over 20% of current open non Anchor space potentially being used for office space which could have a substantial negative effect on the welcoming nature, walkability and community nature of the current Market Square area as this is the area which includes most of the existing non-anchor space. It also could require additional parking should all such space be converted to offices requiring full-time 9-5 parking in currently utilized retail parking spaces where people come and go on a regular basis, tying up parking that could support our retail ventures in the area and help sustain them for the entire community.
>>
>> I don't think it is reasonable to compare the Kentlands Market Square area with Muddy Branch Square or King Farm Village Square which do not serve as a community center in the way that Market Square does. Rather we need to encourage additional retail outlets to locate here and encourage greater foot traffic for local business as well as for services to the Kentlands/Lakelands community. There is ample office space in surrounding areas and in other parts of the Kentlands/Lakelands development served by live/work units on Main Street and surrounding communities.
>>
>> I don't have a lot of time to devote to understanding the proposal in further detail, however am concerned enough to have spent the last several hours focused on this. Please let me know your thoughts and your position on the above.
>>
>> Kind regards,
>> David Hofmann
>> 604 Kent Oaks Way
>> Gaithersburg, MD 20878
>>
>>
>> David Hofmann<Open Space Kentlands Market Square Per Beatty Website 5.18.15.pdf>
>

Gregory Mann

From: Gregory Mann
Sent: Wednesday, June 17, 2015 1:04 PM
To: 'Robert Roth'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Kentlands

Robert Roth,

Thank you for your email. The Planning Commission is scheduled to have a Public Hearing on this application (ASDP-6950-2015) today, Wednesday, June 17, 2015 at 7:30pm in the Council Chambers. Your email will be included in the record.

Regards,

Gregory P. Mann

Planner

City of Gaithersburg

Planning and Code Administration

31 South Summit Avenue

Gaithersburg, MD

T: 301.258.6330 X2269

F: 301.258.6336

gmann@gaitthersburgmd.gov

www.gaitthersburgmd.gov

From: Robert Roth [<mailto:rhroth@live.com>]

Sent: Wednesday, June 17, 2015 12:51 PM

To: Planning External Mailing

Subject: Kentlands

I do not support Beatty Management proposed changes. All they have accomplished the 19 years I have been a Kentlands resident is to push tenants out with excessive rents.

Sent from my T-Mobile 4G LTE Device

Gregory Mann

From: Gregory Mann
Sent: Wednesday, June 17, 2015 4:04 PM
To: 'Diane Dorney'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Letter to Commission for June 17 Meeting

Diane Dorney,

Thank you for your email. The Planning Commission is scheduled to have a Public Hearing on this application (ASDP-6950-2015) today, Wednesday, June 17, 2015 at 7:30pm in the Council Chambers. Your email will be included in the record.

Regards,

Gregory P. Mann
Planner

City of Gaithersburg

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31 South Summit Avenue
Gaithersburg, MD
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F: 301.258.6336
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www.gaitthersburgmd.gov

From: Diane Dorney [<mailto:ddorney301@gmail.com>]
Sent: Wednesday, June 17, 2015 3:53 PM
To: Planning External Mailing
Subject: Letter to Commission for June 17 Meeting

see attached.

Diane

June 17, 2015

Planning Commission
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877-2038

RE: Application ASDP-6950-2015

Dear Planning Commission Members,

I am writing in regards to the above-mentioned application from Beatty Companies, which has been filed requesting an amendment to the schematic development plan for the property known as Kentlands Market Square in Gaithersburg, Maryland. The applicant is requesting a change in use to allow up to, now, five (5%) percent of the approved commercial tenant space to be used for office and/or educational uses, with 2.75% confined to Market Street.

First of all, I want to state that I am **not** against adding office/education/medical uses to the Kentlands town center. In fact, it is my contention that we have lost the balance somewhere with uses, so that eating establishments have become so plentiful that I do believe it has an impact on the ability of our current tenants to get enough “butts-in-chairs” so to speak. Adding office, education and other uses would help our local restaurants by adding some foot traffic for the lunch and early evening hours.

However, non-retail businesses should be located in appropriate places and not in the main square or on nearby retail streets. The first-floor liner buildings along Market Square (including E and W) and Center Point Way between Michael’s and the theater should be reserved for retail/restaurant uses.

I do understand the desire by the developer to find a home for interested non-retail tenants in the town center. Vacant spaces in Market Square have been far too frequent and are not helpful to the overall feel of the downtown. So, if the amendment can be modified so that the 5% requested office/education uses be permitted for any areas outside the streets identified above, I would be in favor of the amendment. That would include any spaces along Kentlands Boulevard and on the back sides of the Market Street businesses (including Bally’s) and all second floor spaces in any building on Market Square.

Sincerely,

Diane Dorney
309 Main Street
Gaithersburg, MD 20878