

Gregory Mann

From: Gregory Mann
Sent: Thursday, June 18, 2015 9:02 AM
To: 'Marybeth Maroulis'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Beatty and Kentlands

Marybeth Maroulis,

Thank you for your email. It will be included in the record.

Regards,

Gregory P. Mann
Planner

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
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gmann@gaithersburgmd.gov
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-----Original Message-----

From: Marybeth Maroulis [<mailto:maroulis4@icloud.com>]
Sent: Wednesday, June 17, 2015 11:42 PM
To: Planning External Mailing
Subject: Beatty and Kentlands

I am writing this evening because I was unable to attend the meeting tonight of the planning board. I understand that Beatty Management presented a plan to the board to modify its Kentlands retail mix. As everyone knows who has ever lived in the Kentlands or Lakelands communities, Beatty Management has no concern for or commitment to the spirit of this experiment in "new urbanism". The company is not trying to appeal to the needs or desires of the people in Kentlands, nor is it interested in aesthetics or curb appeal. From day one, Beatty's only goal was a bottom line business transaction to fill the retail space with anyone willing to pay his exorbitant rent. With square footage costs matching or exceeding downtown Bethesda rates, many prospective, desirable tenets would have made a poor economic decision to rent in Kentlands. They chose to open up shop elsewhere.

I respectfully ask the planning board to NOT grant Beatty Management their request to lease retail space to "other types of businesses". They have done enough harm here already.

Sincerely,
Marybeth Maroulis
Lakelands
Sent from my iPhone

Gregory Mann

From: Gregory Mann
Sent: Friday, June 19, 2015 9:16 AM
To: 'Kate Strand'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Planning Commission meeting with Beatty Management regarding Kentlands retail space

Kate Strand,

Thank you for your email. It will be included in the record.

Regards,

Gregory P. Mann
Planner

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From: Kate Strand [<mailto:strandk@yahoo.com>]
Sent: Thursday, June 18, 2015 4:13 PM
To: Planning External Mailing
Subject: Planning Commission meeting with Beatty Management regarding Kentlands retail space

Hello,

I understand there was a meeting on June 17, 2015 to address Beatty Management Company's plan to use Kentlands retail space for office and educational use. I was not able to make the meeting but did want to express my concerns over their proposal.

The Kentlands is considered a successful Urbanist community where residents can easily walk to restaurants and shops. This is considered one of the major attractions of living in the neighborhood. Based on the number of cars parked in the public parking areas on weekends it is an attraction for those not living in the area as well.

Many of the residents feel that Beatty management does not support the concept of keeping the center part of the Kentlands shopping area as an attraction for people to come for entertainment and shopping. In fact, I often hear from residents and non-residents their perception is that the Kentlands is in decline.

I understand there may be issues renting the spaces (and that there may be a lot of competition from newer places like Crown) but I also hear from tenants I frequent that Beatty Management Company does not treat them very well and they do not trust their landlord.

I do not have the confidence in Beatty's plan not feeling that they have the community's best interest in mind and not fully disclosing what the future of the community would be like. I would like for them to provide more assurance of their overall development plan and how it could benefit, and not hurt, the community

Thank you

Best regards,
Kate Strand
Lakelands resident

Gregory Mann

From: Gregory Mann
Sent: Friday, June 19, 2015 9:19 AM
To: 'Stan Binder'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: Beatty Companies - amend Kentlands Market Square zoning

Stan Binder,
Thank you for your email. It will be included in the record.
Regards,

Gregory P. Mann
Planner

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From: Stan Binder [<mailto:stanleyjbinder@gmail.com>]
Sent: Thursday, June 18, 2015 4:54 PM
To: Planning External Mailing
Subject: Beatty Companies - amend Kentlands Market Square zoning

Subject: proposal to amend the center's current retail/restaurant zoning to five percent

I am against the proposal by Beatty Companies, property manager of Kentlands Market Square, to amend the center's current retail/restaurant zoning to five percent. Beatty's proposal is not in alignment with the interest of the community's needs. Beatty's piecemeal approach to lease space reflects they have no long term plan for Kentlands Market Square.

Plus, an urgent care facility, which Beatty plans to lease space to, is a terrible idea considering the difficulties emergency personnel will encounter when driving through the narrow and busy drive lanes of Kentlands and the impact that will have on traffic for the community. There are already 2 excellent urgent care providers within 1 mile of Beatty's proposed care facility.

The Beatty lease properties continue to sit empty for a long time and when finally filled, they do not meet the needs of the Kentlands community and quite often fail. Instead of adding more office space or even more tutoring centers to the ones already present in Kentlands, Beatty should be following the direction of Saul property management and that of Crown Farm to attract more diverse retailers that offer something new and of interest to us. We need more businesses that can attract other shoppers instead of the same ones we already have. Beatty's proposal may fill empty spaces, but not fit the needs of Kentlands.

Regards,
Stan Binder

Gregory Mann

From: Gregory Mann
Sent: Friday, June 19, 2015 9:21 AM
To: 'Will Corbin'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE: beatty zoning change

Will Corbin,
Thank you for your email. It will be included in the record.
Regards,

Gregory P. Mann
Planner

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From: Will Corbin [<mailto:wilbur@corbincreative.com>]
Sent: Thursday, June 18, 2015 5:31 PM
To: Gregory Mann
Subject: beatty zoning change

Hello,

As a business and property owner in the Kentlands, I am opposed to the beatty zoning change. My views are represented well by my friend Ann Derryberry of Chyten Tutors and Test prep. As I believe she stated at the meeting, we need a lot more discussion and details spec'd out before any accommodations should be made for beatty-

Will

WILL CORBIN, *President*

CCD, LLC

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Joint Hearing - MCC & PC
ASDP-6950-2015
Exhibit 44

Gregory Mann

From: Gregory Mann
Sent: Friday, June 19, 2015 10:32 AM
To: 'Ardolina, Amy'
Cc: Martin Matsen; Trudy Schwarz; John Schlichting
Subject: RE:

Amy Ardolina,
Thank you for your email. It will be included in the record.
Regards,

Gregory P. Mann
Planner

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From: Ardolina, Amy [<mailto:Amy.Ardolina@finra.org>]
Sent: Thursday, June 18, 2015 9:22 AM
To: Planning External Mailing
Subject:

Good morning Sir or Madame,

I was able to attend the 6/15 meeting, but unfortunately had to miss the 6/17 meeting. Following the 6/15 meeting, I was left with the feeling that:

Beatty has no understanding of the foundation of the Kentlands – that it is not some shopping center or business park, but that it is an urban community with restaurants and retail. I'm hopeful that Beatty heard that loud and clear and is giving additional consideration to their strategic plan and vision – perhaps that was presented on 6/17 (I will check out the recording).

The residents and other attendees were left with an unsettling feeling that current merchants are harassed/bullied. This was shocking. I am hopeful that Beatty was able to respond with honesty about this concern on 6/17 and is taking action to put this behavior to an end.

Here are my thoughts:

I would have liked a parking garage as was originally planned.

I would like more successful restaurants please.

I would like to see a nice Brooks Brothers or White House Black Market or Ann Taylor Loft move in.

I would like NO more nail salons or hair salons please.

An Urgent Care is NOT needed given that we have others nearby. An Urgent Care would impact an already difficult parking situation.

I was sorry to see Hakuba close and am hopeful that another restaurant will be successful in that space.

I would like to see better landscaping and overall care by Beatty.

Not sure this is even in Beatty's section: I would like another Target to replace K-Mart (I know that is unlikely but it would be very successful despite being near another Target)

Not sure this is even in Beatty's section: I would like to see something decent go into Bally's. Bally's was one of the primary reasons that I moved to Kentlands.

It is important to remember what made the community and it's early residents unique - the people cared about the decisions made which impacted the retail / business district. Once again, I personally wish to communicate how much we care for our community and want a vibrant downtown. I and other residents made the conscious decision to pay a lot of money to move to this neighborhood. We do not want to see the downtown fail and end up as a 'ghost town' as others mentioned on 6/15. This will ultimately impact property values if the downtown continues to decline.

Thank you for your consideration.

Amy Ardolina

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