

## Trudy Schwarz

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**From:** Montgomery County Council <county.council@mccouncilmd.lmhostediq.com>  
**Sent:** Tuesday, December 15, 2015 3:54 PM  
**To:** Trudy Schwarz  
**Subject:** Council Reply



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

### OFFICE OF THE COUNCIL PRESIDENT

Dear Ms. Schwarz,

Thank you for your correspondence concerning the annexation application for the Potomac Valley Shopping Center (Annexation Number X- 7089). I have made it available to my Council colleagues, and I am pleased to respond on their behalf.

On December 1, 2015, the Council approved Resolution 18-337 concerning this matter. The Council acknowledged the authority of the City of Gaithersburg to approve Annexation No. X-7089 and rezone the property MXD. The Council had no other comment on this matter.

As always, the Council looks for continued good relations with the City of Gaithersburg.

Thank you for taking the time to share your thoughts on this important matter.

Best,



Nancy Floreen  
President, Montgomery County Council

5026325

Mayor and City Council  
X-7089-2015  
Ex 91

**From:** [valarie1211@gmail.com](mailto:valarie1211@gmail.com) on behalf of [Valarie Bernstein](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Macgruder Property Development NO!!!!  
**Date:** Wednesday, December 16, 2015 10:23:36 AM

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Dear City of Gaithersburg,

I am a resident with in ONE mile of the Macgruder Property currently being considered to Re development. I request you say NO to the property owners for high density development.

I request you expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).

I am expressing my concern over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am expressing my concern that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans can change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)

We are all Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!

We are requesting that **City of Gaithersburg does not approve the re-zoning to MXD** for these and any other reasons that you may have. **Please send your comments by COB TOMORROW 12/16.** Our emails and comments helped to squash the plans for the Johnson Property, and can help to make an impact on the Magruder Properties as well!

Sincerely,

The Bernstein Family  
Sheets Farm Road  
Potomac Preserve

Mayor and City Council  
X-7089-2015  
Ex. 92

**From:** [Peter Cantor](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Comments on the Magruder Property  
**Date:** Wednesday, December 16, 2015 10:35:36 AM

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As a long time resident of the City of Gaithersburg I would like to express my deep concern over the potential/future changes to the Magruder Property on the corner of Rt 124 (Quince Orchard Rd) and Rt 28 (Darnestown Road).

While I live in the City of Gaithersburg I also live in Montgomery County and want to ask they you follow the same standards the county uses to eliminate any possible residential units within a 1 mile radius of this area. Adding any more home to this area would create more traffic issues to an already over-crowded area not to mention the over crowding in the schools. With children who attended Rachel Carson and now Quince Orchard I can not imagine the impact of adding 1 new home let alone the possibility of an entire community to area that can't support them. I am not sure when the last time anyone from your office looked at the once spacious playground now overrun as a trailer park at Rachel Carson all in the name of "smart growth".

Further, if the city followed the development rules of the county we would not have to be concerned that in a year or 2 or 5 or when a new owner of the property takes over that they ignore the temporary ban and we start this process all over again.

I understand the need for growth and the goals of expanding and making the area a gateway but for those of us that live and work in the area, adding more home without long term infrastructure to support it is a very bad decision and will have a negative impact of families like mine packing up and leaving the area and leaving the county which is not what anyone wants to happen.

Thank you in advance for your consideration.

Peter

Peter Cantor  
488 Lynette Street  
Gaithersburg, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 93

**From:** [Stephanie Lehner](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concerns about MAGRUDER PROPERTY  
**Date:** Wednesday, December 16, 2015 10:36:46 AM

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I am very concerned about the changes/development being looked at for the property on the corners of Quince Orchard Road and Rt 28. Higher density commercial buildings at that intersection will affect public safety for students and residents. Similar buildings are being constructed at the corner of Shady Grove Rd and Key West Highway and they are surrounded by 6 lane roads. There is no school in that area and children are not crossing streets as they are at the corner of QO road and Rt 28. It would be very dangerous to have commercial/residential buildings put up that close to QO high school. There are a lot of inexperienced drivers as well and the additional congestion will create many opportunities for accidents involving children (pedestrians and inexperienced drivers).

In addition, QOHS is already over crowded. My daughter already has some classes that are approaching 40 students.

Even though Magruders testified that they have no plans to revise the current plan to add residential units, those plans could change in the future especially if the land is sold to another developer once the MXD are approved. The City of Gaithersburg plan for a 'Gateway' is not what all surrounding Montgomery County residents want or need.

I am requesting that the City of Gaithersburg does not approve the re-zoning to MXD for these reasons.

Thank You,

Stephanie Lehner  
IBM Systems Sales  
US Federal Storage Sales Operations  
6710 Rockledge Dr., Bethesda, MD 20817  
(301) 803-1815, T/L 262-1815  
1-800-333-6705, ext. 1815  
Fax 301-740-7554  
Cell 301-442-7389  
email: lehners@us.ibm.com

Mayor and City Council  
X-7089-2015  
Ex. 94

**From:** [Mary Beth Jackson](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property comment  
**Date:** Wednesday, December 16, 2015 10:46:21 AM

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Dear Sir/Madam:

I am requesting that the City of Gaithersburg does not approve the re-zoning of the Magruder Property to MXD. If you have ever driven through this intersection at rush hour, you will know that traversing this seemingly small patch of real estate can easily add 15 minutes to your commute. Over development and snarling traffic are not the reasons we all choose to live in Darnestown/Gaithersburg. I have lived off of Jones Lane for 50 years and have witnessed my backyard transform from a corn field to a massive residential development. If you spoil this lovely area and I become stuck in even more traffic, I might as well move to Bethesda. I have high regard for the Magruder Companies, but I do not support this re-zoning proposal. Thank you.

Sincerely,

A lifelong Darnestown Resident

Mayor and City Council  
X-7089-2015  
Ex. 95

**From:** [Steve Lawrence](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [mmehra@qbiop.com](mailto:mmehra@qbiop.com); [20633@comcast.net](mailto:20633@comcast.net); [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org); [wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)  
**Subject:** Annexation (McDonalds corner) and The Magruder Companies proposal  
**Date:** Wednesday, December 16, 2015 10:46:22 AM

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City of Gaithersburg Planning:

It has come to our recent attention that The Magruder Companies has requested that their property at 12101-12193 Darnestown Road be annexed into the City of Gaithersburg. I am one of many who vehemently object and have serious concerns about the negative impact to the community and local citizens. Everyone agrees that long term quality planning needs to be coordinated and blended in with the existing communities to enhance the quality of life for all. The area around this property is mostly residential with light support industries. Here are my concerns and suggestions:

First -- Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder Potomac Valley- South property at the above address. This provides a notification to the local citizens who will be greatly impacted by any proposed changes. It increases communication and awareness and provides more dialogue. It also shows the City and the property owner in a more positive light. The current couple hundred feet notification limitation advances the idea of the planning board and owner secretly working behind the scenes.

Second – I have grave concerns over the higher density at this already very busy intersection that will affect public safety and congestion. Also Quince Orchard High School (QOHS) students directly across the street will have more obstacles in navigating through the area while coming and going. This large school's cafeteria cannot accommodate the number of students so they have open lunch times where they need to have safe and easy access to the local restaurants.

Third – Any annexation and change in the plan will impact Schools (including QOHS and Rachael Carson / Thurgood Marshall elementary schools) as well as immediate local traffic and commuter traffic using route 28 Darnestown Road. Note, Rural roads have been designated by the County: Route 124 past QOHS and Darnestown Road East of Riffleford Road and Route 28 Intersection.

Fourth – Even though The Magruder Companies may not have plans today for change, we need to have a long term plan that includes the entire local (Rt 28 / 124 intersection) area. Having this property annexed will disjoin it from the rest of the local community which will remain with Montgomery County. It's hard to fathom the reason for the annexation request other than the fact that someone will want to develop property to something different than what it currently is designated – it is the classic must do first step. After the annexation, Magruder could easily sell the property and a new change to MXD (high-density commercial AND residential) request could fall through the cracks of good planning due to two planning entities involved. Also local residents would not be informed due to the requirement of only 200 feet notification requirement.

Fifth – I and others keep hearing of a Western End Gateway to Gaithersburg. You and The County really need to work together and help us residents. We also keep hearing of a desire to build a serious multi-story office building on this annexed property.

Mayor and City Council  
X-7089-2015  
Ex. 96

Today's experts say that successful office buildings are ones near major transportation hubs of highways and Metro stops – This project would not be near either. I question the thought process and business plan and how it will affect residents, school children, and the local area.

Any project that enhances the local community and raises value will be welcomed while an unsuccessful plan will hurt everyone.

- 1) This project needs to be surrounded or included with other plans and development so that it can enhance and create draw.
- 2) The project needs to be a Class "A" office space or it will fail at enhancing the community and increasing values. There is too much Class B space already available nearby. Adding more of this type of office space will not draw thus causing lower rates and not enhancing the local community or raising value.
- 3) Having a High School across the road should bring in many many questions while we could also loose shopping and restaurant space.
- 4) How and where will this office building draw from? What type of tenants? Do they plan on renting their class "A" space to one or two tenants? What kind of tenants will occupy this building? Will they cause more traffic which will compete with the school? What about traffic which is already bad and has little if any synchronized lights? Will this enhances the local community and raises value!
- 5) Please provide an example of a Gaithersburg Class "A" Office Building of this size located away from Metro or major highways that is successful.
- 6) Gaithersburg oversight and management track record is poor in this area. I look at Deer Park, Clopper Road, Firstfield, or down town Gaithersburg, and cringe when thinking if these buildings contribute to local property values and enhancing life. There is a reason why when people locally sell their homes in this area, the last thing they want to claim is that it is in or next to Gaithersburg.
- 7) We need to set our sights on becoming the next up and coming area and stop thinking of being anything less. Some day we will have a metro stop and Route 370 will be extended become the Golden Outer Loop. Let's plan and start today! If not we will continue on the path of being a second / third tier area and in decline. Inner cities have figured this out and are rebounding after many declining years.

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In the end, just keep asking this question... Is what we are doing today going to enhance the local community life and increase property values? I would also ask Magruder and all City and County board planning members -- do you want your legacy to be uninspiring? Do you want to be remembered as someone who carried the flag of poor planning, more low cost development, and bringing a lower quality of life? Why not do something great that will be a platform and a beacon for all your going forward efforts!

Regards,

- Steve -

Steve Lawrence  
16000 Daven Pine Court  
Montgomery County 20878

**From:** [Larry Regan](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property Rezoning  
**Date:** Wednesday, December 16, 2015 10:47:16 AM

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Gentlemen:

My wife and I live at 16213 Orchard View Court, Gaithersburg, Maryland 20878. I write on behalf of my wife and I to expressed concern and opposition to rezoning of the Magruder properties to MXD. Our concerns are as follows:

1. Because of the 200 foot notification rule, affected communities are receiving inadequate notice of the proposals. The city should expand notification to a 1 mile radius. Given the scope of the proposed change, the radius of potentially adverse effects goes well beyond the 200 foot rule.
2. The notion of building ten story office buildings abutting The Orchards raises grave questions of discrimination in terms of race and economic class.
3. Although representatives of the Magruders have stated that there are no plans for residential units, that could change without a recorded restriction/easement/negative covenant. The surrounding schools are already overcrowded, some needing temporary classrooms.
4. Overdevelopment raises obvious traffic safety concerns surrounding an already complex intersection. There was recently a fatality in front of the McDonald's. Overdevelopment will pose a grave risk to pedestrians, especially students walking to Quince Orchard High School.
5. The surrounding neighbors are all Montgomery County residents. Yet, the City of Gaithersburg seeks to exploit rezoning that will have a negative effect on the neighbors to create a so-called Gateway. The development will not be a Gateway to the city. Rather, it will be a magnet drawing growth and economic activity away from the central core of Gaithersburg. The city would do better to restrict development of the Magruder properties to a reasonable level and grant Magruders TDR's to spare growth word is wanted and needed in the aging core. Imagine what Magruders could do in the strip between Walnut Hill Shopping Center and Saint Martin of Tours.

Thank you,

Lawrence and Elizabeth Regan

**Lawrence F. Regan**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903

**Mayor and City Council**  
**X-7089-2015**  
**Ex. 97**

Tel: 301-588-8100

Fax: 301-588-8101

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**From:** [Colleen Bergeron](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 10:58:23 AM

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To Gaithersburg Planning Commission:

We are writing concerning the Magruder Property on the southeast corner of Routes 28 and 124. We are residents of the Quince Orchard Knolls community which is less than one mile from this intersection.

We have two concerns: First, our community should have been notified of any planning activity/annexation plans related to this property due to it's proximity to our homes and especially to the Quince Orchard High School. We hope changes in the notification requirements will be made so that we are informed in the future, either as individual homeowners or via the Quince Orchard Knolls Citizens Association.

Secondly, we hope that any future plans for this intersection will be considered very carefully in light of infrastructure capacity (e.g. schools and roads), and in light of the history of this area. We chose this region of the County for its suburban character and have lived here since 1985 when routes 28 and 124 were two lane roads surrounded by farms and woodlands. While we realize that growth in Montgomery County is inevitable, and the use of urban mixed-use retail/housing developments is currently favored by planners and developers, we respectfully request that appropriate planning and preparation be done before any increased development be approved for this intersection.

Thank you for your consideration in this matter.

Colleen & Rick Bergeron  
15556 Peach Leaf Lane  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 98

**From:** [Winnie Harbison](#)  
**To:** [Planning External Mailing](#)  
**Subject:** CONCERNS ON MAGRUDER PROPERTY AT CORNER OF QUINCE ORCHARD AND RTE. 28  
**Date:** Wednesday, December 16, 2015 11:11:28 AM

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*I am a concerned citizen living off of Dufief Drive in Gaithersburg. The Magruder property at the corner of QO and 28 should have all notifications of future changes expanded to a one mile radius. I have concerns that higher density development in this area will cause safety issues for students and residents, also higher density development in this area will diminish the community feel that this area has come to expect. Although I am not a city resident, as a county resident, and someone who has lived in the community for almost 40 years, I would like to see the integrity of our community preserved and adding high density development will surely risk what we have, and the added traffic and pressure will no doubt lessen quality of life in the community.*

*Winnie Harbison  
11408 Cephus Court  
Gaithersburg, MD 20878  
Direct Line: 301-694-1519  
Toll Free: 800-434-0011 ext. 41519  
FAX: 888-239-9479*

Mayor and City Council  
X-7089-2015  
Ex. 99

**From:** [Marc Blass](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Robin Blass](#)  
**Subject:** MAGRUDER PROPERTY  
**Date:** Wednesday, December 16, 2015 11:16:24 AM

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To Whom It May Concern:

We are residents of the Quail Run sub-division off Jones Lane. We have lived in that area for 18 years. Our children attended Quince Orchard High School. Nearly everyday, we pass through the intersection of Quince Orchard Road and Rt. 28 multiple times. We are generally not opposed to development, but our preference is that such development remain reasonably consistent with the surrounding area, and that there be a somewhat gradual transition from rural to suburban to urban. From what we've heard, the plans for the Magruder property and the other two corners, not including the corner occupied by Quince Orchard High School, will create an abrupt transition from the surrounding area. A "gateway" can be tasteful and consistent with the surrounding area. Six-plus story buildings clearly will not. Further, we are concerned that the higher density commercial activity at that intersection, which is already somewhat harrowing to cross, will affect public safety for students and residents in the surrounding area. We are also concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans could change in the future, especially if the land is sold to another developer and/or if MXD zoning is approved. This could result in even more families entering an area with already extreme overcrowding in the nearby schools. A "gateway," by definition, has two sides, and both sides viewpoints should be considered. Although we are not City of Gaithersburg residents, we are Montgomery County residents on the "outside" of the gateway and believe this potential high-density re-development will affect us directly and in numerous negative ways.

**As a result of all these concerns we respectfully request that City of Gaithersburg does not approve the re-zoning the Magruder property to MXD.**

We also request that you expand any/all notifications of future changes/development to a 1 mile radius around the Quince Orchard Rd.\Rt. 28 intersection.

Thank you.

Sincerely,

Marc & Robin Blass

Mayor and City Council  
X-7089-2015  
Ex. 100

**From:** [May Kwan](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [May Kwan](#)  
**Subject:** Concern over new development plan at Quince Orchard & 28  
**Date:** Wednesday, December 16, 2015 11:19:13 AM

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To Whom It May Concern:

I learn that there is a plan to build a 10-story commercial building and use of land in the area near Quince Orchard and 28. I am extremely concerned about this plan and would like to voice out. This plan will definitely affect the overall neighborhood in so many different ways.

First, this plan will affect the already congested area for both foot and vehicle traffic. Schools are around the corner of Quince Orchard and 28. Many school age kids are walking to and from home to school every day. It is very dangerous for them to walk across in this highly congested area. As for vehicle traffic, this area is currently highly congested. Rush hour traffic travelling east of 28 is horrible. It usually takes about 15-20 minutes to pass the traffic light at QO for a less than 1 mile stretch. With stores and houses already built along the side on QO and 28, there is impossible to expand the roads in that area to support the change. By adding that many commercial/businesses in that area will definitely paralyzes the area! Also, a bicyclist was hit and killed at that corner last year. It reminds all the residents in the neighborhood how busy and dangerous that interaction is.

Second, if the change of use involved adding residential area, it will put our schools in danger.

Schools in the immediate area such as Jones Lane Elementary, Rachel Carson Elementary, Thurgood Marshall Elementary School, Ridgeview Middle School and Quince Orchard High School are max out their capacity. The school capacities definitely cannot handle this plan! With the County's saving plan in FY16 and the anticipating county saving plan in FY17, it put the county schools in tremendous stress already to fulfil the current education needs. If more school age kids are added into this area, it will give these schools and all the surrounding schools more stress thus makes the current situation worse. Jones Lane Elementary school, which is just across from Thurgood Marshall ES, is already added a new kindergarten class in this school year with limited budget, teaching resources and space. It is an implicit theft to our children to have quality learning opportunity.

Third, public safety is another issue. With the county saving plan for FY16 and FY17, public safety budget got affected. With potentially adding new residents in the area, will our police forces, hospitals, fire protection, utility maintenance, etc.... fulfill this needs to keep our neighborhood safe and sounds? The retainer wall in Kentland along 28 is still NOT done and waiting for funding. It is such a safety issue needs to be resolved for both the residents live close by and drivers must drive pass each day. We don't need more problems on top of what we are currently having.

We understand the City of Gaithersburg would like to grow. However with the limited resources and the anticipated County's saving plan in FY17, changing the use of land and turning the corner to highly commercialized zone is totally for money and absolutely irresponsible to the community.

Thank you so much for your time.

**Mayor and City Council**  
**X-7089-2015**  
**Ex.101**

Have a great day!

Sincerely,

May Kwan

Concerned Montgomery County Resident

**From:** [lilyrojas1@verizon.net](mailto:lilyrojas1@verizon.net)  
**To:** [Planning External Mailing](#)  
**Subject:** Potomac Valley Project  
**Date:** Wednesday, December 16, 2015 11:22:09 AM

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I am against this project as it will affect public safety. My daughter attends Quince Orchard High School and I am a resident of Gaithersburg. This is not acceptable.

Liliana E. Rojas  
240-447-0645

Mayor and City Council  
X-7089-2015  
Ex. 102

**From:** [J Shen](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annexation  
**Date:** Wednesday, December 16, 2015 11:26:27 AM

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To whom it may concern,

I am a resident in the willow ridge community, I have great concerns regarding to the Marguder property annexation at the intersection of Rt. 28 and Quince Orchard Road. I understand the Marguder's are requesting long term expansion of existing use of the commercial zone to be increased from 40K square feet to 200K square feet and 10 story buildings. I am concerned in the long run this will greatly impact the neighborhood and traffics in the area. The commercial zones in the corner of Rt. 28 and Quince Orchard provides adequate convenience to the neighborhood, I don't see a need to expand it. I don't want to see the corner of Rt. 28/Quince Orchard turns into Rio Washingtonian center in the future.

Thank you,

Jenny Shen  
16008 Shady Stone Way  
Gaithersburg, MD 20878  
Email: [chunling1976@gmail.com](mailto:chunling1976@gmail.com)

Mayor and City Council  
X-7089-2015  
Ex. 103

**From:** [Ted MacDonald](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 11:39:31 AM  
**Importance:** High

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----- Original message -----

From: "MacDonald, Ted" <TMacDonald@geico.com>  
Date: 12/16/2015 11:25 AM (GMT-05:00)  
To: tjmacshome@outlook.com  
Subject: Magruder Property

Hello to all,

I have just learned about the annexation concerning the Magruder Property on the corner of Quince Orchard Road and Darnstown Road (Routes 124 and 28). I have several concerns as to why THIS SHOULD NOT TAKE PLACE.

They are as follows:

- 1.) I am deeply concerned over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with Quince Orchard High School right across the street).
- 2.) I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans can/will change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)
- 3.) All Montgomery County Residents are surrounding this intersection, not just the City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!
- 4.) **Please consider expanding any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are**

no residential units within 200' of this area which is the required area to notify). This would give the surrounding community notice as to the changes being proposed in the area.

Thank you for allowing me to express my views on the matter.

Best Regards,  
Ted MacDonald

12349 Sweetbough Ct.

**From:** [Kay Permison](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property Annexation  
**Date:** Wednesday, December 16, 2015 11:45:34 AM

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Planning Board,

Please add my voice to those that are concerned and protesting a proposed annexation of Magruder properties at Rt 28 & Quince Orchard Road to the City of Gaithersburg. The proposed development is an improbable and undesirable use for this tract of land that will create overdevelopment and commercialization of this neighborhood, possibly increase existing school overcrowding and exacerbate the traffic nightmare that already exists at this intersection.

The neighborhoods surrounding this area already have difficulty exiting their local streets several times during the day. Traffic backs up for several light cycles as students & teachers try to access Quince Orchard High School in the A.M. Furthermore, no planning or relief of this situation seems to be in the purview of these annexations.

Unmitigated development of this area is of great concern to existing residents and seems only to be of positive value to the developers. Please give your utmost consideration to these issues before granting this windfall to the Magruder property owners. Thank you.

Kay Permison  
Fox Hills Green  
N.Potomac, MD 20878

[Kpermison@yahoo.com](mailto:Kpermison@yahoo.com)

Mayor and City Council  
X-7089-2015  
Ex. 105

**From:** [dcruzpi](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Request to not move forward with commercial development plans for Magruder Property  
**Date:** Wednesday, December 16, 2015 11:53:51 AM

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I am writing to request that the commercial redevelopment plans for the Magruder property be halted.

I am very concerned about safety issues for the QO school that this will pose.

I am also concerned about the Gaithersburg gateway that is being proposed.

Thank you  
Pearl D'CRUZ  
Concerned resident from N. Potomac

Sent from my T-Mobile 4G LTE Device

Mayor and City Council  
X-7089-2015  
Ex. 106

**From:** [Richard Schinner](#)  
**To:** [CityHall External Mail](#); [Planning External Mailing](#)  
**Cc:** [Trudy Schwarz](#)  
**Subject:** Orchard Knolls HOA Community Concerns Re Potomac Valley Shopping Center Annexation Petition X-7089-2015  
**Date:** Wednesday, December 16, 2015 12:02:38 PM

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Dear Mayor Ashman:

The Orchard Knolls Homeowners Association Board of Directors recently became aware of an application for annexation of the Potomac Valley Shopping Center (PVSC) into the City of Gaithersburg and the potential for higher density commercial development and/or rezoning to allow for mixed commercial/residential uses on this property. The Orchard Knolls Community is located very near to the PVSC on Route 28 directly across the street from Rachel Carson Elementary School.

I would like to express my community's serious concerns about redevelopment of PVSC with significantly higher density commercial or mixed commercial/residential uses. I share the same concerns expressed by five other local community presidents in their letter of 14 Dec 2015 to you and documented as exhibit 51 of the Annexation Memorandum found on the City's website.

Also, I would like to request that Orchard Knolls HOA and our attorney be notified of all future hearings or actions regarding this annexation and the Johnson Properties Annexation (also at the corner of Route 28 and Quince Orchard Rd) at the following email addresses:

Richard Schinner (Orchard Knolls HOA President) – [evantage@comcast.net](mailto:evantage@comcast.net)  
David Gardner (Orchard Knolls HOA Lawyer) - [dgardner@davidgardnerlaw.com](mailto:dgardner@davidgardnerlaw.com)

The City has been a good neighbor to our community and I thank you for your consideration of our concerns.

Sincerely,

Richard Schinner  
President,  
Orchard Knolls Homeowners Association  
301-977-5196

Mayor and City Council  
X-7089-2015  
Ex. 107

**From:** [Shari Rager](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Comment on Magruder property development  
**Date:** Wednesday, December 16, 2015 12:08:51 PM

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Montgomery County is growing and change is a constant force. However, smart planning, community input, and clear goals must be integrated into all decision making. I am not comfortable with the lack of transparency, the incomplete information, and push towards high density building throughout our local area.

Just yesterday morning near the intersection of 124 and 28, there was an accident. Kids were on their way to school at QO. Traffic fought to get around it. It was a dangerous situation. Additional density and activity right next to a school is not in the best interest of children, families, or desires for a more "walkable" community.

Many of the schools in our community are already overcrowded, more residential units will only exacerbate this problem. Unless building contracts clearly include community empowerment and support considerations, they are not of value to this great city.

Please do not approve the re-zoning of MXD at this time.

Sincerely,

Shari Rager (Gaithersburg resident)

Mayor and City Council  
X-7089-2015  
Ex. 108

**From:** [Wong, Wing](#)  
**To:** [Planning External Mailing](#)  
**Date:** Wednesday, December 16, 2015 12:14:08 PM

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To whom it may concern,

I am writing to express my concerns over the Magruder's long-term plan for the southeast corner of Quince Orchard and 28 (where the McDonalds, Dunkins, Papajohn, etc. are located): expanding the commercial usage from 40,000 SF to 200,000 SF and the construction of 10 story buildings.

What they have planned (during and after construction) will negatively impact the traffic and public safety in the affected area. Traffic at that intersection is already bad with 5 schools in close proximity. Expanding the commercial use at that corner can only worsen the problem. A bicyclist was struck by and killed by a bus at that corner last year.

Their plan must be fully vetted by the community.

Thank you.

Wing Wong

Mayor and City Council  
X-7089-2015  
Ex. 109

**From:** [Michael weiner](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [hellodee@comcast.net](mailto:hellodee@comcast.net)  
**Subject:** Opposition to Magruder Property Development  
**Date:** Wednesday, December 16, 2015 12:14:45 PM

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Dear Sir:

This e-mail is in response to the proposed development for the Magruder property near Quince Orchard High School.

We are opposed to the proposed development of this area, for the following reasons:

The higher density at the corner near the high school could adversely affect the public safety of the residents who live nearby and especially the students attending Quince Orchard High School.

Although the Magruders have stated that they do not plan to add residential units in the future, this could certainly change. And, as a result, will add to the overcrowding of the schools in the area (i.e., Rachel Carson Elementary, Thurgood Marshall Elementary, and Quince Orchard High School.)

We who live near the proposed development are Montgomery County residents, not City of Gaithersburg residents. However, this proposed high-density development could adversely affect us in numerous ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Finally, please expand all notifications of future changes/developments to a one-mile radius around the Magruder property. (This is what Montgomery County does.)

We are requesting that the City of Gaithersburg not approve the rezoning to MXD for the above mentioned reasons.

Thank you for your consideration.

Sincerely,

Michael and Heidi Weiner  
12628 Falconbridge Drive  
Gaithersburg, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 110

**From:** [Bill and Carol Scott](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation/Rezoning  
**Date:** Wednesday, December 16, 2015 12:15:21 PM

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Hello,

I testified against the Magruder Annexation/Rezoning at both a county planning board meeting and at the Gaithersburg City Council meeting on Nov 16. I would like to ensure that you have written documentation of my concerns as well.

At both meetings, the Magruder team testified that they don't plan for any changes to the property at this time, but want it rezoned so when the time is right, they will be able to move quickly. This clearly says to me that they have something in mind and, as they stated, want to be able to move quickly. I have numerous concerns, but the primary ones are:

1. We would like to be notified of any potential changes in land use in the future. I was shocked to hear at the City Council meeting that this was the 4th or 5th public meeting on the topic. We had no idea anything was even being discussed. Apparently they had mailed notices to everyone within 200 feet of the property, which is essentially no residences, since it's surrounded by the fire house, library, QOHS, the other part of their own property and the Johnsons. It would be much more appropriate if they were required to notify residences and/or neighborhoods within a 1-mile radius of the property before any discussions occur regarding changes in land use.
2. The current use of the property is appropriate for the location in terms of size and land usage. We are very concerned about adding residential units to the property and also about significantly increasing the commercial usage. The roads and infrastructure cannot support it.
3. Although the Magruders testified that they have no plans to revise the current plan to add residential units at this time, those plans can change in the future, especially if the land is sold to another developer if the MXD zoning is approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson, Thurgood Marshall, Ridgeview, Lakelands, QOHS).
4. Most of the communities surrounding the property are Montgomery County but not within City of Gaithersburg, yet this high-density re-development will affect us directly and potentially in numerous negative ways. The City of Gaithersburg plan for a "gateway" at this intersection is of significant concern to us.

Thank you for your attention.

Sincerely,  
Carol DeWeese Scott

Mayor and City Council  
X-7089-2015  
Ex.111



**From:** [Claudia MacDonald](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Opposition to Further Development of Corner 124 & 28  
**Date:** Wednesday, December 16, 2015 12:46:36 PM  
**Importance:** High

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As a homeowner in Montgomery County and parent of student(s) attending Quince Orchard High School, I am vastly opposed to further commercial or residential development at the corner of 124 & 28; mainly because of congestion and safety issues, as well as the following...

- 1.) I am deeply concerned over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with Quince Orchard High School right across the street).
- 2.) I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans can/will change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)
- 3.) All Montgomery County Residents are surrounding this intersection, not just the City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!
- 4.) **Please consider expanding any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify). This would give the surrounding community notice as to the changes being proposed in the area.**

Thank you for allowing me to express my views on the matter.

*Claudia MacDonald*

12349 Sweetbough Court  
North Potomac, MD 20878  
H: 301-963-3256 M: 248-867-4674

Mayor and City Council  
X-7089-2015  
Ex. 112

**From:** [The Roseman Family](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Future Development - Quince Orchard  
**Date:** Wednesday, December 16, 2015 12:54:12 PM

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To Whom It May Concern:

- 1.) Please expand all notifications of future changes/development to a 1 mile radius around the Magruder property. It is a shame that my husband and I did not learn about this from Magruder.
- 2.) We are troubled over the higher density of commercial at that intersection potentially affecting public safety for students and residents in the surrounding area (especially with Quince Orchard High School right across the street).
- 3.) Even though the Magruders testified that they have no plans to revise the current plan to add residential units, those plans can change in the future especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS).
- 4.) We are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents. However, this high-density re-development will affect us directly and in potentially numerous negative ways.

Thank you,

Sharon and Phil Roseman  
Willow Ridge  
[rosemanfamily@verizon.net](mailto:rosemanfamily@verizon.net)

Mayor and City Council  
X-7089-2015  
Ex. 113

**From:** [Samer Zelof](#)  
**To:** [Planning External Mailing](#)  
**Subject:** 10 story high rise  
**Date:** Wednesday, December 16, 2015 12:57:17 PM

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I would like to voice my concerns over the rezoning of the Magruder Property.

- 1.) Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).
- 2.) I am concerned with the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).
- 3.) I am also concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans can change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)
- 4.) Lastly we are all Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!

I am requesting that City of Gaithersburg not approve the re-zoning to MXD for the above reasons.

Thank you for your consideration.  
Samer Zelof

Mayor and City Council  
X-7089-2015  
Ex. 114

**From:** [John Schaefer](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Building next to QO  
**Date:** Wednesday, December 16, 2015 1:03:22 PM

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Good afternoon,

Concerning the possibility of building on the property next to QO, the only winner would be the bank account of the builder. There can be no possible upside to the proposal. It would certainly create a great danger to the students and faculty due to the increase in traffic. Added congestion is simply something that area does not need any more of.

Please look for another place for such a project.

Thank you for taking the time to read my thoughts.

John r Schaefer

Sent from my iPad

Mayor and City Council  
X-7089-2015  
Ex. 115

**From:** [J Miller](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 1:13:57 PM

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Good Afternoon,

I am writing today about the Magruder property that is at the corner of Darnestown Rd. and Quince Orchard Road. I live within a mile of this property and I think it would be nice if those of us who live near this property and who will be directly affected by changes to it, could be included on future notifications of changes, especially those about potential development of the property.

This intersection is already very busy and right across the street from Quince Orchard High School, which my children will attend one day. They do not need to navigate additional traffic, and those of us who already live in the area would not like to see over development that would add to an already difficult commute through that area.

Although the Magruders state that they have no plans to revise their current plan, why go through the trouble of the annexation to an area with more generous zoning and building rules, if they did not have plans to redevelop the property? this just seems like an obvious observation to me.

While I may not be a city of Gaithersburg resident, development of this property will directly impact me as a fellow Montgomery County resident. As I try to be a good and courteous neighbor to those who live next to and near me, by maintaining my property, and not building anything that would negatively impact the neighborhood, I would ask the city of Gaithersburg to do the same, and restrict the over development of the Magruder property.

I understand the lure of an additional source of tax dollars is a strong motivator, but being a good citizen and neighbor should also be a strong guiding light and motivator. I am asking that you take into consideration, the citizens whose lives and properties will be negatively impacted by this change. Public service should truly be about helping the general public and not just those who can hire the best lawyers, and make the largest campaign contributions.

Thank you for your time.

Jerry Miller  
12356 Quince Valley Dr  
North Potomac, MD 20878  
[jerrymiller@gmail.com](mailto:jerrymiller@gmail.com)

Mayor and City Council  
X-7089-2015  
Ex. 116

**From:** [Becky Krimstein](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property--Possible Annexation and Rezoning  
**Date:** Wednesday, December 16, 2015 1:14:43 PM

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To Whom It May Concern:

I am writing to ask that you do whatever you can to stop the proposed annexation (from Montgomery County to Gaithersburg) of the Magruder property on Rt. 28, near Quince Orchard High School, and to stop the rezoning of this property and the property across the street from it, to mixed use residential and commercial.

As a resident of the area who has lived here for 20 years, I have watched as this area has grown beyond capacity. The Magruders are asking for the ability to build a ten story building on this property, within a stone's throw of QO high School, Ridgeview Middle School, and Thurgood Marshall Elementary School. This kind of potential rezoning and development would devastate this area with traffic, especially with an increased volume of traffic right across from Quince Orchard High School, in an area where there is so much pedestrian traffic, with kids waking to and from school. As a mother, who is worried about the safety of her son, I am concerned what this could mean in the future as kids walk to and from QO. I am happy to send you a video of showing you the traffic in this area in rush hour, so you can see it for yourself.

In addition to the dangers of additional traffic in this area, the schools in the area are over capacity, and they are running out of places to put portable classrooms.

One more concern, if this area is annexed into Gaithersburg, it would be surrounded by people who do not live in Gaithersburg, and would be affected greatly by the development, but would have no legitimate input, since they are not Gaithersburg residents.

Please make a responsible decision, and one that is right for the people in the community, and DON'T annex this property into Gaithersburg, and DON'T rezone either piece of property to mixed use residential and commercial. I would also ask that you come up with a way to inform the people in the community about any actions on this matter, since this caught most of us by surprise.

Thank you,

Becky Krimstein  
(301)325-6428

Mayor and City Council  
X-7089-2015  
Ex. 117

**From:** [Gundersen](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 1:31:49 PM

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Please limit the property to no more than **3 stories** rather than the planned 5 stories that you have in the information provided from the City. This will keep with in the surroundings esthetics and keep the traffic lower on the roads especially since this property is directly across from the Quince Orchard High School with buses and walkers.

Regards,  
Mary Lou Gundersen

From:  
Annexation Petition X-7089-2015 of Approximately 8 - X-7089-2015 - Planning Commission Recommendation- Staff Analysis.pdf

The Plan proposes a maximum Floor Area Ratio (FAR) of 0.75 for the site<sup>12</sup>. This calculates to a development capacity of 197,847 square feet. The plan also proposes a minimum of twenty percent (20%) of Green Space. **Additionally the plan limits the building height to five stories.**

Mayor and City Council  
X-7089-2015  
Ex. 118

**From:** [Kp Sunil](#)  
**To:** [Planning External Mailing](#)  
**Subject:** MAGRUDER PROPERTY annexation  
**Date:** Wednesday, December 16, 2015 1:33:06 PM

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Sir/Madam,

We are long term residents of Montgomery county, currently residing less than a mile away from the proposed development at the intersection of Quince Orchard and Rt. 28. This intersection is already too busy and a new proposed 10 storied building is only going to make it worse. Also note that it is right next door to one of the most crowded High Schools in the county.

Even though the Magruders may have testified that they have no plans to revise the current plan to add residential units, those plans can change in the future... especially if the land is sold to another developer once the high-density commercial AND residential plans are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)

We also request that any additional proposals should be notified to all families living within 1 mile radius of the site instead of the usual 200 yards.

**We are requesting that City of Gaithersburg do not approve the above re-zoning to MXD request.**

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Sunil K Padinhareveettil (K P Sunil)  
Letha M Sunil

Mayor and City Council  
X-7089-2015  
Ex. 119

**From:** [Aneta S.](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Community requests/concerns re. the Magruder property (case number is X-7089-2015)  
**Date:** Wednesday, December 16, 2015 1:39:19 PM

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Good afternoon,

With this message we request that City of Gaithersburg does not approve the annexation petition and the request for re-zoning (to Mixed Use Development) of the Magruder property for the following reasons:

- 1.) We are extremely concerned over the possibility of higher density commercial development at that intersection, potentially affecting public safety for our students, as they walk home from QO high school, as well as for us, the residents in the surrounding area.
- 2.) Even though at the hearing on November 16th, Bill Magruder testified in front of the county council that they have no plans to revise the current plan to add residential units, his statements suggest that those plans can easily change in the near future. We are very concerned that once the MXD zoning is approved, it will be a matter of time only for a new developer to step in and build high-density commercial and multiple-story residential real estate. This will result in even more families in an area with already extreme overcrowding of the schools (Rachel Carson ES, Thurgood Marshall ES, QOHS).
- 3.) We have chosen to be and are Montgomery County Residents and live in single family houses surrounding this intersection. We are not and do not wish to be City of Gaithersburg residents, and yet this looming high-density re-development possibility will affect us directly and in numerous negative ways. The City of Gaithersburg's plan for a "gateway" is not what we, the Montgomery County residents surrounding the Magruder property, want or need!

We also request that ALL notifications of future changes/development of the Magruder property be expanded to a 1-mile radius around that property, which is the norm for Montgomery County. It does not make sense to have the required area for notification only within 200' of the property as there are no residents living within that area.

Thank you for your attention to our concerns and requests.

Respectfully,

Aneta Stoyanova and Boris Roumenov  
Quince Orchard Knolls residents

Mayor and City Council  
X-7089-2015  
Ex. 120

**From:** [rweaver55@comcast.net](mailto:rweaver55@comcast.net)  
**To:** [Planning External Mailing](#)  
**Cc:** [Jud Ashman](#); [Michael Sesma](#)  
**Subject:** Gaithersburg: high-density re-development at the intersection of Route 124 and Route 28  
**Date:** Wednesday, December 16, 2015 1:49:46 PM

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Please curb any and all high-density re-development planning at the intersection of Route 124 and Route 28.

This intersection includes Quince Orchard high school which generates significant pedestrian traffic. The intersection is also close to Rachel Carson Elementary School and Ridgeview Middle School. Also nearby is the Quince Orchard Swim and Tennis Club. Each of these places generate foot and bicycle traffic in addition to automobile and bus traffic.

The Quince Orchard community is wonderful part of Gaithersburg (both within and just outside of the city limits). Spend some time at a sporting event or performing arts performance at QOHS, and other nearby venues. Those in attendance are not just parents and siblings of participates, the attendees include neighbors, alumni, future attendees, and more. Many people walk to the events.

The development and density of Crown has taken the area well past a suburban area to truly urban area. Yet, we have not see real planning improvements to infrastructure to support the growth. Specifically, schools and mass transit.

Thanks.

Ron Weaver

Mayor and City Council  
X-7089-2015  
Ex. 121

**From:** [Yvonne Seeley](#)  
**To:** [Planning External Mailing](#)  
**Subject:** re-zoning  
**Date:** Wednesday, December 16, 2015 1:53:07 PM

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My husband and I are requesting that City of Gaithersburg does not approve the re-zoning to MXD for these and any other reasons that you may have.

We have lived nearby the zoning area for over 30 years and would be very upset if this happens. Please be respectful of residents.

Yvonne and Gordon Seeley

Mayor and City Council  
X-7089-2015  
Ex. 122

**From:** [Betsy Tolbert Luecking](#)  
**To:** [Planning External Mailing](#)  
**Subject:** DO NOT DEVELOP MAGRUDER PROPERTY AT 124 & 28  
**Date:** Wednesday, December 16, 2015 2:09:37 PM

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Dear Gaithersburg Planning Board:

I am writing to request that the City of Gaithersburg not approve the rezoning to MXD at the corner of 124 and 28. I have been a resident of Montgomery County for almost 30 years. I moved to this area because I liked the setting of the area. A ten story high rise does not fit into the neighborhood.

Here are some key points to consider including in your email:

- 1.) Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).
- 2.) I am concerned over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with Quince Orchard High school right across the street).
- 3.) I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, that those plans can change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)
- 4.) I am a Montgomery County Resident and live within one mile surrounding this intersection but not a City of Gaithersburg resident yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!

I am requesting that City of Gaithersburg does not approve the re-zoning to MXD for these and any other reasons that you may have.

Sincerely,  
Elizabeth Tolbert Luecking  
15512 Quince Valley Terrace  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 123

**From:** [David Lee](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Please do not approve annexation and re-zoning to MXD for Potomac Valley South Shopping Center  
**Date:** Wednesday, December 16, 2015 2:24:33 PM

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Good afternoon,

My name is David Lee and I am the PTA President for Thurgood Marshall Elementary School, which is not within the city limits of Gaithersburg but borders the intersection where the Potomac Valley South and North properties exist. I would like to formally request that the City of Gaithersburg not approve annexation and re-zoning to MXD for the Potomac Valley South shopping center.

Here are some reasons why I have concern over the re-zoning:

- 1.) Increasing the density of commercial property from 40,000 square feet to almost 200,000 square feet would significantly impact the public safety of that intersection and surrounding blocks. Especially with the Quince Orchard HS that is across the street. I have numerous friends who live within 1/4 mile of the shopping center who have witnessed issues already with pedestrians and especially students who are picked up and dropped off near and within the Potomac Valley South Shopping Center... and have had many near accidents with students almost getting hit by cars. Also with so many entrances and exits to the Potomac Valley South Shopping Center, this also poses a danger for multiple directions of cars to possibly cross paths with pedestrians.
- 2.) I also have concern over the MXD zoning with regards to high density residential units. Even though the Magruder's have testified that they will not add any high-density residential units in the future, the possibility still remains that they would be able to revise their plan if they need to "respond to market conditions". The fact that the Vice Chair of the City Council at the last public hearing requested whether they would be willing to put the condition of "no residential" in writing... and they flat out said NO... is a cause for concern. If you are going to say that you are not planning to add residential, why wouldn't you be willing to put it into writing?
- 3.) I am a resident of Montgomery County and I live in the Orchard Valley Neighborhood which is less than a mile from the Potomac Valley South shopping center. I am not a City of Gaithersburg resident but I do not understand how the City of Gaithersburg is able to approve such a high-density commercial property on our doorstep with so many potential negative impacts on our community that borders the Potomac Valley South Shopping Center ON ALL SIDES.
- 4.) I would also request that City of Gaithersburg provide for any future notifications to a minimum of 1 mile surrounding the Potomac Valley South Shopping Center for any residents so that we may have sufficient notice of any future changes and hearings.

Thank you for your time, and I hope that City of Gaithersburg takes into serious consideration the voices of those Montgomery County residents surrounding who are strongly against this new high-density re-development at Potomac Valley South Shopping Center.

--

Mayor and City Council  
X-7089-2015  
Ex. 124

David Lee  
TMES PTA President  
[703-623-1721](tel:703-623-1721)

**From:** [Sze, Deborah](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Regarding Magruder Property on Route 28  
**Date:** Wednesday, December 16, 2015 2:34:19 PM

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- 1.) Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).
- 2.) I am concerned over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).
- 3.) I am concerned that even though the Magruder's testified that they have no plans to revise the current plan to add residential units, that those plans can change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)
- 4.) We are all Montgomery County Residents surrounding this intersection-not City of Gaithersburg residents-yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!

We are requesting that City of Gaithersburg does not approve the re-zoning to MXD for these and any other reasons that you may have.

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**Deborah Sze, Willow Ridge Resident**

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Mayor and City Council  
X-7089-2015  
Ex. 125

**From:** [Kathleen Carter](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 2:38:14 PM

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To whom it may concern,

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).

I am concerned with the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. especially with the High school right across the street.

I am also concerned that even though the Magruder's testified that they have no plans to revise the current plan to add residential units, that those plans can change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS)

We are all Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need!

I am requesting that City of Gaithersburg does not approve the re-zoning to MXD for these reasons.

Thanks for your attention in this matter,

Kathleen Carter

Mayor and City Council  
X-7089-2015  
Ex. 126

**From:** [Newlands, Alicia P](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property (QO Rd and Route 28)  
**Date:** Wednesday, December 16, 2015 2:43:37 PM

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Dear Ladies and Gentlemen,

I am writing regarding the possible expansion of the commercial area known as the Magruder Property adjacent to the intersection of Routes 124 and 28 in Gaithersburg.

The first point I would like to make regards my disappointment that I have learned about this major annexation through my local PTSA rather than from my local government. It is inexcusable that the landscape of my community could undergo such a significant change without informing those most directly affected. To wit I would request that future notifications of development be expanded to a one-mile radius of any planned expansion/changes. This request would be specifically for the Magruder Property but should certainly be considered for all future development.

As an employee of the Montgomery County Public School (MCPS) system and a parent, I am especially aware of and concerned about the safety of increased development in this area. School overcrowding already exists here; school budgets are exploding—class size sits so much higher than the desirable numbers. In addition, if any member of your panel were to be at this particular intersection during, but not limited to, rush hour and school dismissal times, it would be apparent how further density could significantly affect our children's safety. There is considerable foot traffic in and around this intersection even in non-rush hour times—families with small children in strollers, elderly with canes and walkers, and the general population going about daily tasks at the commercial enterprises located in the vicinity. The environmental impact would be critical as well, with the additional commercial and private vehicular traffic created by further development.

I am not alone in my concern; my neighbors and I have witnessed the result when a property owner makes promises regarding real estate holdings. A family member may pass; a crucial board member may retire; property may change hands. Strategic planning can go out the window under any of these circumstances.

In closing I would like to request that the City of Gaithersburg not approve the re-zoning to Mixed-use Development (MXD) for the area known as the Magruder Property. Your approval would have a substantially negative impact on the immediate and surrounding area. Our current and future citizens count on you to protect their education, their safety, and their well-being.

Very truly yours,

Alicia Newlands

Mayor and City Council  
X-7089-2015  
Ex. 127

**From:** [Sandra Chang](#)  
**To:** [Planning External Mailing](#)  
**Subject:** concern about development in the QOHS area  
**Date:** Wednesday, December 16, 2015 2:44:45 PM  
**Importance:** High

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1. We would like to be notified of any potential changes in land use in the future. I was shocked to hear at the City Council meeting that this was the 4th or 5th public meeting on the topic. We had no idea anything was even being discussed. Apparently they had mailed notices to everyone within 200 feet of the property, which is essentially no residences, since it's surrounded by the fire house, library, QOHS, the other part of their own property and the Johnsons. It would be much more appropriate if the city to required them to notify residences and/or neighborhoods within a 1-mile radius of the property.
2. The current use of the property is appropriate for the location in terms of size and land usage. We are very concerned about adding residential units to the property and also about significantly increasing the commercial usage. The roads and infrastructure cannot support it.
3. Although the Magruders testified that they have no plans to revise the current plan to add residential units at this time, those plans can change in the future, especially if the land is sold to another developer once the MXD zoning (high-density commercial AND residential) is approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, Ridgeview, Lakelands, QOHS).
4. Most of the communities surrounding the property are Montgomery County but not within City of Gaithersburg, yet this high-density re-development will affect us directly and potentially in numerous negative ways. The City of Gaithersburg plan for a "gateway" at this intersection is of significant concern to us.

Sandra Chang  
Cell 240-899-6488

Mayor and City Council  
X-7089-2015  
Ex. 128

**From:** [Joshua Lavine](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Quince Orchard Annexation  
**Date:** Wednesday, December 16, 2015 2:45:29 PM

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Hello,

I own a business in the City of Gaithersburg. I am strongly opposed to the proposed annexation in the Quince Orchard area. The Kentlands area was built but never finished. The businesses in this community are struggling and yet more commercial is planned for areas outside of this area. There is a lack of office space within the Kentlands that should be a priority. I currently have three small office units on Main Street that is inefficient among other things. If we could focus more on completing projects that have already been started instead of starting new projects, it would help local businesses to survive. As a small business owner, I can tell you that any significant retail and commercial projects in the Quince Orchard area will be vacant within three years because the area can't support it. You've got to build more schools, finish the Kentlands, and then look at the surrounding areas. I attended an HOA meeting in the area last night and it's amazing how people are actually willing to put up their own money to finance campaigns to remove our current elected officials from Gaithersburg. I've never seen anything like it. Josh

Joshua M. Lavine  
President  
Office: 301-431-0000  
Toll Free: 866-446-0924  
Fax: 240-465-0553

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Mayor and City Council  
X-7089-2015  
Ex. 129

**From:** [Chen, Wen \(NIH/NCCIH\) \[E\]](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Request for expansion of community notifications of Magruder Property annexation/re-zoning and potential for re-development  
**Date:** Wednesday, December 16, 2015 2:46:51 PM

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Dear Gaithersburg City Planner(s),

I am writing to you as a resident of the Montgomery County in Maryland. My house is located near the Quince Orchard High School, next to the Magruder Property (McDonalds corner), which is recently annexed to Gaithersburg and undergoes possible rezoning and redevelopment consideration. We recently heard about the annexation and the potential to re-zone and redevelop this area to a high-density area from the Gaithersburg City Council Hearing for Magruder Peoperity on November 16, and our family is highly concerned about the huge negative impact such an annexation and the plan of the Magruder' family would bring to the local residents near Quince Orchard High School. From our perspective, any possible future development plan of this property area will for sure have a tremendous negative impact on this area and will also make no economic sense. As you know, this area is not close to any major high way nor town centers. In fact, it is more a gateway to the countryside rather than a gateway to a city. Thus, it doesn't make sense to rebuild this area into a high density housing like a city or a town center. The suburban nature of this area has also pre-determined the school assignments and other public service plans decades ago. The relative tranquility of this area has over the years attracted many high quality high income residents. Any new intent to rezone and re-development of this Magruder Property will make an already highly crowded Thurgood Marshall Elementary School and Rachel Carlson Elementary School completely overflown, which will for sure negatively impact the quality of public school education in this area. Eventually, this area will negatively impact Gaithersburg's reputation and attraction to good businesses and residents. In addition, the roads in this area have few lanes and little space for expansion. This new plan will make an already difficult traffic jam even worse at the juncture of Quince Orchard Road and Darnestown Road. It is also next to a public high school, Quince Orchard High School, and the establishment of a high density town-center like business/residential area will make the commute in and out of the high school almost impossible and highly dangerous! Most of other high quality high schools in the county are not near a busy residential/business area. We should not make Quince Orchard High School an exception. The potential for high-density development by the Magruder family coupled with the reduced quality of school education will also likely drive many high income high quality residents away from this area of Gaithersburg entirely to seek better refuge in other cities, towns, and counties in Maryland or in Virginia. For the safety and health of our children in the Quince Orchard High School and the nearby Elementary Schools as well as the general economic health and educational quality of the city of Gaithersburg, my entire family (my husband and I as well as our two kids) will greatly appreciate your help to convince the city officials to deny changing the zoning of this low density residential area to a high capacity area. We would also like to request an expansion of community notifications for any changes in this property area to community associations within 1 mile of the property line.

With great respect and appreciation,

Wen

Mayor and City Council  
X-7089-2015  
Ex. 130

*Wen G. Chen, Ph.D.*

Director, Neurobiology and Integrative Physiology

Division of Extramural Research

National Center for Complementary and Integrative Health (NCCIH)

NIH, DHHS

Email: [chenw@mail.nih.gov](mailto:chenw@mail.nih.gov)

Phone: (301)-451-3989

**From:** [Janine](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property on Darnestown Road  
**Date:** Wednesday, December 16, 2015 2:53:28 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property - which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magraders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,  
Janine Nickel  
12523 Gooderham Way

Mayor and City Council  
X-7089-2015  
Ex. 131

**From:** [Melissa Wright](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 2:59:37 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property - which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future, especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,

Melissa Wright  
12408 Gooderham Way

Mayor and City Council  
X-7089-2015  
Ex. 132

**From:** [Tina Sledge](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Wednesday, December 16, 2015 2:59:45 PM

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To Whom it May Concern,

I'm a resident in Orchard Hills and a parent to elementary age kids at Thurgood Marshall Elementary School. I wanted to express my concern about the plans to annex the Magruder property and develop the area commercially.

The traffic is already dangerous along 28 for pedestrians and runners (like myself), not to mention the frustration of additional vehicle congestion into the two lane road northbound.

The QO cluster is already dealing with overcrowding. Rachel Carson certainly cannot handle additional students, leaving TMES vulnerable to the issues Rachel Carson is now facing.

I am strongly petitioning to involve the community in this planning process so that issues can be addressed in a transparent manner.

Thank you for your attention,  
Tina Sledge

Mayor and City Council  
X-7089-2015  
Ex. 133

**From:** [Jelena Stupar](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 3:02:59 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am Montgomery County Resident surrounding this intersection but not City of Gaithersburg resident, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you,  
Jelena Stupar  
22 Native Dancer Ct.

Mayor and City Council  
X-7089-2015  
Ex. 134

**From:** [Michele Feuer](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 3:07:09 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property. Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,

Michele Feuer  
14508 Whirlaway Lane

Mayor and City Council  
X-7089-2015  
Ex. 135

**From:** [Christine Sweeney](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Comments regarding the Magruder property annexation  
**Date:** Wednesday, December 16, 2015 3:07:51 PM

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Good afternoon,

I am writing to express my concern over the potential Magruder property (corner of Darnestown and Quince Orchard Roads) annexation and request that the City of Gaithersburg NOT approve the re-zoning to MXD, as the existence of higher density commercial at that intersection could potentially affect public safety for students and residents in the surrounding area.

In addition, even though the Magruders testified that they have no plans to revise the current plan to add residential units, those plans can change in the future, especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS).

I also request that you please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property.

Thank you for your consideration.

Christine Sweeney  
16001 Daven Pine Court  
Gaithersburg, MD 20878

\*\*\*\*\*

Christine T. Sweeney, PhD, MPH

**PinneyAssociates** | [pinneyassociates.com](http://pinneyassociates.com)

Phone: 301-718-8440 | [csweeney@pinneyassociates.com](mailto:csweeney@pinneyassociates.com)

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Mayor and City Council  
X-7089-2015  
Ex. 136

**From:** [Marion Levine](#)  
**To:** [Planning External Mailing](#)  
**Subject:** DO NOT approve re-zoning!!  
**Date:** Wednesday, December 16, 2015 3:08:26 PM

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To whom it may concern,

I am requesting that the City of Gaithersburg NOT approve the re-zoning to MXD of the Magruder property at the intersection of Route 28 and Quince Orchard Road in Gaithersburg, MD.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does.

Also, I am concerned with the higher density commercial property potentially affecting public safety for students and residents in the surrounding area...especially with Quince Orchard High School right across the street.

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future...especially if the land is sold to another developer. This could result in even more families entering an area with already existing extreme overcrowding in our schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will directly affect us and in potentially numerous negative ways. The City of Gaithersburg's plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Sincerely,

Marion Levine  
12704 Young Lane  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 137

**From:** [Julie Focht](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property on corner of 124 and 28 in Gaithersburg  
**Date:** Wednesday, December 16, 2015 3:21:57 PM

---

I am seriously concerned about the proposed development on the Magruder property at the corner of 124 and 28 in Gaithersburg.

Our neighborhoods are becoming so traffic ridden and overcrowded, it's alarming. We have a high school right across the street and this amount of commercial development will put student drivers at risk as well as create extensive traffic on the nearby roads which are already at capacity during rush hours and school events.

The lot may belong to Gaithersburg City, but we are not Gaithersburg city residents who live here or who will be affected by these plans. Please keep our community safe and lets not make it more crowded than it's already becoming. We moved to this area for its suburban appeal even though real estate prices were higher.

I understand that the owners currently claim they will not pursue residential development, but if it does come about, that will be the straw that breaks the camels back for many residents nearby who are already weary of the building and traffic nearby.

Also, please ensure all notification include the residents within a mile radius so we can have a say in the development plans...we are the ones this will impact on a daily basis.

Sincerely,

Julie A Focht

Mayor and City Council  
X-7089-2015  
Ex. 138

**From:** [Denise AB](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Opposition to Magruder rezoning request  
**Date:** Wednesday, December 16, 2015 3:24:02 PM

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My children and I live at 12212 Galesville Drive in the Orchard Valley development. I have lived in this house for almost 18 years, and have seen significant changes to our corner of Montgomery County. I am concerned and am writing to share my opposition to rezoning of the Magruder properties to MXD.

My concerns are as follows:

1. Because of the 200 foot notification rule, affected communities are receiving inadequate notice of the proposals. The city should expand notification to anyone in the Quince Orchard high school cluster, as we'll all be impacted with any development in that location. Given the scope of the proposed changes, the radius of potentially adverse effects goes well beyond the 200 foot rule.
2. The notion of building ten story office buildings abutting The Orchards raises grave questions of discrimination in terms of race and economic class.
3. Westbound route 28 is already significantly overcrowded during evening rush hour, often causing a more than 20 minute delay getting from Muddy Branch to Riffle Ford, and any additional development will exacerbate this situation.
4. Although representatives of the Magruders have stated that there are no plans for residential units, that could change without a recorded restriction/easement/negative covenant. The surrounding schools are already overcrowded, some needing temporary classrooms. In fact, the school board is already facing vehement opposition to rezoning to address overcrowding at RCES.
5. Overdevelopment raises obvious traffic safety concerns surrounding an already complex intersection. There was recently a fatality in front of the McDonald's. Overdevelopment will pose a grave risk to pedestrians, especially students walking to and from Quince Orchard High School. Drop off at QOHS in the mornings already creates backups on southbound Quince Orchard Road and east and westbound Darnestown Road.
6. The surrounding neighbors are all Montgomery County residents, who do not benefit from City of Gaithersburg services in any way. An annexation of this property by the City of Gaithersburg seeks to exploit rezoning that will have a negative effect on the neighbors to create a so-called Gateway. The development will not be a Gateway to the city. Rather, it will be yet another development drawing growth and economic activity AWAY from the central core of the City of Gaithersburg, an area that could benefit more from redevelopment than this area. The city would do better to restrict development of the Magruder properties to a reasonable level and grant Magruders TDR's to spur improvements that are wanted and needed in the aging core. Imagine what Magruders could do in the strip between Walnut Hill Shopping Center and Saint Martin of Tours.

Please contact me with any questions about this letter.

Denise Aranoff-Brown  
12212 Galesville Drive  
Gaithersburg, MD 20878

daranoffbrown@gmail.com  
301-467-2125  
Sent from my iPad

Mayor and City Council  
X-7089-2015  
Ex. 139

**From:** [Matthew J. Focht](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [julfocht@msn.com](mailto:julfocht@msn.com)  
**Subject:** Opposition to Magruder (Potomac Valley South) Shopping Center Annexation.  
**Date:** Wednesday, December 16, 2015 3:22:59 PM

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I am writing to voice my strong opposition to the proposed annexation of the Magruder Shopping Center property. The proposed expansion of the office space in the center is entirely inappropriate for a location so close to Quince Orchard High School. Hundreds of children cross the intersection of 28 and 124 every day going to and from school and the proposed expansion of the Magruder would put them at unnecessary risk due to markedly increased traffic.

To the extent that the proposal includes any new dwelling space (apartments/condos/townhomes), the project also should be rejected on the same grounds as the recent Johnson Property proposal.

Thank you for your attention.

Respectfully submitted,  
Matthew J. Focht  
16533 Sioux Lane  
Gaithersburg, MD 20878

Sent from my iPhone

Mayor and City Council  
X-7089-2015  
Ex. 140

**From:** [Melanie Sparks-Liacouras](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 3:25:08 PM

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To whom it may concern:

We are residents of the Potomac Grove neighborhood, only 1 mile from the property addressed in this letter. We are requesting that the City of Gaithersburg not approve the re-zoning to MXD of this property. Please expand any and all notifications of future changes/ development to a 1 mile radius around the Magruder property, which is what Montgomery County has done.

We are very concerned with the higher density commercial development adversely affecting public safety for students and residents in the surrounding area. This is especially concerning for us, as the Quince Orchard High School is directly across the street from this location and is heavily populated with students, school employees, parents, and visitors of the school.

Although the Magruder's testified that they have no plans to revise the current plan to add residential units, we are still concerned that those plans may be altered in the future, especially if the land is sold to another developer. This development could result in even more families entering an area with already overcrowded schools and no budget to support an increase in student population.

Our family are all residents of Montgomery County, which surrounds this intersection; we are not City of Gaithersburg residents. This high-density re-development will directly affect us, in numerous negative ways. The City of Gaithersburg's plan for a "gateway" is not what all surrounding Montgomery County residents desire or need. Please take our feedback into consideration with this matter.

Sincerely,

Peter and Melanie Liacouras  
15100 Gravenstein Way  
North Potomac, MD

Mayor and City Council  
X-7089-2015  
Ex. 141

**From:** [B Schoch](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Regarding the annexation/rezoning of the Magruder Property that houses Potomac Valley Shopping Center  
**Date:** Wednesday, December 16, 2015 3:26:11 PM

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Dear City Planner,

1. We are very concerned about adding residential units to the Magruder Property that houses Potomac Valley Shopping Center and also about significantly increasing the commercial usage. The roads and infrastructure cannot support it.
2. Prevent the MXD zoning (high-density commercial AND residential) of this property. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, Ridgeview, Lakelands, QOHS).
3. We would like to be notified of any potential changes in land use in the future. Apparently notices to everyone within 200 feet of the property were sent, which is essentially no residences, since it's surrounded by the fire house, library, QOHS, the other part of their own property and the Johnsons.
4. It would be much more appropriate if the city required them to notify residences and/or neighborhoods within a 1-mile radius of the property.

Sincerely,  
Barbara

Mayor and City Council  
X-7089-2015  
Ex. 142

**From:** [Jason Green](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Concerns  
**Date:** Wednesday, December 16, 2015 3:36:56 PM

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Hello City of Gaithersburg Planning,

My name is Jason Green, I am a resident in the Willow Ridge neighborhood across Rt. 28 from Quince Orchard High School. I am writing to express my strong concerns regarding the annexation and rezoning plans for the Magruder Property that houses Potomac Valley Shopping Center.

First of all, I feel like the Magruders are trying to slip this whole thing past the community in an attempt to draw as little attention and awareness from the community as possible. I would very much like to be notified of any potential changes in land use in the future. Frankly, I was shocked to hear at the City Council meeting that this was the 4th or 5th public meeting on the topic. I had no idea anything was even being discussed. Apparently notices were mailed to everyone within 200 feet of the property, which is essentially no residences because the property is immediately surrounded by the fire house, library, QOHS, the other part of their own property and the Johnsons property. Frankly, this feels like a deceptive practice to me. It would be much more appropriate if the city required them to notify residences and/or neighborhoods within a 1-mile radius of the property.

Secondly, but most importantly, I am very concerned about the size and nature of the intended developments. The current use of the property is appropriate for the location in terms of size and land usage. I am very concerned about adding residential units to the property and also about significantly increasing the commercial usage. It is clear to anyone that spends time in the neighborhood that the roads and infrastructure simply cannot support it.

Although the Magruders testified that they have no plans to revise the current plan to add residential units at this time, those plans can and likely will change in the future. Of particular concern is the scenario in which the land is sold to another developer once the MXD zoning (high-density commercial AND residential) is approved. This would result in a high density of populations with even more families entering an area that is already extremely overcrowded in local schools (Rachel Carson ES, Thurgood Marshall ES, Ridgeview, Lakelands, QOHS), not to mention roads that are already overburdened with traffic.

Most of the communities surrounding the property are not within the City of Gaithersburg, but fall under county jurisdiction. Yet this high-density re-development will affect us directly and potentially in numerous negative ways. The City of Gaithersburg plans for a "gateway" development at this intersection is of very serious concern to us.

Thank you for your attention in this matter. I look forward to hearing any ways I can contribute to the ongoing discussion.

Best Regards,  
Jason Green  
301-652-1245

Mayor and City Council  
X-7089-2015  
Ex. 143

**From:** [Colleen Fogarty](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 3:37:07 PM

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Dear Council Members,

I am writing as a Willow Ridge resident to express my concerns about the Magruder Property at the intersection of MD 28 and MD 124.

This is already a very busy intersection and any new development there will be problematic for residents of my community, both from a traffic as well as a crowding standpoint.

I object to the City of Gaithersburg having jurisdiction over this area - it should rightly fall under the supervision of Montgomery County.

I live on Copen Meadow Drive and use the exit onto MD 28 whenever possible. Any construction or disruption at 124 and 28 will be inconvenient at best. I anticipate more traffic down Copen Meadow should development commence as drivers on 124 will want to avoid the intersection in question. We have already seen a great increase in traffic and speeding on our street since Hidden Ponds was developed.

Surely there is enough commercial development near the Quince Orchard High School already without introducing more construction and possible danger to the student population at QO. There is quite a lot of foot traffic at the intersection of 28 and 124. There are also many students who walk home along 28 who will be affected by any changes you allow.

I hope you will take my concerns into consideration as you ponder the Magruder Property proposals.

Regards,

Colleen Fogarty

Sent from my iPhone

Mayor and City Council  
X-7089-2015  
Ex. 144

**From:** [Rhona Schwartz](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Re: Annexation/Re-Development at intersection of Route 124 and Route 28  
**Date:** Wednesday, December 16, 2015 3:37:14 PM

---

I am writing to express my concerns regarding the annexation and re-development of the Magruder properties at the intersection of route 124 and route 28.

I live in the Willow Ridge development. While it is not in the City of Gaithersburg, it is within a mile of the property being considered for change. There are no residences within 200' feet of the property, but any changes will significantly affect those who live in the immediate area. Please expand notifications of future changes and/or development to a 1 mile radius around the Magruder property, which is what Montgomery County does.

I am very concerned about the potential for future problems that can occur if the MXD changes are approved. Although the Magruders have stated that they have no plans to add residential units, those plans can change; the land can be sold to another developer. The local elementary schools and Quince Orchard HS are already overcrowded. Students within a one mile radius of the schools are required to walk to school. The intersection of Route 124 and Route 28 is already very busy. Higher density has the strong potential of affecting public safety due to significantly increased traffic.

I have always been a proponent of progress. However, the plan to re-zone the property to MXD has the potential for significantly negative consequences. I am requesting that the City of Gaithersburg does not approve the rezoning of the Magruder properties to MXD.

Sincerely,  
Rhona Schwartz

Mayor and City Council  
X-7089-2015  
Ex. 145

**From:** [Sherri Wood-Powe](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 3:39:32 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area (especially with the high school right across the street).

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,

Douglas and Sherri Powe  
12617 Falconbridge Drive

--

**Dr. Sherri E. Wood-Powe**  
[swoodpove@gmail.com](mailto:swoodpove@gmail.com)

Mayor and City Council  
X-7089-2015  
Ex. 146

**From:** [Sumbal Sheldon](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Wednesday, December 16, 2015 3:44:31 PM

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To whom it may concern,

I'm writing you today because of my concern with the development plan for the Magruder property across the street from Quince Orchard High School. With the high school that has over 1800 students and several hundred of them being walkers putting a big development across the street from it could cause some serious safety concerns and traffic issues. Please take that into consideration when looking into the Magruder's development proposal.

Thank you  
Sumbal Sheldon

Mayor and City Council  
X-7089-2015  
Ex. 147

**From:** [Jim Keenan](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Keenan, Carol](#)  
**Subject:** Public Comment on planning issues regarding the Magruder Property Quince Orchard Road and Rte 28  
(Darnestown Road)  
**Date:** Wednesday, December 16, 2015 3:45:00 PM

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I respectfully ask the Gaithersburg Planning Board to consider the following regarding the Magruder Property on Darnestown Rd and Quince Orchard Road:

1. Expand the distribution of any/all notifications of future changes and development to a one-mile radius around the Magruder Property.
2. I make this request due to concerns about the higher density commercial traffic which will negatively impact student and pedestrian safety.
3. I'm also concerned with any possible future proposal to add residential units to the site, whether proposed by Magruders or any other developer of the site. Our schools covering area are already overcrowded.
4. Please consider the congestion and safety impact of this intersection on all Montgomery County residents. We do not believe a "gateway" to Gaithersburg is needed at this location.

Thank you for your consideration.

James R. Keenan  
C - 301-801-8853

Mayor and City Council  
X-7089-2015  
Ex. 148

**From:** [Colleen Reutemann](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property at Routes 28/124  
**Date:** Wednesday, December 16, 2015 3:47:52 PM

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I am writing you today in order to voice my objection to the rezoning of the current Magruder property located at the intersection of Routes 28 and 124. This property has too much potential to directly negatively impact the residents in the area if it were to be rezoned. Although Magruder's has said they have no plans to alter the property, this does not nullify the fact that a sale of this property, or future owners, could decide to alter the property. Any changes to this property would have direct, negative impact on the surrounding residents. It is for this reason that I'm asking that the notification radius be changed to a minimum of 1 mile from the property.

In addition to safety hazards (during future construction, and the congestion as a result of said construction) facing the students, pedestrians and cyclists, altering this property would have several lasting negative impacts on the region: increased traffic in an area already littered with congestion, overcrowding of the local schools, potential relocation of students assigned to specific schools, commercial traffic etc...

We do not need another development company taking a page out of the Bethesda/North Bethesda/Downtown Crown playbook by adding several hundred apartments or condominiums in the form of a high rise or mid rise with several hundred thousand feet of commercial real estate beneath them. We do not need a "gateway" to the city that draws a more significant amount of traffic and congestion when we already have a "walkable" town center in the Kentlands. This is totally unnecessary and not something the residents of the surrounding neighborhoods either want, or need. Thank you for your consideration on this matter.

Colleen Harbison  
Quince Orchard Valley Resident

Mayor and City Council  
X-7089-2015  
Ex. 149

**From:** [Susan Hayashi](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 3:50:13 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting traffic/congestion as well as the public safety for students and residents in the surrounding area. (especially with Quince Orchard High School right across the street). Prior to any development, resources need to be allocated to ensure that the roads in the area are modified to withstand a significant increase in commercial traffic. If you were to travel the roads during rush hour or when the high school begins/ends – you would see that the traffic is already significant/terrible and increasing the business space as proposed would have a major negative impact on traffic.

I am concerned that even though the Magruder's testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future...especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools, increased traffic and public safety risks.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,  
[Susan Hayashi](#)

Mayor and City Council  
X-7089-2015  
Ex. 150

**From:** [Katie Rapp](#)  
**To:** [Planning External Mailing](#); [CityHall External Mail](#)  
**Cc:** [Councilmember Katz's Office](#); [Councilmember Rice's Office](#); [Munish Mehra](#); [Lindsay Hoffman](#)  
**Subject:** X-7089-2015 Potomac Valley Shopping Center Annexation  
**Date:** Wednesday, December 16, 2015 3:53:23 PM

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Dear Mayor Ashman, Councilmembers, planning staff:

I served as president of Willow Ridge Civic Assn for about 11 years and continue to serve on the board. Several nearby community organizations, including WRCA, have submitted a separate joint letter. I am in support of the points they raise and hope you will consider them carefully. I am writing with my own personal concerns about the proposed annexations at Routes 28 and 124.

### **TOO MUCH**

I am in support of the Magruders updating their shopping center on both sides and I understand that is made easier by both sides being in the City. If it were that simple, I would have little to say. MXD zone has no height limits and the Magruders have requested a 10 story maximum height. In addition, per Trudy Scharz's report, the potential commercial footprint on the property is increased five-fold in this annexation request... from about 40k square feet currently to almost 200k sf. This is a significant change in the land usage at the already busy corner adjacent to the high school. Even if these numbers are very long-term, down-the-road-40-years numbers, they represent a significant change at the corner in what is now suburbia. I understand the Magruders currently have no plans for redevelopment, but these requests provide insight into their long-term vision for the property. If similar development occurred on all 3 corners at this intersection, it would represent a wholesale change to the area, whenever it happens... no longer suburbia. And because all 3 corners might be annexed and rezoned MXD, this concerns me.

### **COMPLEX TO SIMPLE... AND VERY ATTRACTIVE TO DEVELOPMENT**

The timing of the Magruder annexation request at exactly the same time as the Johnson property is concerning. As you know, everything about the intersection now is complicated -- multiple jurisdictions, county planning areas, zones, representation. It would be very difficult for a developer to come in and do anything in a coordinated way. Now, suddenly, it becomes very simple. All 3 corners surrounding the high school (assuming the Magruders ask for MXD on the Starbucks corner, as mentioned in the Gaithersburg Master Plan) will all be in the same jurisdiction (City of Gaithersburg) and all will have the same zoning (MXD). I keep hearing the benefit is that it's easier to develop in Gaithersburg. This will make it very easy to shop the 3 corners to a developer, and the 3 corners combined are over 37 acres... a sizable chunk of land. This is concerning.

We heard Bill Magruder say to the Gaithersburg city council "When the time is right it will be right and having both sides in one municipality will allow us to respond to the market as quickly as we can." This doesn't sound like someone who has no plan for redeveloping his property. He's waiting for the right offer. His lawyer referred to "a comprehensive redevelopment" that can be a "landmark development" at both sides

of a major road. And this would be made easier by a single master plan covering all corners in the same jurisdiction. This continues to be my concern... not what the property owners say they're going to do, but what they CAN do under the annexation and rezoning. The timing is unknown... leases can be broken, the market can change, a developer can make the right offer. I realize it would have to go through the City's approval process, but it is concerning that the set up for something major seems to be happening.

### **SURROUNDING COMMUNITY NOT REPRESENTED**

The surrounding residents' interests are not represented by the elected officials of the city of Gaithersburg -- we don't vote for you. I appreciate the process you have in place and my ability to be a part of the process. But in the end, you all represent the interests of the residents of Gaithersburg and this does not include the county residents surrounding this intersection. Annexation feels like an encroachment of the city into our backyards (and that is literal, in the case of the Johnson property).

### **REQUEST FOR EXPANSION OF COMMUNITY NOTIFICATIONS**

This is basic. I realize the Magruder property is passing through the process without the snags that the Johnson property annexation met with. I realize the Magruder claim to have no current plans to redevelop the property and they do not currently plan any kind of residential development. However, I have learned to anticipate and expect what's possible, not what's said straight out. Once the property is in city of Gaithersburg with MXD zoning, things could change.

Inclusion of the community in the process is only on paper unless you expand the notification range. Almost no one lives within 200' of the Magruder property. Please expand notification to community associations within a mile radius so that we know when changes to the property are proposed.

### **MY PERSPECTIVE ON COMMUNITY INVOLVEMENT IN THE PROCESS**

I want to add that while this annexation may not seem of serious concern from your perspectives because the Magruder aren't making any changes now and have tenants with long leases... as a community member, I have concerns. We have suffered the results over the years of seemingly innocent changes made to properties that had huge unanticipated impacts a decade or two later, and we have little recourse when the property owner has set it up in a way that ultimately benefits them. I want to make sure the larger community is served by the changes made on the Magruder and Johnson properties.

Even though there is a long review process in the city, it is difficult for the community to be effectively involved. We have to be constantly vigilant, we have to find out about proposals, someone has to have the time and patience to read reports and enough experience and context to understand the details and implications, and there needs to be a mechanism for communicating this information to the larger community. Having individuals/volunteers in the community willing and able to undertake this is not a given. People move, HOA members turn over, institutional memory is erased, people don't know their rights in the process, they lack time. It is not simple for the community to participate. We don't monitor city council meeting

minutes. We didn't know about the series of hearings the city had already held about this property. While the city may believe the process is transparent and straightforward, I can tell you from a community member's perspective, it is a constantly-changing labyrinth.

Thank you for considering my concerns and the concerns of my neighbors in the Quince Orchard area. Many of the issues we raised about the Johnson annexation apply to the Magruder property, as well. The roads aren't serving us adequately now. Don't make it worse. It is a dangerous, busy intersection with high school kids walking all over the place. Don't put the kids at more risk. We are concerned that there is any remote possibility of adding residential units in this area (realizing it's not a part of the current Magruder plan). The schools can't take it.

This is a lovely area to live and raise my family. I have lived here over 16 years and have been active in the community and schools. I realize change happens and I realize property owners want to maximize their properties' potential. As you consider these proposals, please keep in mind how they could impact the current residents' quality of life. We want improvements that benefit us and the Quince Orchard community, not make us want to move away.

Sincerely,

Katie Rapp  
12515 Carrington Hill Dr

**From:** [Manju Subramanya](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [gurujee20@yahoo.com](mailto:gurujee20@yahoo.com)  
**Subject:** Potomac Valley Shopping Center Annexation  
**Date:** Wednesday, December 16, 2015 3:58:24 PM

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To The Planning Commission

City of Gaithersburg

Dec. 16, 2015

We moved into the Hidden Ponds neighborhood six months ago, drawn by the quiet family-centric neighborhood near the corner of Route 28 and Quince Orchard Road. We are now appalled to find out that there is a plan for development of the Potomac Valley shopping center next to the Quince Orchard library that will create five times the current office space and 10-story tall buildings.

We, along with our neighbors, fought the plan for the Johnson parcel, which is on hold for now. We are very, very concerned that in the interest of getting revenue, the City of Gaithersburg is turning a blind eye to the needs of the residents. Please do not turn our spaces into urban jungles, especially when it endangers the safety of our high school students at Quince Orchard High School. Those students often walk across the street to the library during lunch and after school. Do you realize the amount of traffic more commercial and office space will bring to the area?

We vehemently oppose this annexation and development since it will create development five times the current density. Our commutes are long enough as is and it takes 20 minutes just to drive from Route 28 and Muddy Branch to this intersection. This development will make it much worse and ruin the quality of our neighborhoods.

Please listen to us and turn down this development, unless the developers go back to the drawing board and reduce the density.

Thank you,

Manju Subramanya

Nursery Lane

Gaithersburg MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 152

**From:** [Stephens, Jessica H](#)  
**To:** [Planning External Mailing](#)  
**Cc:** ["jhs821@hotmail.com"](#)  
**Subject:** Magruder Annexation  
**Date:** Wednesday, December 16, 2015 4:02:09 PM

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Dear Planning Commission,

I have been a resident in Willow Ridge for 28 years and now am a resident of The Reserve at Black Rock so I have serious concerns as a resident in the community and as a teacher at Thurgood Marshall ES on the adverse effects of the annexation of the Magruder Property. Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder Property. It would destroy the residential community atmosphere and increase traffic density and negatively affect public safety in the area especially school children who attend Thurgood Marshall ES and Quince Orchard HS. Magruder's have testified they have no plans NOW to revise the current plan to add residential units but those plans can change in the future. I am requesting that the city of Gaithersburg does NOT approve the re-zoning to MXD for the reasons I listed above.

Thanks,

Jessica Stephens

Former resident of Willow Ridge

15311 Forest Lake Court

Darnestown, MD 20874

Mayor and City Council  
X-7089-2015  
Ex. 153

**From:** [Kassandra Merker](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 4:03:21 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property. As a pediatrician and a mother of three children in MCPS I am deeply concerned about the plan to change the zoning of this area. Our area schools are already overcrowded; Rachel Carson Elementary is the most overcrowded school in all of Montgomery County. This new zoning designation would add more students to an already overcrowded situation.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This would then add to the residential and commercial development there. Traffic is already a problem in this area, especially during rush hour, this high density development would significantly add to the problem. This is not in the surrounding communities best interest.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property - which is what Montgomery County does.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,  
Kassandra Merker, MD

Sent from my iPad

Mayor and City Council  
X-7089-2015  
Ex. 154

**From:** [Greg Gotlinger](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concerned About Development  
**Date:** Wednesday, December 16, 2015 4:04:23 PM

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Do not want this development to take place as this area is congested enough and next to a high school.

Greg Gotlinger

Greg Gotlinger  
SAS Sales and Related Global Operations  
111 Rockville Pike, Suite 1000  
Rockville, Maryland 20850  
301-838-7030 x51145  
[Greg.Gotlinger@SAS.Com](mailto:Greg.Gotlinger@SAS.Com)  
**SAS ... *The Power to Know***

Mayor and City Council  
X-7089-2015  
Ex. 155

**From:** [hermitthrush2@aol.com](mailto:hermitthrush2@aol.com)  
**To:** [Planning External Mailing](#)  
**Subject:** No on Re-Zoning the Magruder Property at OO Road and Rte. 28  
**Date:** Wednesday, December 16, 2015 4:11:03 PM

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Dear City of Gaithersburg,

I am a home-owner in the 20878 zip code with children in the Thurgood Marshall/Ridgeview/Quince Orchard school cluster. **Please do NOT re-zone the Magruder Property at the corner of Quince Orchard Road and Route 28 to "MXD"**. This intersection is already congested and is the major intersection for anyone who wants to travel from Gaithersburg in either direction on route 28. In addition to even heavier traffic congestion, I am concerned that higher density commercial and/or residential development at this intersection would negatively affect public safety with Quince Orchard High School directly across the street. I am concerned that even if the Magruders say they have no plans to revise the current plan to add residential units, their plans could change in the future and with the MXD zoning in place for high-density commercial AND residential, high-density residential development would be more likely especially if the land is sold to a developer. Additional population would put an unbearable burden on the schools which are already extremely overcrowded, as determined by a recent cluster study (fall 2015). In addition, although the majority of the surrounding area are not 'City of Gaithersburg' residents, this high-density re-development will directly affect us in numerous negative ways including traffic congestion and over-crowded schools. Please expand any/all notifications of future changes or development to a 1 mile radius around the Magruder property. This is reasonable as it is what Montgomery County does. Please do not rezone this property. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need! Thank you -

Sincerely,  
Kristen Steffens  
12314 Galesville Drive  
Gaithersburg, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 156

**From:** [Mark Ezrin](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [CityHall External Mail](#); [Tony Tomasello](#); [John Schlichting](#)  
**Subject:** Magruder/Potomac Valley North/South Development  
**Date:** Wednesday, December 16, 2015 4:12:51 PM

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I'm writing to express my concern with the proposed annexation and development of the Magruder North and South properties, adjacent to Quince Orchard High School.

After attending last night's PTSA meeting, I can tell you the concerns about traffic, safety and residential growth go from the students all the way to the Principal.

I'll start with my first ask - from a traffic volume and safety perspective, please let me know when we can jointly schedule a time to observe traffic on a school day. 30 minutes will convince you we're lucky, with today's status quo, that we're lucky nobody has been seriously hurt or killed. We know that has already happened to a cyclist during broad daylight in good weather not long after school was in session. Mrs. Working, among others will be joining us.

Residents are concerned about transparency and concerns based upon interactions with various folks throughout the city. We've heard a council member express interest in capturing fees from developers based upon exceeding school capacity. We've heard others explain what Montgomery County has approved and others talk about what Gaithersburg has or will approve. We've yet to receive any real assurances on limitations and goals that will benefit all. Meanwhile QO is over capacity and growing. Unlike Rachel Carson, there is no money or solution available.

The frustration for many is, as you know, the school is outside City limits and it serves residents inside and outside City limits. I believe it serves the most residents within City limits. With the modification of the APFO and the various proposals, all I'm hearing is Gaithersburg is developer friendly. If what we're seeing is accurate, this is a huge project that could be proposed adjacent to a 2,000 student high school. It will have a devastating change on the area. The possibility of a 10 story building next to a high school is more like Bethesda and a project like that belongs on Shady Grover Road.

We are requesting:

- 1) Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does. (There are no residential units within 200' of this area which is the required area to notify).
- 2) The City place some limitations on the future development. While the Magruder testified that they have no plans to revise the current plan to add residential units, those plans can easily change in the future... especially if the land is sold to another developer once the MXD (high-density commercial AND residential) are approved. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS). Developers aren't bound by what they express in testimony.
- 3) The City of Gaithersburg does not approve the re-zoning to MXD.

While people will say there has been plenty of notice, communication, etc. - I want to caution you about all the moving parts and that residents are nothing more than stakeholders and

voters. We are not experts on municipal processes, experts in real estate and development and so on. There are lots of moving parts and information that is hard to identify and fully understand all the nuances. We are therefore also inviting you to a future QO Cluster round table where we can have more informed discussions and an exchange of ideas and concerns.

Thank you for your consideration.

Regards,

Mark Ezrin  
m: 301-502-8990

**From:** [Renee Enright](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder expansion  
**Date:** Wednesday, December 16, 2015 4:27:42 PM

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I am a resident of the Quince Haven neighborhood (behind QOHS). We have been following the Johnson annexation plans and are vehemently opposed to this type of expansion. It appears that the Magruder Annexation is even more concerning with 10 sorry buildings and 200,000 square ft off office space. PLEASE do not move forward with the Magruder property expansion.

We are already living in a densely populated residential area and the roads and infrastructure will not tolerate further development.

Sincerely,  
Renee Enright  
301-639-6742

Sent from my Verizon Wireless 4G LTE smartphone

Mayor and City Council  
X-7089-2015  
Ex. 158

**From:** [Jeff Sabin](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Elizabeth Sabin](#)  
**Subject:** Against Magruder Land Development Plan(s)  
**Date:** Wednesday, December 16, 2015 4:32:05 PM

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To whom it may concern:

My family and I are very concerned about the proposed high-density Magruder Property development at the intersection of 124 and Route 28 as it relates to both the quality of life here in the suburban Willow Ridge suburban community and our property value.

Located right in route 28 west, we're already subjected to ever-increasing traffic noise which the proposed land development will make significantly worse. This is highly problematic for us. As far as we're concerned, there should be a sound wall in place now, can't imagine how bad it would be if that land's developed. Regardless, it's essential that we're directly updated in real time re: plans even though the county currently requires this only for properties located within 200 yards of the said area.

We can't fathom the extra capacity/over-crowding pressure this will place Quince Orchard High School and all the likely issues that will result, including the negative impact on surrounding personal property values. We are firmly against making this area a "gateway" to the city of Gaithersburg. After all, we purchased our home to be part of an established "County" neighborhood, that's the lifestyle we bought into. We don't even have city of Gaithersburg political representation. This is just not right!

With all due respect, please reconsider your (positioning) plans.

Sincerely,

Jeff & Elizabeth Sabin

12633 Carrington Hill Drive

Gaithersburg MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 159



# City of Gaithersburg

31 South Summit Avenue  
Gaithersburg, Maryland 20877

**DRAFT**

## Mayor and City Council Regular Session Minutes City Hall - Council Chambers Monday, November 16, 2015

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### I. CALL TO ORDER

A Mayor and City Council regular session was called to order at 7:30 p.m. with Mayor Ashman presiding. Council Members present: Harris, Marraffa, Sesma, Spiegel and Wu. Staff present: City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Public Works Director Johnson, Economic and Business Development Director Lonergan, Parks, Recreation and Culture Director Potter, Long Range Planning Manager Robinson, GIS Division Manager Kim, Neighborhood Services Division Chief Roman, Senior Program Supervisor Rosati, Program Coordinator Srinivasachar, GIS Specialist McCubbin, Aquatic Facility Coordinator Kim, Facility Supervisor for Youth Services Morgan, Administrative Assistant III Swalling, Community Planning Manager Schwarz, Planner II Mann, and Municipal Clerk Stokes.

\* \* \* \* \*

### VIII. PUBLIC HEARING

- A. **Annexation Petition X-7089-2015 of Approximately 8.28 Acres of Land, for the Properties Known as the Potomac Valley Shopping Center and Adjacent Road Rights-of-Way, Located Adjacent to the Present Corporate Limits at the Southeast Quadrant of Quince Orchard Road (MD Route 124) and Darnestown Road (MD Route 28), Gaithersburg, Maryland**

Community Planning Manager Schwarz presented the above public hearing duly advertised in *The Washington Post* on October 8 and 15, 2015, the City's website, and the property was properly posted. Stated the public hearing is one of five (5) meetings held for said annexation process. At the present time, there are 40 exhibits in the record file for review. The files are located on the City's project page or in the Planning and Code Administration Department at City Hall.

An annexation petition was filed by Miles & Stockbridge, PC, on behalf of Darnestown Valley-WHM LP and Darnestown Valley Petroleum WHM, LLC owner of the Potomac Valley Shopping Center, located south of Darnestown Road and adjacent to the City's corporate limits. She noted that Potomac Valley Shopping Center north of Darnestown Road is located within the City's municipal boundary. The property is known as the Potomac Valley Shopping Center South, located at

the southeast quadrant of the intersection of Darnestown Road (Maryland Route 28) and Quince Orchard Road (Maryland Route 124.)

The Applicant's petition requests that the City annex approximately 8.28 acres of land from Montgomery County into the City. The area of annexation includes Potomac Valley Shopping Center, which consists of Parcel C and parts of Parcel D and F, totaling 4.6734 acres of land. The petition also includes 2.3209 acres of right-of-way for Darnestown Road (Maryland Route 28) and 1.2934 acres of right-of-way for Quince Orchard Road (Maryland Route 124). The surrounding properties consist of the Rockville Volunteer Fire Department, Quince Orchard Library and Quince Orchard High School.

In addition to the annexation request, the petition also proposes rezoning the subject property from the Montgomery County Neighborhood Retail (NR) Zone to the City's Mixed Use Development (MXD) Zone. The application is in conformance with the Land Use Element of the City's 2009 Master Plan, which recommends that The Potomac Valley Shopping Center properties have a land use designation of Commercial-Office and be zoned MXD. The properties are located within the City's Maximum Expansion Limits as identified within the Municipal Growth Element of the 2003 Master Plan. The application includes a Sketch Plan, an MXD Justification Statement, and an Annexation Plan for providing services for the properties.

Mayor Ashman verified that the petition meets State requirements for the application to move forward. The verification includes a letter from the Montgomery County Board of Elections and two memorandums from the City's Attorney.

The annexation petition resolution was introduced by the Mayor and City Council on September 8, 2015. The Planning Commission reviewed the request at their October 7, 2015 meeting and recommended on October 21, 2015, approval of the annexation and the proposed zoning of properties in the MXD. The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission (MNCPPC) reviewed the annexation request at their November 12, 2015 meeting and found that the proposed zoning was similar to the existing zoning in Montgomery County. In addition, the Montgomery County Council will look at the proposed annexation during their meeting on November 24, then on December 1, 2015. The annexation petition stated that no residential development has been requested with said proposed plan. Any proposed residential would have to go through the sketch plan and public hearing process.

*Casey Cirner, Miles & Stockbridge, PC, representing the co-petitioners,* reviewed the zones, existing uses and its density. Stated the petition is consistent with the City's Master plan and meets the requirements of the Land Use Plan and the proposed rezoning is harmonious with surrounding properties. She noted that the County eliminated its C-1 Zone and replaced it with the NR Zone which is similar to the MXD Zone (*same density and similar uses*). Because of this, the application will not have to go before the County Council for review. As part of the annexation application, a MXD justification statement was provided, addressing the required findings in order to rezone the property to the MXD Zone. The owner continues to work with staff to draft an annexation agreement.

*Bill Magruder, representing the Potomac Valley Shopping Center,* stated the current situation is challenging due to the Center being in two municipalities. He stated that there are long leases on both sides of the shopping center and no plans at the time for redevelopment, but is seeking to be proactive to market demands.

At the time that it is appropriate, there would be an extensive site plan review and hearing process.

The Council requested clarification on whether or not residential redevelopment would be an option which staff responded that residential properties are not proposed in the annexation at this time. It was stated that if residential properties were proposed in the future, there would need to go through an extensive public hearing process. Council Members noted tax revenue for the City by joining the two properties and having jurisdiction of both, and the eight driveways accessing the center which is unique. Council Members questioned if any discussions occurred for a tax waiver from the State. Mr. Magruder stated that the store operators would benefit from a tax waiver, which is being sought from the State due to the tax from the City once annexed into the City.

Speakers from the public:

1. *Carol Scotts, Carrington Hill Drive*, spoke on behalf of the residents from three communities that share a common interest to have excellent roads, schools, and services. Expressed concern with the rezoning causing higher density over taxing roads and the overcrowding of area schools. Disappointed in the public hearing notification from the City and suggested the one-mile radius used by the county. Stated the communities support of the Magruder property's current commercial use but do not support residential development.
2. *Joe Allen, 641-B Main Street*, expressed concern with pedestrian safety and suggested reconfiguration of the lanes for safe driving and to make the area more pedestrian friendly for high school students. Spoke on the nearby communities which are low density, but expressed concern with any future development, the dangerous intersections and pedestrian safety.

There were no other speakers from the public.

The capacity issues at the intersection with respect to the annexation of all properties were questioned. Staff stated that pedestrian improvements have been made in the past. Staff stated that the City would continue to work with the State on improvements since they control the roads in both directions. Clarification was requested in regards to the State's involvement with future improvements. Staff clarified that acquiring this annexation would make improvements easier as there would be less municipalities involved. Staff suggested a meeting with the stakeholders and the State, but noted the difficulty of scheduling.

Motion was made by Michael Sesma, seconded by, Henry F. Marraffa, that the record on Annexation Petition X-7089-2015 of Approximately 8.28 Acres of Land, for the Properties Known as the Potomac Valley Shopping Center and Adjacent Road Rights-of-Way, Located Adjacent to the Present Corporate Limits at the Southeast Quadrant of Quince Orchard Road (MD Route 124) and Darnestown Road (MD Route 28), Gaithersburg, Maryland, remain open until 5 p.m. on Wednesday, December 16, 2015, with anticipated policy discussion on Monday, January 4, 2016.

Vote: 5-0

\* \* \* \* \*

**XVII. ADJOURNMENT**

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 10:05 p.m.

Respectfully submitted,

Doris Stokes, Municipal Clerk

DRAFT

**From:** [Donna Williams](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Changes to Magruder property at 28 and 124  
**Date:** Wednesday, December 16, 2015 4:32:22 PM

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Sir,

I live in Willow Ridge neighborhood off Darnestown Rd. We had no information regarding changes to the Shell/Dunkin Donuts corner. Please expand notifications to the residents living near this intersection regarding changes to the Magruder property.

The corner at 124 and 28 is busy from 3pm until 7:30pm. School buses, RideOn buses, cars and pedestrians going to shops, Quince a Orchard High School and the Quince Orchard Public Library create congestion. Expanding the commercial space from 40K to nearly 200K is a concern. A concern for the safety of high school students, in cars, buses and on foot. Some students walk to the public library and do homework. I've seen students walk to the public bus stops for transportation. High rise building construction is overwhelming so close to a school. I worry about reduced visibility for drivers and walkers. This is a safety issue. This is a change from suburban/residential space to a very urban city.

Constructing a 10 story building is overwhelming for that corner. Where will cars park if it is a business? Will there be a parking garage also? Residents are getting older and retiring and young families with children are replacing the retirees. The schools are overcrowded now and town houses or high rises have not been built. What traffic studies and budgets have been done for road expansion and school improvements?

I am a Montgomery County resident not a city of a Gaithersburg resident. I do not want to be living surrounded by high rise office buildings. I live between city and country. I do not want to be unable to see the sky or be buried in concrete buildings.

Thank you.  
Donna Williams  
Willow Ridge resident  
Willid21@hotmail.com

Mayor and City Council  
X-7089-2015  
Ex. 161

**From:** [Malla Rao](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Developement near Quince Orchard High School  
**Date:** Wednesday, December 16, 2015 4:33:17 PM

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To whom it may concern,

We live in the Hidden Ponds neighborhood and are now appalled to find out that there is a plan for development of the Potomac Valley shopping center next to the Quince Orchard library. We are told that the developers will create five times the current office space and 10-story tall buildings. The area is already congested and this development is going to be disruptive to the normal commute, the schools in the area. The over crowding and excess traffic will be a public health hazard for the residents in the neighborhood.

We strongly oppose the proposed development and hope the City of Gaithersburg prioritizes the welfare and well being of its residents and neighborhoods over its commercial interests.

Sincerely,

Malla R. Rao  
Hidden Ponds neighborhood

Mayor and City Council  
X-7089-2015  
Ex. 162

**From:** [Gary Michel](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Comments on planning for MAGRUDER PROPERTY  
**Date:** Wednesday, December 16, 2015 4:37:04 PM

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Since 1993, my wife and I have resided at 12 Chinaberry Court, in Potomac Grove, which is 8/10 of a mile from the intersection of Quince Orchard Road and MD Route 28/Darnestown Road. I am writing to express interest and concern about any plans to further develop the Magruder and/or Johnson Properties abutting that intersection. My comments follow:

1. Please include us in any future notifications of future changes, development, public planning meetings and opportunities to comment or be heard regarding such planned changes.

Gary and Evelyn Michel  
12 Chinaberry Court  
N. Potomac MD 20878-4703  
[garymichel13@yahoo.com](mailto:garymichel13@yahoo.com)

2. I am concerned about the potential impact of any such higher density commercial development on public safety for public school students (Quince Orchard High School-QOHS, Rachel Carson Elementary School, and Ridgeview Middle School)and community residents.

3. I am concerned about potential increases in traffic density. The traffic light cycle at that intersection is already very long, and would have to be longer to accommodate increased traffic.

4. I am concerned about potential increases in air, noise and light pollution by increased commercial activity around that intersection.

5. I am concerned about the adverse impact of additional traffic activity at an intersection with nearby entrances and exits that are far from optimum in configuration. There are already too many entrances and exits in very little distance on both sides of Quince Orchard Road west of Route 28 such that drivers are entering/exiting the Gas Station/McDonalds/Dunkin Donuts property, the Public Library, and two QOHS parking lots (one used by scheduled Montgomery County Ride-On service Buses) in very little distance (Its already 3 pounds of stuff in a 2 pound bag).

6. These are quality of life issues and we hope that, although we are not residents of the City of Gaithersburg, you will respect and continue to consider our interests in quality of life as Montgomery County residents.

Respectfully submitted,

Gary and Evelyn Michel

Mayor and City Council  
X-7089-2015  
Ex. 163

**From:** [Revzan](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Wednesday, December 16, 2015 4:48:22 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

Please expand any/all notifications of future changes/development to a 1 mile radius around the Magruder property -- which is what Montgomery County does.

Also, I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magraders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Thank you for your time,

Stacy Revzan  
12220 Triple Crown Rd  
N. Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 164

**From:** [Barb Ritter](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concerned about development  
**Date:** Wednesday, December 16, 2015 4:48:31 PM

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Hello, I am concerned about more development at the intersection of Route 28 and Quince Orchard Rd. opposite quince orchard high school. Please do not develop this area any further it is already way over crowded. Thanks,

Barbara Ritter

Mayor and City Council  
X-7089-2015  
Ex. 165

**From:** [Monica Sharma](#)  
**To:** [Planning External Mailing](#)  
**Subject:** re: Magruder Annexation  
**Date:** Wednesday, December 16, 2015 4:49:50 PM

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To whom it may concern,

I am requesting that City of Gaithersburg not approve the re-zoning to MXD of this property.

I am concerned with the higher density commercial potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

I am concerned that even though the Magruders testified that they have no plans to revise the current plan to add residential units, we know that those plans can change in the future... especially if the land is sold to another developer. This could result in even more families entering an area with extreme overcrowding in schools.

Lastly, we are Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents, yet this high-density re-development will affect us directly and in potentially numerous negative ways. The City of Gaithersburg plan for a "gateway" is not what all surrounding Montgomery County residents want or need.

Sincerely,  
Monica McKnight  
12233 Quince Valley Drive  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 166

**From:** [Fitzgibbon, Peggy \(NIH/NIAID\) \[E\]](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Please Help Improve Traffic in North Potomac  
**Date:** Wednesday, December 16, 2015 4:52:46 PM

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Hello,

This e-mail is in regard to the development of the Magruder Annexation.

I don't really object to adding more retail space and more office space and/or housing to the area of North Potomac but we need serious help with the traffic problems. It is so scary to walk on the streets around the intersection of Quince Orchard and Darnstown Rd near the QO high school. The traffic is crazy and getting worse with every new housing development that goes up.

When can we have more/better public transportation? We really need light rail, bicycle paths and proper sidewalks that are safe and well maintained.

More buses will add to the traffic and pollution that is already so bad.

Please help improve the traffic problems! I would pay more taxes for even the smallest improvements.

Thank you,

Peg Fitzgibbon

12624 Carrington Hill Dr.

Gaithersburg, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 167

**From:** [Rob Emard](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation  
**Date:** Wednesday, December 16, 2015 4:53:57 PM

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I am writing to request that put at least a hold on the proposed annexation of the Magruder Land in the Quince Orchard area. The new development, while currently only commercial, will lead to additional overcrowding of the area schools should residential be allowed in the future, safety concerns for those in the area near QO High School and added congestion to an already congested area of Rt. 28/QO Road. I would ask that this decision be made with rational thinking for all involved. Perhaps if this is approved, the stipulation be added that the developer pay for the expansions necessary at the local schools. I appreciate you taking the time to read my concerns.

Sincerely,  
Rob Emard  
305 Bostwick Lane  
Gaithersburg, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 168

**From:** [u.shetty@verizon.net](mailto:u.shetty@verizon.net)  
**To:** [Planning External Mailing](#)  
**Subject:** re-development at the intersection of Route 124 and Route 28  
**Date:** Wednesday, December 16, 2015 4:54:20 PM

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Hello,

We are long time residents of Willow Ridge, one of the properties near the Magruder property.

We recently became aware of plans regarding the commercial use on the property expansion at the intersection of Route 124 and Route 28 and future plans of adding high-density commercial and residential units. We are very concerned over the higher density commercial at that intersection potentially affecting public safety for students and residents in the surrounding area. (especially with the High school right across the street).

This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. This could result in even more families entering an area with already extreme overcrowding in schools (Rachel Carson ES, Thurgood Marshall ES, QOHS). We are all Montgomery County Residents surrounding this intersection but not City of Gaithersburg residents yet this high-density re-development will affect us directly and in potentially numerous negative ways.

We respectfully request that you delay any decisions regarding this property until it has been investigated and explained more thoroughly. We realize the property needs to be developed but feel there are alternatives that would be better for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, a recreation center, a School, Single family homes, etc.

Thanks,  
Umesh and Jyoti Shetty

Mayor and City Council  
X-7089-2015  
Ex. 169