

From: [John Schlichting](#)
To: [Trudy Schwarz](#); [Rob Robinson](#); [Gregory Mann](#)
Subject: FW: Kentlands Downtown Development.
Date: Thursday, May 25, 2017 11:09:39 AM
Attachments: [image001.png](#)

From: Jeff Baldwin
Sent: Thursday, May 25, 2017 11:04 AM
To: Mary Fehlig
Cc: Doris Stokes; John Schlichting; EnerGov-Admin
Subject: RE: Kentlands Downtown Development.

Thank you for contacting the City of Gaithersburg regarding developments in the Kentlands area. Your correspondence will be shared with our elected officials and included as part of the official record.



[Jeffrey Baldwin](#) | Website Administrator
City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877
301- 258.6310 ext. 2103

From: Mary Fehlig [<mailto:maryfehlig@fehliggroup.com>]
Sent: Wednesday, May 24, 2017 5:55 PM
To: CityHall External Mail
Subject: Kentlands Downtown Development.

To all

I am bold enough to believe the Kentlands experiment has been successful. So let's use the same courage, community involvement and vision to evolve our neighborhood. How lucky are we to have the talent of Mike Watkins and the current DPZ team invested in our future. Please take advantage of the interest of the community to create something forward thinking.

Here is the article that peaked my interest: <http://towncourier.com/watkinsdpz-make-r...>

Mary Fehlig

The Colonnade at Kentlands Resident
1 Arch Place #421

Mary Fehlig
The Fehlig Group
1 Arch Place Suite #421
Gaithersburg, MD 20878

Joint Hearing - MCC & PC
SK-7503-2017
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240 912 9422 (w)

240 353 6200 (m)

maryfehlig@fehliggroup.com

25 May 2017

To the Mayor of Gaithersburg and the Gaithersburg City Council,

I have lived in the Lakelands with my family for the past 2 years quite close to Market Square and even in that little time, I have seen the downturn of that property. I have recently purchased a home in the Kentlands and am very excited to continue to be part of this unique Gaithersburg neighborhood. What initially attracted my wife and I to the Kentlands was the beautiful architecture, the old tree lined streets, the beautiful church building, and the sense of community we felt there. We thought we had stumbled on something incredibly unique and the longer we live here, we realize that that is exactly what we have found. As we learned more about the history of the neighborhood and how it was developed, I was saddened to learn that the market downturn in the 90's had really hampered the ability of the developer to make Market Square what it was intended to be. We now have an area with complete lack of charm and businesses that I do not feel serve the needs, wants and potential of the community.

I believe that many residents are excited that Kimco and Saul Centers has a financial interest in making it much better than it currently is. To that, we are most grateful that it will be improved as this requires a huge financial investment but I have my concerns. After attending the community meeting with Kimco, I fear that Kimco does not understand the potential of the property that they have purchased. Kentlands is the prominent example of New Urbanism and classic architecture. None of this was portrayed in their examples and plans. As a pilot, I have traveled all over Europe and some of the most beautiful shopping areas in the world. They tower with classic architecture with the bases of these buildings being remodeled from time to time as businesses come and go, but the heart of structure is still there and will be there for many generations because it was done right. Carnaby Street in London is a perfect example of what can be done when classic architecture appealing to multiple generations over the years. Vasili's Kitchen is a perfect example of what I fear. They took an old building and remodeled it into what is now, in 2017, a nice looking restaurant. In 10 years, its lack of being based on classic architecture will no doubt cause it to look tired and old and the city council will be holding the same meetings to figure out how to revitalize this shopping area as businesses move on. Another example in our community is the architecture of the new Clarksburg Premium Outlets, which are made of similar wood/metal materials that Kimco claimed they would be using to remodel the facades of Kentlands Market Square.

I do not believe that the design proposed by Kimco (SK-7503-2017) is in the best interest of the neighborhood nor for the long term financial success of Kimco. I also believe that a reevaluation of the proposal and a united agreement on the design philosophy between Saul Centers and Kimco and the owner's of the Diya property will continue to make Kentlands the place to be. Michael Watkins and DPZ are incredible assets to Kentlands and to Gaithersburg and I believe we would be wise to listen to their proposals. I fear that all that has been proposed is a similar shopping area that will only directly compete with Downtown Crown for business as it will bring in similar customers. Crown is good for what it is but we need to be unique for the sake of who we already are and for the sake of Gaithersburg. We have high end Whole Foods, now we need the shopping areas to match it. We need something unique and special as the homes and community in Kentlands.

I want Kimco and Saul Center to be long term financially successful and I am happy that they are willing to invest in our community. I want the residents to be happy with a shopping district that is incredibly unique and an asset to Gaithersburg, I want Kentlands to have a classically sound architectural footprint that will allow businesses to come and go without jeopardizing the core of the neighborhood if they choose to go out of business with what we have currently seen. If we take a step back, reevaluate the permits, and bring in Michael Watkins and DPZ who both live in the community to help steer us in a classic direction, it will ensure long term permit and financial success.

Thank you,

Major Mark Reeder

markbensofreeder@gmail.com

From: [John Schlichting](#)
To: [Trudy Schwarz](#); [Rob Robinson](#); [Gregory Mann](#)
Subject: FW: Opposition to Kentlands Square SK-7503-2017 Development
Date: Thursday, May 25, 2017 11:12:32 AM
Attachments: [image001.png](#)

From: Jeff Baldwin
Sent: Thursday, May 25, 2017 11:07 AM
To: Don Harnois
Cc: Doris Stokes; John Schlichting; EnerGov-Admin
Subject: RE: Opposition to Kentlands Square SK-7503-2017 Development

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From: Don Harnois [<mailto:dhharnois@gmail.com>]
Sent: Thursday, May 25, 2017 10:49 AM
To: CityHall External Mail; Jud Ashman; Neil Harris; Yvette Monroe; Michael Sesma; Ryan Spiegel; Robert Wu
Subject: Opposition to Kentlands Square SK-7503-2017 Development

I am writing to express my broad opposition to the Kentlands Square SK-7503-2017 plan being promoted by Saul Holdings.

The only party that would benefit from this proposed development is Saul Holdings, who is looking to cash-in on its real estate investment. Unfortunately this is a zero-sum game. If this development were allowed to move forward, the Kentlands residents would suffer massive declines in the value of their homes in addition to losing the exceptional residential lifestyle they have come to enjoy over the past 20 years.

I simply do not see any need to redevelop this space in the first place, and the plan being proposed would be devastating to the quality of life currently enjoyed by the residents of the Kentlands.

Some specific concerns:

- It is irresponsible to advance a plan that seeks to add 1,450 residential units to the Kentlands, nearly doubling the number of residential units in the Kentlands, and massively increasing the density in the Kentlands. The Kentlands are crowded as it is – this would make the neighborhood overcrowded. Its shops and services (even with the additions proposed in the development plan) would not be able to serve the residents. The identity of the Kentlands and its sense of community would be eviscerated.
- The Rachel Carson elementary school that serves the Kentlands is already at roughly 150% of capacity, therefore I cannot see how Rachel Carson can serve any additional

students

- The roads in the Kentlands are already congested, adding the vehicular traffic that would come with 1,450 additional residential units and other retail and commercial business space would make a bad and growing problem untenable. Recall, that many of the streets in the Kentlands are effectively single-lane roads with parking on both sides; this additional traffic would turn the Kentlands into downtown Washington DC. More importantly the increased vehicular traffic would increase the element of danger to the children and other pedestrians who walk throughout our neighborhood.
- The proposed 12-story (and other) residential towers would be terrible eyesores and destroy the scenic beauty of the Kentlands, a neighborhood known for its conservation areas, green spaces and impeccably maintained homes

I noted that the Preliminary Report for this proposed development that is available on the City of Gaithersburg website conveniently side-steps these two important issues (Schools and Traffic Impact) because the developer knows these are non-starters and will kill the feasibility of this proposed project. Although I have over 15 years' experience of C-level experience in construction and development, I am not an expert in Fire and Emergency Services, however, I am skeptical that any of the firehouses named in the Preliminary Report have the resources to handle a fire in a 12-story residential tower.

Further, part of the premise of attempting to move this development forward at this time is that it fulfills the vision of the Kentlands Boulevard Commercial District ("KBCD") Plan. I have reviewed the plan and I don't see anything in that plan that is desirable for the residents of the Kentlands. We must recall that this KBCD plan was developed in June 2007 at the absolute height of the housing market bubble, at a time when all developers believed the housing boom would go on forever (I know, I was there). That plan needs to be thrown out and cannot, and should not, be the basis for any development plan as it projects demand for housing and urban centers that never materialized. Any pent-up demand for additional housing and retail has been met by the Crown Farm development. Within the Kentlands, there is already ample vacancy in the Market Square commercial district (31% vacancy rate at the time of the KIMCO acquisition). The City's efforts should be focused on filling those empty spaces, and until that Market Square district reaches maximum occupancy, it is ludicrous to contemplate adding another square foot of commercial or retail space anywhere in the Kentlands.

In summary, this is a terrible plan for the Kentlands and it should not be allowed to move forward.

Yours truly,
Don Harnois
Kentlands Resident

Don Harnois // [301-525-7219](tel:301-525-7219)

From: [John Schlichting](#)
To: [Trudy Schwarz](#); [Rob Robinson](#); [Gregory Mann](#)
Subject: FW: Opposition to Kentlands Square SK-7503-2017
Date: Thursday, May 25, 2017 1:47:50 PM
Attachments: [image001.png](#)

From: Jeff Baldwin
Sent: Thursday, May 25, 2017 1:26 PM
To: Kimberly B Litt
Cc: Doris Stokes; John Schlichting; Planning External Mailing
Subject: RE: Opposition to Kentlands Square SK-7503-2017

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301- 258.6310 ext. 2103

From: Kimberly B Litt [<mailto:Kimberly.B.Litt@aexp.com>]
Sent: Thursday, May 25, 2017 1:17 PM
To: CityHall External Mail; Jud Ashman; Neil Harris; Yvette Monroe; Michael Sesma; Ryan Spiegel; Robert Wu
Subject: Opposition to Kentlands Square SK-7503-2017
Importance: High

Hello:

As a Kentlands resident, I wanted to voice my opposition to Kentlands Square SK-7503-2017. As many of my fellow neighbors have voiced, we are very concerned about the plan to add 1,450 residential units. The overcrowding would ruin the Kentlands experience and is in complete opposition to the spirit that the community was founded on. I'm very concerned about the additional burden on our resources that this would cause, particularly exacerbating the overcrowding at Rachel Carson Elementary School.

Please strongly consider our voices and help us preserve the unique spirit of the Kentlands by rejecting this proposal.

Best,
Kimberly Litt
107 Thrift St.

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American Express made the following annotations

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American Express a ajouté le commentaire suivant le

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From: [John Schlichting](mailto:John.Schlichting)
To: [Trudy Schwarz](mailto:Trudy.Schwarz); [Rob Robinson](mailto:Rob.Robinson); [Gregory Mann](mailto:Gregory.Mann)
Subject: FW: Comments on Saul Sketch Plan SK-7503-2017
Date: Thursday, May 25, 2017 2:13:58 PM

From: Thomas Marchessault [mailto:marchessault@starpower.net]
Sent: Thursday, May 25, 2017 2:01 PM
To: CityHall External Mail; Jud Ashman; Neil Harris; yvettemonroe@gaitthersburgmd.gov; Michael Sesma; Ryan.spiegel@gaitthersburgmd.gov; Robert Wu
Cc: John Schlichting; Sally Marchessault; Thomas E. Marchessault
Subject: Comments on Saul Sketch Plan SK-7503-2017

432 Inspiration Lane

Gaithersburg, MD 20878

RE: SK-7503-2017

Mayor and City Councilors:

We are long-time resident of the Kentlands (coming up on 19 years) and have actively participated in Kentlands governance and social activities.

We are writing to express our enthusiasm for the Saul Companies Sketch Plan for revitalization of the property in the Kentlands that they own and manage. Their proposal has the potential to greatly improve both the commercial and residential life of the neighborhood.

We have attended their presentation before the KCA Board of Trustees meeting and their meeting at the Arts Barn. We are impressed with what we have seen.

Saul has been a very positive landlord for their tract of land and has been very successful in ensuring that most of their properties are occupied with tenants that provide valuable services to the community.

Their proposal for medium high-rise residences may fill a gap that is growing in the Kentlands. As many long-time Kentlands residents age, many are moving away to housing appropriate for those with difficulty using stairs. This trend has already started and will accelerate unless more age-appropriate housing develops.

Their approach is consistent with new urbanist principles and with the master plan developed a few years ago by the city and the community.

There are clearly many steps to go before this vision becomes a reality. However, it would be a sham if this process were stifled at this early stage.

Thomas E. Marchessault
Sally Marchessault

CC: Department of Planning and Code Enforcement