

From: [Elsie Weinstein](#)
To: [CityHall External Mail](#)
Subject: Kentlands
Date: Friday, May 26, 2017 10:46:48 AM

No more high density complexes here! There is enough traffic on Great Seneca Highway. Saul should be thinking of something else to improve our beloved community, not adding more people.

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From: [James Chang](#)
To: [CityHall External Mail](#)
Cc: [Jud Ashman](#); [Neil Harris](#); [Michael Sesma](#); [Yvette Monroe](#); [Robert Wu](#); [Ryan Spiegel](#)
Subject: Support new energy in Kentlands SK7503-2017
Date: Thursday, May 25, 2017 10:47:34 PM

To whom it may concern:

I am in support of the Gaithersburg's Land Use Plan for the Commercial District, and the Saul group's proposal which closely follows from it.

I have been very concerned about the many empty storefronts throughout the commercial areas of Kentlands/Lakelands, and believe that the increased density will allow for businesses, and our community to thrive.

Since Crown Farm retail opened, Kentlands retail and restaurants have suffered. There are over ten vacancies in the old Beatty Center, and many more on Main Street. Some of this may be due to mismanagement, and hopefully Kimco will do better, but most of this is due to the increased competition from Crown, and weak demand on the part of Kentlands/Lakelands residents, who are increasingly eating and shopping elsewhere.

Every meal that Kentlands/Lakelands residents eat in Crown farm is a meal most likely lost from a Kentlands Square tenant. Potomac Pizza, Pacifica Café, Hakuba, Star Diner, Quiznos, Luna Italia, Le Palais, Baja Fresh – the list goes on of many weakened restaurants that have failed.

The current depressed state of Kmart and the many dead storefronts on Main Street and in the former Beatty property are dragging Kentlands down. I see no better way to solve this than to add additional apartments and offices into the core of the Commercial District, supplanting Kmart. More bodies, mean more life, and more meals for the struggling restaurateurs and retailers who have invested here.

We need new residents to support businesses on edge, like the failing movie theater. It is obvious that the current population is not enough to support the retail density, with the added competition from Crown. Adding more people (both office tenants and condo/upscale renters) will make these dark storefronts vibrant again.

I am pleased that the Saul group is behind this proposal. All their buildings seem to be at the top of their class: the Kennedy-Warren, the Hay Adams, luxurious apartments in Clarendon and Van Ness. They seem to build with quality.

Kentlands Square is far enough away from the core of Kentlands and Lakelands single family homes to be minimally impactful to their lives, but close enough to other apartments like mine to add needed life. Judging from the retail weaknesses at Rockville Town Square which has many apartments surrounding it, we may need more residences here to ensure success. So I support the heights proposed, and suggest that we may want to go even taller,

particularly given Saul's reputation, which would set the tone for an upscale, mature, place of quality for other developers to follow. As a renter, I would like the opportunity to meet more people like me.

I also support the development because it would be an impetus for the state to build the previously proposed rail line, not buses, so that we get real transit connectivity to Kentlands beyond the too infrequent Ride-on 76 bus, which I ride every week.

Yes, the schools issue has to be solved. Rachel Carson is overcrowded, and from what I understand overtaxed with children who do not live within Kentlands/Lakelands. I understand that given these development proposals Montgomery County's School Superintendant is considering to build additions to DuFief Elementary, to expand the school to resolve the issues at Rachel Carson. I would suspect that any new students in the proposed development would supplant and offset kids currently being bused into Rachel Carson from further away, who would then attend schools more proximate to their homes, a better solution for everyone.

In short, I hope that the City Council quickly approves the Sketch Plan without delay, and I look forward to seeing the specific proposals for the walkable district to which BF Saul has hinted.

James Chang
102 Booth St #10
Gaithersburg, MD 20878

From: [Elan Sheintal](#)
To: [CityHall External Mail](#); [Jud Ashman](#); [Neil Harris](#); [Yvette Monroe](#); [Michael Sesma](#); [Ryan Spiegel](#); [Robert Wu](#)
Subject: Opposition to Kentlands Square SK-7503-2017
Date: Thursday, May 25, 2017 6:27:30 PM

Good evening, I just wanted to let everyone know that my family (Kentlands residents since 2004) is opposed to this plan by Saul Centers. I think adding up to 1,450 new families in this area would be detrimental to the Kentlands, Lakelands and other surrounding neighborhoods.

Thank you,

Elan Sheintal
514 Chestertown Street
Gaithersburg, MD

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Eastern Concrete Foundation, Inc.
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301-736-1777 (office)

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From: [Bruce Curtis](#)
To: [CityHall External Mail](#)
Subject: Kentlands K-mart area
Date: Thursday, May 25, 2017 5:06:49 PM

Just for the record We oppose the re-design of
K-Mart parking lot building areaMake it a PARK
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BN Curtis
326 Chestertown St
-20878-

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From: [Jim Shanesy](#)
To: [CityHall External Mail](#)
Cc: [Jud Ashman](#); [Neil Harris](#); [Yvette Monroe](#); [Michael Sesma](#); [Ryan Spiegel](#); [Robert Wu](#)
Subject: Opposition to Kentlands Square SK-7503-2017
Date: Thursday, May 25, 2017 2:27:21 PM

I am opposed to Kentlands Square project, SK-7053-2017. It will negatively impact quality of life for everyone in the vicinity whether Kentlands resident or not. It will put tremendous pressure on already overcrowded schools, greatly increase traffic congestion and turn Gaithersburg's uniquely successful architectural experiment in neo-traditional urban planning into yet another patch of uncontrolled suburban sprawl.

Please vote to reject this proposal. Its negative impact on property values will extend far beyond the confines of the Kentlands and surrounding parts of Gaithersburg.

Jim

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Gaithersburg, Maryland

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