

From: Haslyn <hhunte@me.com>
Date: May 25, 2017 at 5:44:02 PM EDT
To: <Ryan.Spiegel@gaithersburgmd.gov>
Subject: **Opposition to Kentlands Square SK-7503-2017**

Hi Mr. Spiegel- I am writing to strongly appose the development commonly referred to as "Kentlands Square SK-7503-2017". As outlined, this development will add 2-3 12-story residential towers. This proportionally massive increase in residents and traffic in this particular area will cause a great deal of traffic congestion and overcrowding in the local schools (Rachel Carson Elementary, Lakelands Middle and Quince Orchard High School).

Until the the City/County/State can address the aforementioned issues, I urge you to vote against this particular proposal as currently outlined.

Haslyn Hunte, PhD, MPH, MPIA
318 Chestertown Street
Gaithersburg, MD

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"Thou shalt not be a victim, thou shalt not be a perpetrator, but, above all, thou shalt not be a bystander." -Yehuda Bauer

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Distributed to M&CC:6/5/17
SK-7503-2017 Kentlands Square

From: **Sonny Rimback** <sonnytr@verizon.net>

Date: Thu, May 25, 2017 at 2:08 PM

Subject: Kentlands Square SK-7503-2017

To: Jud.Ashman@gaithersburgmd.gov, Neil.Harris@gaithersburgmd.gov,
Yvette.Monroe@gaithersburgmd.gov, Michael.Sesma@gaithersburgmd.gov,
Ryan.Spiegel@gaithersburgmd.gov, Robert.Wu@gaithersburgmd.gov

We would like to voice our opposition to the Saul Center "Kentlands Square SK-7503-2017". I can't believe you would sell us out with permitting such development. Please do not approve.

Sonia and Joe Rimback

Kentlands residents since 1995

Joint Hearing - MCC & PC
SK-7503-2017
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From: **Maura Winkworth** <mcw55@georgetown.edu>

Date: Fri, May 26, 2017 at 3:14 PM

Subject: Kentlands-Saul Center

To: jud.ashman@gaithersburgmd.gov, neil.harris@gaithersburgmd.gov,
yvette.monroe@gaithersburgmd.gov, michael.sesma@gaithersburgmd.gov,
ryan.spiegel@gaithersburgmd.gov, ryan.spiegel@gaithersburgmd.gov,
robert.wu@gaithersburgmd.gov

All,

Thank you for your work for our community. Please be careful about the Saul Centers development. The main reason people are attracted to living in the Kentlands is its aesthetic and character, and good elementary school. This development risks both of those things. We will hold our elected officials accountable if our property values plummet because of this.

MCW

[202-687-5383](tel:202-687-5383)

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

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: 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

From: **Elsie Weinstein** <elsie.home@verizon.net>
Date: Fri, May 26, 2017 at 10:45 AM
Subject: Kentlands
To: Jud.Ashman@gaithersburgmd.gov

Mr.Mayor

No more living quarters in the kmart lot until the parking, traffic, lights, etc. get worked out. Saul just wants \$\$\$\$\$\$\$