

Lauren Pruss

From: Catherine Liu [catherine1219@gmail.com]
Sent: Monday, September 10, 2012 11:25 AM
To: Lauren Pruss
Cc: Hsu-Cheng Ou
Subject: Concern about Watkins Mill Town Center

Dear Ms. Lauren Pruss,

We were told to contact you directly for our concerns regarding converting work/live units to residential in Watkins Mill Town center. We **support** the idea of **converting** those areas to **residential units**. Especially, we were told by sales/developer that those areas would be residential units in the future prior to our purchasing. We were very surprised about those areas were planned to be work/live units. This was definitely not fair to us if those areas become work/live units.

We purchased the townhouse right behind the current controversial areas. Our major concerns would be complexity, parking, and cleanliness of the area. If restaurants open in those areas, the environment will definitely impact our living quality. Parking is going to be a big issue to our neighborhood. Currently, many residents who only have one car garage or even two car garages park their cars on the street. We could imagine the inconvenience for current residents if there are stores open in the neighborhood. We believe the town center will have good numbers of work units in the future. These four small areas will not do any more good to the community. To clearly separate residential and work units will do better to the entire community/residents.

Please consider those impacts of environmental changes and convert those live/work units to residential units. thanks.

--

Owners of 502 Rudbeckia PL Gaithersburg, MD 20878
Catherine & Hsu-Cheng Ou

Lauren Pruss

From: Darren Song [darrensong@hotmail.com]
Sent: Monday, September 10, 2012 10:56 PM
To: Lauren Pruss
Subject: Parklands: 514 Rudbeckia Place Vote

Dr. Ms. Pruss,

This is Yi-Chun Song, I am one of the townhouse owners in the Parklands Community who attended the hearing this week. As requested in the meeting, I am emailing you my vote:

1) Train Noise - we were not made aware that the community was built next to a railroad during the purchasing process and we are surprised by how loud, frequent and the duration of the train sound. Also, it appears that most of the trains pass by the railroad are in the middle of the night which has caused severe disruption and stress to my sleep pattern. I request that a sound wall to be built to address this issue.

2) Land behind my lot - at the time of the purchase, we were told (and so was one of my neighbors) that the land behind our lot was going to be townhouses as well. However, I am just now finding out there is a possibility that it would be retail stores and condo. I am against of this idea due to the following:

- 1) Why are we mixing retail stores with residential area; this would bring additional traffic to the little area that would cause parking and safety concerns.
- 2) Impact to my house value. Are we going to be compensated for potential loss in our house value?

3) Possibility of eliminating the original community plan of having a designated section for retail stores, theaters, etc.

- We cannot deviate from the original concept as one of the main features that attracted me to the Parklands was the community concept. If the lack of parking spaces is becoming an issue, then the architecture team who failed to make an accurate design should work to identify workarounds. Imposing an NVHomes (reputable builder?) poor estimate to their home buyers is unacceptable. Also, we expect our home value to be similar to the King Farm and Kentland due to similar concept, if the concept gets changed; we demand at least \$100,000/house compensation.

I must tell you that I feel deceived by NVHomes as the three items noted above have caused major concerns to me regarding my investment and I am requesting a serious consideration in making a smart, ethical and fair decision.

Sincerely,
Yi-Chun Song

Lauren Pruss

From: Irene Qi [irene83.wang@gmail.com]
Sent: Thursday, September 13, 2012 4:03 PM
To: Lauren Pruss
Subject: Parkland community hearing

Hi Ms. Pruss,

I am an own in Parkland Gaithersburg community, and I heard about the plan changing from commercial stores to town houses that the builder proposed.

As an own in the community, we would definitely like to have more commercial stores come in to develop the area. In addition, building the town center and exit 12 to road 270 is the most important selling points to the builder and that is what we are buying for as well. It would not be fair to the more than 200s owners in the community if things start to change in favor of the builder but not the owners who are living in the community and contribute to Gaithersburg City.

Please consider my option, and I am greatly appreciate your time.

Thank you,

Irene

Lauren Pruss

From: brenda greenberg [brenda_greenberg@hotmail.com]
Sent: Saturday, September 15, 2012 9:56 AM
To: Lauren Pruss
Subject: Why People Are Opposed to Change Zoning from Live-Work to Townhome

I would like to share with you a two of the reasons why some Condo residents are opposed to changing zoning from live-work to townhome:

Most of the membership for Condo Association One purchased their homes on the promises of Ryan Homes and the plans that were approved by the City of Gaithehrsburg. Now that Condo Association 1 and 2 are ssold out, it is unfair to change the areas immediately adjacent to our homes.

People bellieve that the application is financially motivated and not intended to otherwise improve the vision for the Parklands community. NVR has had great success in sselling the townhome units throughout the community. NVR wants to build the townhomes as they will be easier to sell compared to that of the "live-work" units.

Thank you for considering this input.

Lauren Pruss

From: Alex Wang [alexgggy@gmail.com]
Sent: Tuesday, September 18, 2012 9:35 PM
To: Lauren Pruss
Subject: Watkins Mill Town Center, ASDP-12-2012

Dear Ms. Pruss,

My name is Liang-tse Wang, resident at 416 Grand Street. I purchased the house in July, 2011 and moved in January 2012. The main reason I purchased the house at current location is because of the approved live/work units situated in the heart of the community. I will be really upset to see the live/work units turning into residential units. I really hope the City will keep what was approved and not changing it to the residential units are applied by the developers.

Thank you,

Liang-tse Wang
240-997-7162

Lauren Pruss

From: Key Benefit Services [info@keybenefits.us]
Sent: Tuesday, September 18, 2012 4:21 PM
To: Lauren Pruss
Subject: re: Open Letter to City Planners Re: ASDP-0641-2012
Attachments: City Planning zoning request change.doc

Lauren,

Can you please submit a copy of this letter to the city council as part of the city records for the upcoming planning meeting this month regarding :

ASDP-0641-2012 -- Watkins Mill Town Center
Removal of Commercial Component from Urban Loft Units

We support the plan change request based on conversations I have had with Mr. Gonzales the Architect as well his discussions with the builder to modify their design to incorporate “ like” architectural elevation designs in keeping with the rest of this part of the community.

We believe the last proposed plan presented at the 9/5 meeting is not in keeping with a consistent elevation design for this part of the community.

Thank you for your assistance in these matters.

Kenneth Richter
Key Benefit Services
Insurance Services
www.keybenefits.us
301-762-5837

Planning Commission
ADSP-0641-2012
39

City Planning Commission City Hall

31 South Summit Avenue

Gaithersburg, Maryland 20877

John Schlickting – Director of Planning and Code Administration

Date: 09/17/2012

Re: **ASDP-0641-2012** -- Watkins Mill Town Center

Removal of Commercial Component from Urban Loft Units

Dear Mr. Schlickting,

As a resident of the Parklands community who is in the closest proximity to the parcels of property contained in this zoning request change, I am writing to support the developer's request to amend the design use from a live/work to a live design.

Thanks to Lauren Pruss, who was able to facilitate an informative meeting for the community residents to meet with the developer and the architect. We were able to get a clear and accurate presentation of the proposed design along with a proposed alternative change recommendation.

After reviewing the original approved design, one could understand the extension of the mixed-use residential/commercial design extending from the retail center and into the residential community. The original design would draw traffic through the residential area and into the retail area providing an additional access point to the future town center.

Along with the proposed elimination of this retail area, I believe special consideration should be given to restore a residential transition point between retail and residential space. What would make sense, in my opinion, is that the developer establish a new dividing line at the intersection of Community Center Dr. and Parkview Avenue as the new transition point. From this intersection of properties, looking east you would see the colonial residential design and to the west would be the urban style roof lines.

I think most are in agreement that parking in this area is inadequate to support the commercial needs of the original design. Furthermore, a good argument could be made that by phasing in this area prior to the town center completion would only lead to a retail "dead area space". This could be a turn off to would be retailers wondering about the success of this project. In light of demand for new housing needs in the county versus the amount of retail space "presently unoccupied" this recommendation makes good business sense within the foreseeable future.

Kenneth and Genevieve Richter

241 Parkview Ave. Gaithersburg, MD 20878



WATKINS MILL
TOWN CENTER

Ten Thousand Falls Road
Suite 100
Potomac, MD 20854
301.299.2099 | www.watkinsmilltc.com

September 18, 2012

Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Attn: Ms. Lauren Pruss, Planning Director

Re: Watkins Mill Town Center: Live-Work Units
ASDP-0641-2012

Dear Ms. Pruss,

Per yours and John Schlichting's request, I am writing you to request to reopen the record for application ASDP-0641-2012 at the Planning Commission Meeting on October 3, 2012 to directly respond to the comments generated at the September 5, 2012 Planning Commission public hearing. We strive for the enhancement of Watkins Mill Town Center and feel that by personally addressing the comments, it exhibits our commitment to the development's success.

Please feel free to contact me at 301-299-2099 if you have any questions, comments or concerns.

Sincerely,

Brad Kline
BP Realty Investments, LLC

cc: Peter Henry, BP Realty, LLC
Leigh Henry, BP Realty, LLC
Luis González, BP Realty, LLC

To: info@keybenefits.us

Subject: RE: Open Letter to City Planners Re: ASDP-0641-2012

Thanks Ken, I will place this in the record and forward to the the Planning Commission and Council.

Lauren Pruss

From: Key Benefit Services [<mailto:info@keybenefits.us>]

Sent: Tuesday, September 18, 2012 4:21 PM

To: Lauren Pruss

Subject: re: Open Letter to City Planners Re: ASDP-0641-2012

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Thank you for your assistance in these matters.

Kenneth Richter
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301-762-5837

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Version: 2012.0.2221 / Virus Database: 2441/5277 - Release Date: 09/19/12

Lauren Pruss

From: Broyao [broyao@aol.com]
Sent: Saturday, September 22, 2012 10:12 PM
To: Lauren Pruss
Subject: Live/work units at Waktins Mill Town Center

Hi Ms. Pruss,

I'm resident at 510 Rudbeckia Place of newly develop community at Watkins Mill Town Center by NVR Homes of Parkland. I just recent found out I can express my opinion and may be change the plan on the Live/work units which might be built at the land across where I live.

I live in a row of townhouses, where parking is always scarce. Neighborhood streets is already hard to drive thru with two vehicles passing by at the same time. If the plots across my home (where cross section of Parkview Ave, Uptown Street, and Community Center Ave) are to build live/work units, the noises, the traffic often associated with retail commercials will disrupted the lives of townhouses residents and threaten safety to citizens of the community. My community has great portion of young couple with rising family, we need more tot play ground, pedestrians walkway to stroll little ones. The neighbor do not need more vehicle traffic and commercial vehicles block our driveway and taking our already scarce parking space.

I strongly wish the residential building would built instead of live/work units,please reconsider changing the live/work units to residents units. Thanks you for your time.

Sincerely yours,
Betty Kao

Lauren Pruss

From: Daisy Chen [mignon66@gmail.com]
Sent: Sunday, September 23, 2012 10:48 PM
To: Lauren Pruss
Subject: ASDP-0641-2012 -- Watkins Mill Town Center

Dear Planning Director,

My name is Tzu-Ying Chen, and I am a current resident living in 416 Grand Street.

I oppose to the removal of commercial components from urban loft units, because of its negative impact on convenience which is the advantage that the builder promised in the beginning. I also support the commercial components and view this as a vibrant element to our community.

Thank you for listening.

--
Cheers,
Tzu-Ying (Daisy) Chen

Gene Ammons
200 Parkview Ave
Gaithersburg, MD 20878
September 24, 2012

Lauren Pruss
Planning Director
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Dear Ms. Pruss:

I spoke at the September 5th public hearing regarding the live/work units being changed to residential only townhomes in the Parklands. I strongly oppose the plan to use these lots as live/work units and hope that the council will approve the change to make the lots residential only. My wife and I from the very first visit to the Parklands loved the idea of the neighborhood being "split" between residential and commercial. There was basically a fine line right down the middle where commercial ended and residential began. The installation of these live/work units will blur that line causing confusion and multiple issues for us homeowners that live right next to them.

We started the process of purchasing our home roughly a year ago and settled in February of this year. It was not until we saw the notice from our hoa about an informal meeting in our clubhouse did we even know about these live/work units. We were always under the impression that the lots were future home sites to be built later. If we had known about them being live/work units we would have chosen another lot further away from them and possibly not even purchased in the Parklands.

We moved from the Kentlands where there are multiple live/work units and saw first-hand how they affect the neighborhood. The turnover of businesses, the additional vehicle traffic and customers parking in residential only parking areas were a constant issue and were one of the main reasons we sold our home there. The parking spaces where these proposed live/work units are located are nowhere near sufficient to handle to traffic of the customers, deliveries, etc. for the businesses that will occupy the spaces. When the parking is full, the customers will park in front of our homes causing existing homeowners and their guests to park far away.

Another concern is the unwanted noise form customers driving back and forth, loading and unloading and walking through the area throughout the day and night. We picked our lot because we were under the impression that we would be far enough away that we could enjoy the commercial element of the neighborhood without it being right on top of us. I would suggest that whoever makes the decision about these units come out and see first-hand that the location is right on top of many residential homes and simply will not work as planned.

Thank you for your support.

Sincerely,

Gene Ammons