

Joint Hearing - MCC & PC
Z-9444-2022
Ex 44

From: [Kevin Rogers](#)
To: [Rolland "Rollie" Smith](#)
Cc: [C. Dalrymple](#); [Rob Robinson](#); [John Schlichting](#)
Subject: Re: Greater Bakersfield Community Lakeforest Task Force
Date: Wednesday, January 18, 2023 4:13:48 PM
Attachments: Lakeforest Public Hearing Testimony.docx

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Hi Rollie nice seeing you last night.

At one point during the hearing last night you tapped me on the shoulder and said that the one young lady from cider mill would like to meet or talk with me. I believe she said as much during her testimony. Do you have her contact information that you could send me or otherwise suggest how I might find her? I'd of course be happy to meet with her and/or her fellow residents at cider mill.

Thanks.

Kevin Rogers
404-275-3378 cell
Sent from my iPhone

On Jan 17, 2023, at 5:40 PM, Rolland "Rollie" Smith <rolliesmth@gmail.com> wrote:

[EXTERNAL SENDER]

Here is an older draft. But they are still wordsmith it.

Note: this is a draft of testimony for the Coalition of organizations convened by the Gaithersburg Beloved Community Initiative including resident leaders of organizations from Asbury Methodist Village, Cider Mill/Safe Places, Montgomery Village, Youth Action Network, and Gaithersburg City neighborhoods. To be presented to Public Hearing January 17th. Further testimony by constituents of these organizations will also be submitted individually.

Greater Gaithersburg Community Lakeforest Task Force

1) We support the application for rezoning of the property to Mixed-used as requested by the developer WRS and want to see the development expedited by the City as quickly as possible.

2) We consider the sketch plan for redevelopment somewhat inadequate and should be modified or complemented by the Strategic Development Plan to satisfy the recommendations of the City Master Plan particularly with regard to Green Spaces, Connectivity, Amenities, and Housing.

- Include more Green Space for recreation and public assembly and for walking and biking. The existing ponds, where inaccessible to residents, should not be included in the total of Green Space to meet the requirements.
- Designate in blocks J, P, K, G, and possibly T the space for civic uses and construction including youth and young family's recreation, organization, and education in work force development, home buying and rental assistance, gang prevention and security in anticipation of County and City resources from the State and Federal governments.
- The transit center should either not be moved from its present position in anticipation of Bus Rapid Transit on Frederick Road or there should be a plan to assist residents of Cider Mill, Asbury Methodist Village, Montgomery Village and other neighborhood residents as within the map of half mile surrounding border, including new residents on the site, to have quick access to the Center and the BRT, possibly through shuttles.
- The safe access across the busy roads surrounding the new development by pedestrians and bikers from existing population areas should be shown on the sketch plan.
- Designate clearly the number and income of persons, especially those of moderate and lower income, for which housing will be affordable to buy or rent to satisfy the need of the diverse population described in the Master Plan.

3) We strongly recommend that County and non-profit agencies which are often funnels for private and public resources, including but not limited to Workforce Development, Housing and HOC, HHS, Youth Services, Elderly Services, Security Services, Montgomery College, Montgomery Public Schools, be brought to the planning table with the developer in order to develop the SDP and recommend possible tenants and resources to meet the requirements of the Master Plan including services to residents and employers in the Lakeforest site that may be located outside the site.

From: [Rollie Smith](#)
To: [Kevin Rogers](#)
Cc: [C. Dalrymple](#); [Rob Robinson](#); [John Schlichting](#); [Adama Harouna](#)
Subject: Re: Greater Bakersfield Community Lakeforest Task Force
Date: Wednesday, January 18, 2023 4:50:26 PM
Attachments: Lakeforest Public Hearing Testimony.docx

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That would be great, Kevin. Nice going last night. I hope things sail through. I also hope we can help you make it work. If I can help set up meetings with key people from the residents associations, I will do so. Adama herself is a wonderful leader. She with her team has really changed things at Cider Mill.

Also I am in touch with HOC who could play a very helpful role. Two of their projects adjoin the property—Cider Mill and Forest Oaks. They could play an important role in connectivity and amenities. And they could provide resources.

Will they? Don't know. In Fresno where I was the director of HUD for Central CA before we moved here, the Housing Authority was very connected to both the private sector and the City. But it takes imagination to work outside the box of regulations and focus on outcomes over process. They have a new director and I don't yet know their intentions. We have been in touch with quite a few of their staff and board and it's a mixed bag.

I very much feel if we take a wholistic view and look at desired outcomes instead of just the rules and boundaries as they've been written, we can do some fantastic things together. Everything doesn't have to be located in the Lakeforest site to achieve common goals by City, County, and private organizations. I certainly support the Gaithersburg Master Plan and think the staff did a good job in developing it. But I wish we could have a Master Plan for the total area. A lot of things the community was asking for could be integrated from outside the site if HOC, the County, the School Board, and the City were working together.

Adama Moussa Harouna
Adama@safe-places.us
+1 (301) 979-5912

Rollie Smith
Gaithersburg Beloved Community Initiative
Asbury Methodist Village
<https://www.gaithersburgbelovedcommunity.org/>

On Jan 18, 2023, at 4:13 PM, Kevin Rogers <krogers@wrsrealty.com> wrote:

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From: [Arlene Sperber](#)
To: [Planning External Mailing](#)
Subject: Comments--a bit late
Date: Friday, January 20, 2023 9:37:44 AM

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

What would be a dream come true—a shopping center within walking distance of where I live. I live at the Asbury Methodist Village retirement community. I am near the gatehouse right across from Odendahl Avenue, in Gaithersburg.

My wish: to be able to cross the street to the small shopping center within view; with a Giant Food store at one end, a CVS at the other end and a dry cleaners in the middle. Even though shopping is close by, it is not walkable. An example: Russell Avenue going from Odendahl Avenue towards the Weis shopping center; less than 2 miles yet not walkable. Another example: Gaithersburg Square, not an easy walk for me to get to the bank or CVS.

Also: some nearby dentist and doctors' offices would be desirable, along with bank branches. The day will come when I will no longer be able to drive and would like to walk to these services. This past January 4, I attended a town hall meeting held at Rosborough Hall, at Asbury. I had raised this very issue, but got a whole lot of bureaucratic double-speak in reply.

We don't need entertainment!! We need services, especially those within easy walking distance. Older residents told me that when Lake Forest Mall was open, they enjoyed going across the street to shop, see movies and socialize.

I lived near Wheaton Plaza and was able to do the same. Also: the Kemp Mill Shopping Center was an easy walk from my high rise to the shopping center. It had a lot to offer that made it easy for me to leave the car at home.

What I am asking for is very reasonable. I am sure the Asbury residents would make good customers for these close-by businesses.

I sincerely hope you will take what I have to say and give it some serious thought.

Thank you.

Arlene R. Sperber homekitty260@gmail.com

From: meroberts27700@cs.com
To: [Planning External Mailing](#); [Jud Ashman](#); [Lisa Henderson](#); [Ryan Spiegel](#); [Neil Harris](#); [Jim McNulty](#); [Robert Wu](#)
Date: Monday, January 23, 2023 4:53:30 PM

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- With regard to the proposed Lakeforest Mall development, I have three requests:
1. That the Mayor and Council urge vigilance and safety during the asbestos removal process that is certain to be necessary since the Mall was constructed in the 1970s. The health and safety of vulnerable residents in the surrounding area, including children living across Lost knife Rd., those attending South Lake Elementary School, and elderly residents of Asbury Methodist Village is at stake.
 2. That the construction of affordable housing be a priority in the development process. I know that money has to be made first, but the extent of the need for affordable housing mandates that its construction not be left to last.
 3. People considering moving to Asbury Methodist Village across Odendhal Avenue from the Lakeforest project may be dissuaded from doing so because of the unattractive construction site and the planned delay in developing the area adjacent to Odendhal. Asbury is important to the City as a significant employer, and it is important to the Lakeforest project as a source of potential nearby customers. The financial health of AMV being in the interest of both, it is appropriate to request that a grove of trees be planted along the Odenhal Ave. edge of the site as a first step in mitigating the adverse effect of the long construction period on Asbury's potential residents.

In addition to the above, I wholeheartedly endorse the requests for a community center somewhere on the Lost Knife Rd. side of the project, and the preservation of the grove of trees at the northeastern corner.

Thank you for your kind consideration of my views.
Maria Roberts
437 Fellowship Circle
Gaithersburg, MD

Joint Hearing - MCC & PC
Z-9444-2022
Ex 48

From: [Linda Davis](#)
To: [Planning External Mailing](#)
Subject: LakeForest redevelopment plan
Date: Sunday, January 15, 2023 7:17:54 PM

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

I hope the redevelopment plan for the LakeForest Mall area will retain the trees currently growing on the corner of Montgomery Village Rd and Lost Knife Rd. They give needed respite from the city hardscape and are a welcome green buffer.

--

Linda Davis