

From: [David Anderson](#)
To: [CityHall External Mail](#)
Subject: Email just sent from Seneca Creek Watershed partners
Date: Saturday, February 4, 2023 4:25:42 PM

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This email was sent to you to express my wishes as a resident of Germantown on the proposed redevelopment of Lake Forest Mall. Please especially note the email which was suggested to send which expresses my view and wishes and also the wishes of anyone who lives in this area who cares anything about clean air and clean water

[Sent from Yahoo Mail on Android](#)

From: [Alyssa Alban](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Sunday, February 5, 2023 9:48:39 AM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

You have the tremendous opportunity to create a development that is sustainable, functional and beautiful, that will increase in value over time and be the 'vibrant sustainable community' spoken of in the Gaithersburg Master Plan (8/18/2021) on redeveloping Lake Forest Mall.

Along with others in my community, my key requests to help the City to achieve these goal are:

1. Retain and incorporate the 1.7-acre forest grove at the intersection of Montgomery Village Avenue and Lost Knife Road, and the 0.50-acre pond #3 on Russell Avenue in the proposed redevelopment.

The woods are a "Tree Save" area protected in the original Lake Forest Mall development and includes at least four native species of mature oak, a keystone species upon which huge numbers of other species depend. There is also a beautiful pine tree patch on the east side of the property. Retaining mature trees provides the "sense of place" referred to by the developers as being so desirable – and such natural amenities cannot be purchased at any price – a 50 or 75 year old tree requires time to create! Wherever possible throughout the development, mature trees should be incorporated into the design. The project area has been identified as a non-attainment area for ground-level ozone and fine particulate matter (Gaithersburg West Master Plan). Removing trees will increase problems of air quality, stormwater runoff, and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing

units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

Retaining these trees also provides an opportunity to add attractive understory plantings, have permeable surface walking trails, and remove invasive species.

2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, as per the Lake Forest Master Plan. In addition, the City should also negotiate the acquisition of park land from the developer as was done for Crown Farm Park. The current plan proposes 35% open space but this includes existing stormwater ponds and a potential HOA pool and clubhouse with little public open space or natural areas except stormwater ponds. *No significant new green space is currently planned.* Existing natural areas will be paved and built on, and the small pond will be removed and replaced by the transit center, so open and **green space may actually decrease while 1,600 housing units bring additional population to an already densely developed area** with little access to nearby public parks. Equity in the distribution of green space with its positive physical and mental health benefits is a concern.

3. Daylight, not rebury, Walker's Run and landscape it as an attractive linear park. Walker's Run currently flows through a pipe under Odenthal Road and the mall parking lot before reaching the ponds. The plan calls for the pipe to be dug up, the pipe moved, and the stream redirected into the relocated pipe underground. Since asphalt will be removed and the area redesigned, this is an extraordinary opportunity to create a beautiful natural feature. The newly accessible stream would also allow more flexible stormwater management and improved water quality downstream. Paths could connect this linear park, ponds, and woodland areas. Here's a link to a stream daylighting project in DC's Rock Creek watershed, as a local example of what can be done: <https://chesapeakestormwater.net/awards/daylighting-of-broad-branch-and-restoration-of-its-linnean-park-tributary/>

I am thankful for the interest shown by the Council and developers in creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,

Alyssa Alban

Joint Hearing - MCC & PC
Z-9444-2022
Ex 61

From: [David Anderson](#)
To: [CityHall External Mail](#)
Subject: Fw: TAKE ACTION–Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 4:34:18 PM

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[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Muddy Branch Alliance and Seneca Creek Watershed Partners"
<muddybranchalliance@gmail.com>
To: "davidanderson1952@yahoo.com" <davidanderson1952@yahoo.com>
Sent: Sat, Feb 4, 2023 at 1:59 PM
Subject: TAKE ACTION–Lake Forest Redevelopment Plan

[View this email in your browser](#)

Logo

Let's make our voices heard!

We have an awesome opportunity to advocate for our watershed community just by sending a quick email. Read on to see how!

The former Lake Forest Mall is being redeveloped—something of interest to Seneca Creek Watershed Partners as it's in our watershed, and to the Muddy Branch Alliance because many are residents of Gaithersburg, and this is a **100+ acre project under the City's jurisdiction**.

Extensive information about the Lake Forest redevelopment plan is available on the [City's website](#). A public hearing was held on January 17 with the City Council at which our members and leaders, Deby Sarabia, Janette Rosenbaum, Merikay Smith and others testified. The core of our message was:

1. **Protect the 1.7 acres of mature trees** along with as many of the other

mature trees on the site as possible;

2. **Keep the current stormwater ponds;**
3. **Create more open green space** (in the current plan green space may actually *decrease* while 1,600 housing units bring population to a densely developed area);
4. **Daylight Walker's Run**, a stream which currently is piped underground.

We feel that having Walker's Run above ground provides an opportunity to create a linear park with native plant landscaping, better stormwater management, and a walking path linking the stream, ponds, and wood areas.

Speak up for our watershed—by email!

If you support these changes, email City Hall at cityhall@gaithersburgmd.gov! We've included an email that you can copy, paste and sign below.

Public comment on this plan closes by Feb. 17 so if you would like to email the Mayor or City Council, do so soon.

A personal message will also make a great impact, so if you have a little extra time, please add your own heartfelt words!

This message can also be sent through the [City Council Website form](#) under "Contact" by clicking their email address.

This email is a slightly amended version of the awesome letter sent by President Merikay Smith from Seneca Creek Watershed Partners in January.

Here's our suggested email.

To: cityhall@gaithersburgmd.gov

[Subject Line:] Public Comment for Lake Forest Redevelopment Plan

[Today's Date]

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wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,

[Your Name]

[Your Address]

[Option to identify Seneca Creek Watershed Partners, Muddy Branch Alliance, Watt's Branch, etc.]

Logo



Copyright (C) 2023 Muddy Branch Alliance. All rights reserved.

You are receiving this email because you indicated an interest in our fledgling organization.

Our mailing address is:

Muddy Branch Alliance
19 Turnham Lane
Gaithersburg, Maryland 20878

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe](#)

Email Marketing Powered by Mailchimp



From: [Denyse Baker](#)
To: [CityHall External Mail](#)
Subject: Lake Forest Redevelopment Plan Public Comment
Date: Sunday, February 5, 2023 8:26:45 AM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

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incorporated into the design. The project area has been identified as a non-attainment area for ground-level ozone and fine particulate matter (Gaithersburg West Master Plan). Removing trees will increase problems of air quality, stormwater runoff, and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses due to authorized development stand in stark contrast to restrictions for homeowners in Gaithersburg and make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, as per the Lake Forest Master Plan. In addition, the City should also negotiate the acquisition of park land from the developer as was done for Crown Farm Park. The current plan proposes 35% open space but this includes existing stormwater ponds and a potential HOA pool and clubhouse with little public open space or natural areas except stormwater ponds. *No significant new green space is currently planned.* Existing natural areas will be paved and built on, and the small pond will be removed and replaced by the transit center, so open and **green space may actually decrease while 1,600 housing units bring additional population to an already densely developed area** with little access to nearby public parks. Equity in the distribution of green space with its positive physical and mental health benefits is a concern.

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I am thankful for the interest shown by the Council and developers in

creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,
Denyse Baker
132 Treehaven St
Gaithersburg

From: [Jess Berrellez](#)
To: [CityHall External Mail](#); [Aldo Berrellez](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 9:58:39 PM

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

Dear Mayor Ashman and City Council,

As constituents and local residents, we care deeply about our region's environment. We would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

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Thank you so much for taking our comments into consideration.

Sincerely,

Jess & Al Berrellez
16552 Sioux Lane
Gaithersburg, MD 20878

From: [Marney Bruce](#)
To: [CityHall External Mail](#)
Subject: Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 2:03:20 PM

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

To: cityhall@gaitHERsburgmd.gov
[Subject Line:] Public Comment for Lake Forest Redevelopment Plan
[Today's Date]
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and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

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Thank you so much for taking my comments into consideration.

Sincerely,
Marney Bruce
4541 Windsor Lane
Bethesda, MD 20814

Joint Hearing - MCC & PC
Z-9444-2022
Ex 65

From: [Mike Bucci](#)
To: [CityHall External Mail](#)
Subject: Lake forest redevelopment
Date: Saturday, February 4, 2023 2:17:32 PM

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Along with looking at materials the City has provided, I have read through the materials from the Muddy Branch Alliance, and agree wholeheartedly with their suggestions, knowing this is an opportunity to be most things for most people project. As a proud Gaithersburg-a green city-resident, and former Citizen of the Year, please ensure these are part of the redevelopment plan.

- 1. Retain and incorporate the 1.7-acre forest grove at the intersection of Montgomery Village Avenue and Lost Knife Road, and the 0.50-acre pond #3 on Russell Avenue.**
- 2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, as per the Lake Forest Master Plan.**
- 3. Daylight, not rebury, Walker's Run and landscape it as an attractive linear park.**

Mike Bucci
114 Woodland Road
Gaithersburg MD 20877
[2407806235](tel:2407806235)

From: [Pam Carlson](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Tuesday, February 7, 2023 11:00:35 AM

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

2/7/2023

Dear Mayor Ashman and City Council,

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Sincerely,

Pamela Carlsn
9440 Emory Grove Road
Gaithersburg, MD 20877

Seneca Creek Watershed Partners, Muddy Branch Alliance, Watt's Branch, etc.]

From: [Lorie](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Monday, February 6, 2023 7:13:41 PM

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The woods are a "Tree Save" area protected in the original Lake Forest Mall development and includes at least four native species of mature oak, a keystone species upon which huge numbers of other species depend. There is also a beautiful pine tree patch on the east side of the property. Retaining mature trees provides the "sense of place" referred to by the developers as being so desirable – and such natural amenities cannot be purchased at any price – a 50- or 75-year-old tree requires time to create! Wherever possible throughout the development, mature trees should be incorporated into the design. The project area has been identified as a non-attainment area for ground-level ozone and fine particulate matter (Gaithersburg West Master Plan). Removing trees will increase problems of air quality, stormwater runoff, and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy

6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

Retaining these trees also provides an opportunity to add attractive understory plantings, have permeable surface walking trails, and remove invasive species.

2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, as per the Lake Forest Master Plan. In addition, the City should also negotiate the acquisition of park land from the developer as was done for Crown Farm Park. The current plan proposes 35% open space but this includes existing stormwater ponds and a potential HOA pool and clubhouse with little public open space or natural areas except stormwater ponds. *No significant new green space is currently planned.* Existing natural areas will be paved and built on, and the small pond will be removed and replaced by the transit center, so open and **green space may actually decrease while 1,600 housing units bring additional population to an already densely developed area** with little access to nearby public parks. Equity in the distribution of green space with its positive physical and mental health benefits is a concern.

3. Daylight, not rebury, Walker's Run and landscape it as an attractive linear park. Walker's Run currently flows through a pipe under Odenthal Road and the mall parking lot before reaching the ponds. The plan calls for the pipe to be dug up, the pipe moved, and the stream redirected into the relocated pipe underground. Since asphalt will be removed and the area redesigned, this is an extraordinary opportunity to create a beautiful natural feature. The newly accessible stream would also allow more flexible stormwater management and improved water quality downstream. Paths could connect this linear park, ponds, and woodland areas. Here's a link to a stream daylighting project in DC's Rock Creek watershed, as a local example of what can be done: <https://chesapeakestormwater.net/awards/daylighting-of-broad-branch-and-restoration-of-its-linnean-park-tributary/>

I am thankful for the interest shown by the Council and developers in creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,
Lorie Coston

12622 Timonium Terrace, North Potomac
Muddy Branch Alliance Member

From: dunnz@starpower.net
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Monday, February 6, 2023 2:56:21 PM

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

February 6, 2023

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

You have the tremendous opportunity to create a development that is sustainable, functional and beautiful, that will increase in value over time and be the 'vibrant sustainable community' spoken of in the Gaithersburg Master Plan (8/18/2021) on redeveloping Lake Forest Mall.

Along with others in my community, my key requests to help the City to achieve these goal are:

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Thank you so much for taking my comments into consideration.

Sincerely,

Susan Dunnell
11215 Dewey Road
Kensington, MD 20895

From: [Leyla Esfandiary](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Sunday, February 5, 2023 8:52:03 AM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

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The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100

trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

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I am thankful for the interest shown by the Council and developers in creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,
Leyla Esfandiary
117 Treehaven Street
Gaithersburg, MD 20877

From: [Luis Fermin](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Monday, February 6, 2023 9:12:04 PM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

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and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

Retaining these trees also provides an opportunity to add attractive understory plantings, have permeable surface walking trails, and remove invasive species.

2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, as per the Lake Forest Master Plan. In addition, the City should also negotiate the acquisition of park land from the developer as was done for Crown Farm Park. The current plan proposes 35% open space but this includes existing stormwater ponds and a potential HOA pool and clubhouse with little public open space or natural areas except stormwater ponds. *No significant new green space is currently planned.* Existing natural areas will be paved and built on, and the small pond will be removed and replaced by the transit center, so open and **green space may actually decrease while 1,600 housing units bring additional population to an already densely developed area** with little access to nearby public parks. Equity in the distribution of green space with its positive physical and mental health benefits is a concern.

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Thank you so much for taking my comments into consideration.

Sincerely,

Luis Fermin
115 Coral Reef Ter
Gaithersburg
Muddy Branch Alliance Board Member

From: [Dale Hall](#)
To: [CityHall External Mail](#)
Subject: Public Comment: Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 9:36:40 PM

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

I am writing to support the recommendations of local conservation and environmental groups regarding the redevelopment of Lake Forest.

I'm not going to copy and paste a long email that you will receive from many other concerned citizens. In short, I urge you to:

- Retain the forest grove and pond #3 as part of the plan.
- Follow the Lake Forest Master Plan guidelines to dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space.
- Restore Walker's Run as a functioning, natural water course, as the centerpiece of a linear park.

These proposals are quite reasonable and will not only improve environmental quality, they will enhance the quality of life in an area where growth must be accompanied by measures that will provide local residents with attractive, safe, and healthy outdoor spaces.

Sincerely,
Dale Hall
16408 Equestrian Lane
Derwood, MD 20855

From: [Mike Honig](#)
To: [CityHall External Mail](#)
Subject: Lake Forest redevelopment "Public Comment"
Date: Saturday, February 4, 2023 2:30:00 PM

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

Dear Mayor Ashman and Gaithersburg City Council,

As a local area resident, I care deeply about our region's environment and quality of life. I am a longtime member of both community service groups (that advocate for the less fortunate members of our community) and groups that work to protect and improve our public spaces, streams and woodlands.

As such, I would like to express some enhancements to the Lake Forest Redevelopment Plan that would greatly benefit our community and the well-being of local ecosystems.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with the Lake Forest site at a mid-point of Seneca's large watershed. Both of these streams flow directly into the Potomac River and thus are critical contributors to our water quality, and also provide some of the best recreational opportunities for our residents.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed zone.

I encourage you to seize this opportunity to create a development that is sustainable, functional and beautiful, that will increase in value over time and be the 'vibrant sustainable community' spoken of in the Gaithersburg Master Plan (8/18/2021).

Along with others in my community, my key requests to help the City to achieve these goal are:

1. Retain and incorporate the 1.7-acre forest grove at the intersection of Montgomery Village Avenue and Lost Knife Road, and the 0.50-acre pond #3 on Russell Avenue in the proposed redevelopment.

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“sense of place” referred to by the developers as being so desirable – and such natural amenities cannot be purchased at any price – a 50 or 75 year old tree requires time to create! Wherever possible throughout the development, mature trees should be incorporated into the design. The project area has been identified as a non-attainment area for ground-level ozone and fine particulate matter (Gaithersburg West Master Plan). Removing trees will increase problems of air quality, stormwater runoff, and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

Retaining these trees also provides an opportunity to add attractive understory plantings, have permeable surface walking trails, and remove invasive species.

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I am thankful for the interest shown by the Council and developers in creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create

places to walk/run, and be rejuvenated in nature. This is the type of win-win that will have lasting value for generations to come.

Thank you so much for taking my comments into consideration.

Best regards,
Michael Honig
14013 Saddleview Dr.
Gaithersburg, MD 20878
(301) 351-8524
mikehonig@aol.com

From: [M.H](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 3:42:31 PM

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

02/04/2023

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

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Master Plan). Removing trees will increase problems of air quality, stormwater runoff, and heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will impact the health of the Seneca Creek watershed.

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3. Daylight, not rebury, Walker's Run and landscape it as an attractive linear park. Walker's Run currently flows through a pipe under Odenthal Road and the mall parking lot before reaching the ponds. The plan calls for the pipe to be dug up, the pipe moved, and the stream redirected into the relocated pipe underground. Since asphalt will be removed and the area redesigned, this is an extraordinary opportunity to create a beautiful natural feature. The newly accessible stream would also allow more flexible stormwater management and improved water quality downstream. Paths could connect this linear park, ponds, and woodland areas. Here's a link to a stream daylighting project in DC's Rock Creek watershed, as a local example of what can be done: <https://chesapeakestormwater.net/awards/daylighting-of-broad-branch-and-restoration-of-its-linnean-park-tributary/>

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Thank you so much for taking my comments into consideration.

Sincerely,
Magi Hsu
19 Beacon Hill Way
Gaithersburg, MD 20878
Muddy Branch Alliance

From: [lkuentz](#)
To: [CityHall External Mail](#)
Subject: Lake Forest Redevelopment
Date: Monday, February 6, 2023 9:37:35 AM

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

Dear Mayor Ashman and City Council.

I am a long time local resident and I'm much concerned about the redevelopment of Lake Forest Mall. The City has the opportunity to create an environment and natural habitat beneficial to birds, insects, other animals and the human population.

Rather than ornamental shrubs and trees for landscaping, I suggest using oak trees and native plants. Both support many species of wildlife and pollinators provide for a healthy environment.

Parking lot "islands" could become small oases for many species of birds and pollinators.

For valuable information I refer you to HomeGrownNationalPark.org.

I hope that security lighting can be kept to a minimum, as they disrupt the circadian rhythms of birds, insects, and humans. The harmful effects of nightlights can be found at these two links:

<https://www.darksky.org/light-pollution/wildlife/>

<https://education.nationalgeographic.org/resource/light-pollution>

Thank you for your concern and consideration.

Leonard Kuentz
8 Melvin Street Apt P031
Gaithersburg, MD 20877

Sent from my Galaxy

From: [lkuentz](#)
To: [CityHall External Mail](#)
Subject: Lake Forest Redevelopment
Date: Monday, February 6, 2023 8:59:37 AM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a mid-point of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

You have the tremendous opportunity to create a development that is sustainable, functional and beautiful, that will increase in value over time and be the 'vibrant sustainable community' spoken of in the Gaithersburg Master Plan (8/18/2021) on redeveloping Lake Forest Mall.

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I am thankful for the interest shown by the Council and developers in creating a space for our entire community at Lake Forest. These recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk/run, and be rejuvenated in nature.

Thank you so much for taking my comments into consideration.

Sincerely,

Leonard Kuentz
8 Melvin Street Apt P031
Gaithersburg MD 20877

Sent from my Galaxy

From: [Suzanne Leonard](#)
To: [CityHall External Mail](#)
Subject: Public Comment--Lake Forest Redevelopment Plan
Date: Sunday, February 5, 2023 10:12:46 AM

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

Dear Mayor Ashman and City Council,

As a constituent and local resident, I care deeply about our region's environment. I would like to express some desired changes to the Lake Forest Redevelopment Plan that I think would greatly benefit our community and the wellbeing of our local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca with tributaries such as Whetstone Run, Walker's Run and Long Draught Branch constitute the northern portion of Gaithersburg with Lake Forest Mall at a midpoint of Seneca's large watershed.

What you choose to do with the Lake Forest 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed.

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Sincerely,

Suzanne Leonard
945 Hillside Lake Ter., Gaithersburg
member Muddy Branch Alliance

From: [Susan L](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Monday, February 6, 2023 12:09:49 AM

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

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Sincerely,

Susan Loewy
14321 Night Hawk Way, Gaithersburg, MD 20878

Muddy Branch Alliance,
Wild ones National Capital area

Susan

Sent from my phone, please excuse typos

From: [Micha Mi](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 5:27:06 PM

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

2/4/2023

Dear Mayor Ashman and City Council,

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From: [George William Mulholland](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Sunday, February 5, 2023 7:33:41 PM

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

February 5, 2023

Dear Mayor Ashman and City Council,

As constituents and local residents, we care deeply about our region's environment. I almost daily visit Longdraft Creek either hiking or canoeing. I am especially interested in the impact of the stream restoration on Longdraft creek on the water quality. We recently (around January 31st) noticed an algae bloom on the upper end of Clopper Lake and wonder if the restoration affects the amount of phosphorus in the water. The restored stream seems to always be muddier than the main branch after a rain. George has canoed much of Seneca Creek from where it crosses Hwy 355 until it reaches the Potomac. George has hiked and canoed on Little Seneca, a major tributary of Seneca Creek. We do recognize that Montgomery County and the City of Gaithersburg have developed strong environmental policies regarding the streams without which there would not be canoeing and hiking along the streams. Still I think more can be done. Below I include a plan developed by Seneca Creek Watershed Partners and Muddy Branch Alliance.

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Thank you so much for taking my comments into consideration.

Sincerely,
George and Nancy Mulholland
882 Diamond Dr.
Gaithersburg, MD
Seneca Creek Watershed Partners

Joint Hearing - MCC & PC
Z-9444-2022
Ex 80

From: [Nancy Palker](#)
To: [CityHall External Mail](#)
Subject: Lake Forest Redevelopment Plan - Public Comments
Date: Sunday, February 5, 2023 11:48:14 PM

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

Logo



Dear Mayor Ashman and City Council,

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More and more people are recognizing that our planet's best hope for survival is the preservation and rewilding of its natural areas.

Thank you so much for taking my comments into consideration.

Sincerely,
Nancy Palker
14428 Rich Branch Dr.
Gaithersburg, MD 20878

From: [Audrey Rutkove](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Monday, February 6, 2023 8:59:18 AM

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

Feb 6, 2023-

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Sincerely,
Audrey Rutkove

206 Alderwood Drive, Gaithersburg

HOA Board Member; Muddy Branch Alliance

From: smith@itecksolutions.com
To: [CityHall External Mail](#)
Cc: [Laura Friend](#)
Subject: Watershed Requests, and my own personal recreation Request
Date: Monday, February 6, 2023 1:18:28 PM

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1. **Place a bike/walking track around the area where the circular road now exists**
2. **Protect the 1.7 acres of mature trees** along with as many of the other mature trees on the site as possible;
3. **Keep the current stormwater ponds;**
4. **Create more open green space** (in the current plan green space may actually *decrease* while 1,600 housing units bring population to a densely developed area);
5. **Daylight Walker's Run**, a stream which currently is piped underground.
We feel that having Walker's Run above ground provides an opportunity to create a linear park with native plant landscaping, better stormwater management, and a walking path linking the stream, ponds, and wood areas

From: [Martin Spiering](#)
To: [CityHall External Mail](#)
Subject: Public Comment for Lake Forest Redevelopment Plan
Date: Saturday, February 4, 2023 4:17:00 PM

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4 February 2022

Dear Mayor Ashman and City Council,

As a constituent and local resident who strongly cares about our region's environment and communities, I am concerned about some of the proposed plans for the redevelopment of the current Lakeforest Mall area. I therefore would like to suggest some changes to the redevelopment plan that I think would greatly benefit our community and the well-being of our town and local ecosystem.

The Seneca Creek watershed covers one-third of Montgomery County and includes about half of Gaithersburg. Lower Great Seneca and Middle Great Seneca, with tributaries such as Whetstone Run, Walker's Run, and Long Draught Branch, constitute the northern portion of Gaithersburg, with Lakeforest Mall being at a mid-point of Seneca's large watershed. As such, we bear great responsibility of being good stewards of the region's waterways to ensure a safe and healthy water supply, not only for the City's immediate residents but also those in the larger D.C. region for many generations to come.

Of note, what we choose to do with the Lakeforest Mall's 100+ acre plot will have a direct impact on the water quality, habitat, flood resilience, pollution levels, and even temperature in our watershed. We have a tremendous opportunity to create a development that is sustainable, functional, and beautiful; that will increase in value over time; and that will be the "vibrant sustainable community" spoken of in the Gaithersburg Master Plan (8/18/2021) on redeveloping Lakeforest Mall.

Along with others in my community, my key requests to help the City to achieve these goal are the following:

1. Retain and incorporate the 1.7-acre forest grove at the intersection of Montgomery Village Avenue and Lost Knife Road, and the 0.50-acre pond #3 on Russell Avenue in the proposed redevelopment.

The woods are a "Tree Save" area protected in the original Lakeforest Mall development and include at least four native species of mature oak, a keystone species upon which huge numbers of other species depend. There is also a beautiful pine tree patch on the east side of the property. Retaining mature trees provides the "sense of place" referred to by the developers as being so desirable – and such natural amenities cannot be purchased at any price – a 50- or 75-year-old tree

requires time to create! Wherever possible throughout the development, mature trees should be incorporated into the design. The project area has been identified as a non-attainment area for ground-level ozone and fine particulate matter (Gaithersburg West Master Plan). Removing trees will therefore lower air quality, increase stormwater runoff, and create heat island effects. Retaining trees, especially the 1.7-acre grove, will also buffer new housing units from the lights and sounds of the nearby fire station and the busy 6-lane Montgomery Village Avenue.

The recent mature tree losses in Gaithersburg (including 3 acres of woodland for Solitaire Court stream restoration, 7 acres for Blohm Park stream restoration, 40 acres for Watkins Mill interchange, 44 acres for Watkins Mill Town Center, and 100 trees at 700 Frederick Rd and Montgomery Village Ave) make retaining these trees all the more important, as all these losses will diminish the health of the Seneca Creek watershed.

Retaining these trees also provides an opportunity to add attractive understory plantings, have permeable surface walking trails, and remove invasive species.

2. Dedicate at least 40% of the total residential acreage, and 25% of the commercial acreage, as open space, per the Lakeforest Master Plan.

Moreover, the City should also negotiate the acquisition of park land from the developer as was done for Crown Farm Park. The current plan proposes 35% open space, but this includes existing stormwater ponds and a potential HOA pool and clubhouse with little public open space or natural areas except stormwater ponds. *No significant new green space is currently planned.* Existing natural areas will be paved and built on, and the small pond will be removed and replaced by the transit center, so open and **green spaces may actually decrease while 1,600 housing units bring additional population to an already densely developed area** with little access to nearby public parks. Equity in the distribution of green space with its positive physical and *mental health* benefits is a concern.

3. Daylight, not rebury, Walker's Run and landscape it as an attractive linear park.

Walker's Run currently flows through a pipe under Odendhal Road and the mall parking lot before reaching the ponds. The plan calls for the pipe to be dug up and moved and the stream redirected into the relocated pipe underground. Since asphalt will be removed and the area redesigned, this is an extraordinary opportunity to create a beautiful natural feature. The newly accessible stream would also allow more flexible stormwater management and improved water quality downstream. Paths could connect this linear park, ponds, and woodland areas. Here's a link to a stream daylighting project in DC's Rock Creek watershed, as a local example of what can be done: <https://chesapeakestormwater.net/awards/daylighting-of-broad-branch-and-restoration-of-its-linnean-park-tributary>.

I very much appreciate and am very thankful for the Council and developers' interest in creating a space for our entire community at Lake Forest. I believe that these recommendations to preserve wooded areas and improve stormwater management will add beauty and create places to walk or run, to be rejuvenated and restored in

nature.

Thank you so much for taking my comments into consideration.

Sincerely,

--Martin J Spiering, PhD, ELS
18742 Barn Swallow Terrace
Gaithersburg, MD 20879

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Joint Hearing - MCC & PC
Z-9444-2022
Ex 84

Date: [February 10, 2022](#)
Meeting: [Public Hearing - Z-9444-2022](#)
Topic: [Public Hearing - Z-9444-2022](#)
Date: [February 10, 2022 10:00 AM](#)

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Dear Mayor and Council Members:

I am writing to you regarding the proposed changes to the Lake Forest Redevelopment Plan that I have recently learned are currently in the works. I am a resident of Lake Forest and I am a member of the Lake Forest Chamber of Commerce. I am also a member of the Lake Forest Board of Directors. I am writing to you to express my concerns about the proposed changes and to request that you consider the impact of these changes on the residents of Lake Forest.

The proposed changes to the Lake Forest Redevelopment Plan include the following:

- 1. The proposed changes to the Lake Forest Redevelopment Plan include the following:

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1. The proposed changes to the Lake Forest Redevelopment Plan include the following:

Best Regards,
[\[Name\]](#)