

Kirk Eby

From: Ross Ostrander <ro@pleasants.org>
Sent: Monday, March 20, 2023 1:32 PM
To: Kirk Eby
Subject: Re: Developer Response - Requests from Lakelands Ridge HOA

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Kirk,

I wanted to make you aware that upon receipt of the March 9, 2023 letter from the Lakelands Ridge HOA, Clark Wagner and I went out and met in-person with Shireen Ambush, Jeff Reisner and David Batlan to discuss their letter, their concerns, and their requests. The meeting took place on Wednesday March 15th and lasted nearly 2.5 hours. We walked the property and reviewed their concerns in-person. I believe that the time we spent together was very productive and provided us with a better understanding of the details of their requests and concerns.

We discussed specific ways of mitigating the disturbance to our neighbors during demolition and construction. We also discussed the development review process in the City of Gaithersburg's MXD zone as being a multi-step process, with the Sketch Plan stage being the first step. Many of the HOA's requests and concerns will be addressed at the time of our Schematic Development Plan application (SDP) that we will be developing later this year, as well as at the time of our future Final Site Plan application (FSP). As we begin the SDP design process, we will set up another meeting with the HOA, to discuss our more detailed preliminary design.

Best,

Ross Ostrander
Vice President of Multifamily Operations
Pleasants Development, LLC

The Pleasants Way: Fundamental #3 – Pay Attention to the Details.

Missing just one detail can have an enormous impact on a job. Be a fanatic about accuracy and precision. The goal is to get things right, not simply to get them done. Double-check your work. Remember, steady is smooth, and smooth is fast!