

Kirk Eby

From: williamwian54@gmail.com
Sent: Sunday, April 30, 2023 7:13 PM
To: CityHall External Mail
Subject: File 5K-9497-2023, Sketch Plan-770 Muddy Branch Road

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

Dear Mayor Ashman, City Council and Planning Commission,

I am writing in regards to the proposed residential development at 770 Muddy Branch Road. Please consider my comments as I have been a resident of Timberbrook Condominiums since 1995. My concerns are as follows:

- Automobile Entry/Exit at School Street.. The proposed plan is for 380 units with 500 parking spaces, vs Timberbrook's existing 168 units with 300+/- parking spaces. My concern is regarding the calamity that will surely arise with the combined traffic through the School Street space. This proposed location for the entrance/egress of the new units is extremely small, and barring an ingenious plan, will cause an unnecessary burden, as well as safety challenges to our well established residents of 20+ years. Further, an added traffic light on Muddy Branch (at School St) would only serve to exacerbate the afore mentioned undue stress! It goes without saying that the effect on the Muddy Branch traffic flow should also be considered. There has to be a more logical approach to adding the substantial traffic volume to the existing and well established Timberbrook flow?
- The proposed new development will already "hover above" our relatively private community. Allowing buildings five stories in height would be ill advised. There is no precedent for properties of such dimension in the surrounding and immediate region. If simply to jam more potential volume into an already limited space for purposes not understood by me, leaves me to question the motivation of the city and the developers?
- Lastly, I assume that the city will minimize any removal of the tree buffer between the properties?

In summation, I understand the need for 'progress' i.e. growth. I also understand the value of our development for many reasons, not simply assessed value. My sincere hope is that the City of Gaithersburg shares my concerns and acts accordingly. I wish you wisdom.

Sincerely
Diane Bononno Palmer
Timberbrook Condominiums
Gaithersburg, MD

Kirk Eby

From: President MBA <president@muddybranch.org>
Sent: Wednesday, May 03, 2023 2:57 PM
To: CityHall External Mail
Subject: Nike Missile Site Redevelopment – Comment from Muddy Branch Alliance

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

May 3, 2023

Dear Mayor Ashman and City Council,

We care about our region's environment and would like to express some desired changes to the Nike Missile Site redevelopment plan that would better protect and preserve our natural resources. Please consider these recommendations.

1. Preserve forested areas on the site. The forest survey noted a variety of mature native trees on the site, which are a natural resource that reduce erosion and stormwater run-off, protecting our water quality in addition to improving air quality and providing habitat for our pollinators and songbirds. However, these trees were not marked as a high priority, even though they are an important resource that will take decades to replace once cut down! Wherever possible throughout the development, mature trees should be incorporated into the design. The retention of these trees will also make the area more livable and beautiful for future residents.
2. Improve stormwater management. This site is right next to Muddy Branch Creek, and neighboring the Izaak Walton League, an important local site for environmental conservation. Increase in stormwater runoff will directly impact these important areas, especially if tree buffer is removed. Increasing the number of permeable surfaces and landscape infiltration, in addition to the planned stormwater ponds, will have a positive impact.
3. Incorporate native plant installations. In addition to the lawns described in the plan, we ask that green space be prioritized for native plant installations. Like preserving mature trees and improved stormwater practices, these plant installations also help support the important functions of stormwater infiltration, buffering, and habitat regeneration. However, they also respond to the community's expressed need for greater access to natural areas. Equitable community access to natural areas is an important concern, and incorporating perennial plantings of native species aligns with the redevelopment plan's stated intention to provide a percentage of affordable, moderately priced dwelling units.

Thank you so much for taking our comments into consideration. We look forward to seeing these measures put into practice to better protect our local environment and support our community in Gaithersburg.

Sincerely,
Muddy Branch Alliance

Kirk Eby

From: Leon Gerskovic <gerskovic@gmail.com>
Sent: Tuesday, May 09, 2023 9:05 PM
To: Planning External Mailing
Subject: Concern about proposed construction at NIKE missile site

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



Leon Gerskovic <gerskovic@gmail.com>

to Leon

Dear Planning Commission Members,

We are writing to express our strong opposition to the proposed construction at NIKE missile site of four multi-story buildings with up to 380 multi-family units, and a new intersection on a school drive.

This development will have a significant impact on our daily lives and the safety of our community. Therefore, we urge you to reconsider and limit this permit to medium or low occupancy development. The new intersection on School Drive is not enough to alleviate the traffic problem. It would help if you considered the public safety and traffic concerns to add another access point into this new development.

The proposed development will undoubtedly create a traffic nightmare on Muddy Branch Road, with an estimated of at least 380 or more additional cars on the road.

Additionally, the proposed traffic light on School Drive is about 940 feet from Diamondback traffic light. This can create a bottleneck on the left turn to Diamondback drive, for commuters accessing 370 and 270. Also, the traffic on Diamondback dr. is already backed up beyond Story Drive, and this development will only cause further delays and congestion. Maybe, the Planning board could look at two entrances/exits into the proposed development.

The safety of pedestrians and bicyclists should also be a top priority. We need safe crossings for foot traffic and bicycle divider lines on Muddy Branch Road (County) and new bicycle lanes on Diamondback Dr. (City), so bicyclists can travel safely and without fear.

Moreover, Fields Road Elementary School is already overcrowded, and adding more apartment buildings will further exacerbate the problem. The school already has temporary classrooms due to overcrowding, and this development will only add to the strain. As residents, we want to provide the best education possible to our children. Therefore, we don't need the city to exacerbate the problem by approving another high-density development.

As a community, we want to create a walkable, bikeable, commutable, and safe city that prioritizes the residents' well-being.

Consider requiring developer to create at least 50% of the parking underground, so there will be greener/park space around the buildings and not turn the whole development into a concrete parking area. Developer states that the project meets and/or exceeds the 40% green area requirement of the total area shown for residential use as required by Section 24-160D.6(a) of the Zoning Ordinance. Their sketch doesn't reflect that unless they count strips of grass next to the roadways and parking lots.

As the logo of Gaithersburg proudly represents Forest Oak tree city, I urge the planning commission to require the developer to plant 50 trees in all green areas around the development. We need green spaces for parks and trees, safer walking, and biking spaces, and not more high occupancy development.

In conclusion, I urge you to reconsider the proposed development and limit it to medium or low occupancy development. The residents of this community need your support to ensure that our city is safe, sustainable, and offers a high quality of life for all.

Thank you for your attention to this matter.
Shady Grove Community Residents:

Leon & Gordana Geršković
Christine & Steve Nabon
Paola Kocerha
Claudia Cabrera