

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Wednesday, November 4, 2020 10:03 AM  
**To:** 'Stephanie -'  
**Subject:** RE: Lakelands proposed day care center and traffic concerns

Good Morning,

Thank you for your email related to the Everbrook Academy application. The Schematic Development Plan application is the first stage of the site plan process. At this time Staff is still reviewing the plans and a public hearing date has not been determine. If you provide me with your mailing address, I can add it to our notification list. Once a meeting date has been determine, we will send you a postcard.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877  
Direct: 240-805-1069 | Main: 301-258-6330 | [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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**From:** Stephanie - <stephnp@hotmail.com>  
**Sent:** Wednesday, November 4, 2020 9:52 AM  
**To:** Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
**Subject:** Lakelands proposed day care center and traffic concerns

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

Dear Ms. Forbes,

I'm writing to you to express my concern about the proposed day care center slated for the Lakelands parcel of land at Great Seneca Highway and Lakelands Drive. I have no objections to the concept of the day care center itself, as that is probably one of the best (if not the best) proposal for the use of that land. My concern is with the additional traffic on the residential Lakelands Drive, as that is where the day care entrance is planned, and the impact of such on the community.

Based on the presentation I attended via Zoom a few weeks back, the proposal itself has failed to address many issues, the major ones having to do with traffic flow.

The entrance to Lakelands from Great Seneca is a single lane, which can easily get backed up with a minimal amount of traffic. There is a very short distance between the highway to the planned driveway entrance of the day care center and most, if not all, drivers are in the process of decelerating or accelerating in that short span. Any cars going in and out of that driveway will create a hazard with the cars going straight on Lakelands Drive. In addition, there will most likely be a back-up of cars either on Great Seneca or Lakelands because of the placement of that entrance. It is pretty clear to see how that would happen, even now with a lighter traffic flow due to the ongoing pandemic. A traffic study needs to be redone, looking specifically at AM/PM rush hours and the impact into the neighborhood itself, taking into account a lighter traffic flow due to the pandemic.

At the Zoom meeting, a repeat theme came up - the entrance to the day care center should be on Great Seneca Highway. I understand that there are restrictions with this suggestion and those of us attending the meeting were told it was not possible. However, I think that many people in the Lakelands would support such an idea and need to find a way to move forward by brainstorming at the same table with the city and state for a potential solution to the problem.

I have lived in Lakelands for about 7 years now and have noticed changes in the traffic in general. People drive too fast, the streets are somewhat narrow, and there are too many cars. Stop signs are not adhered to and seem to be considered optional. The development itself is thriving with new businesses and restaurants in Kentlands, but this in and of itself creates more traffic as more people from outside the development are coming in. On top of all this, safety of walkers, runners, bikers, and drivers still needs to be kept at the forefront. Residents chose this development for many reasons and it remains desirable to live here. The residential areas need to be better protected from the traffic woes and the child care center proposal just highlights and exacerbates the traffic issues that many, me included, are already sensitized to. It would be great if we could find a compromise that would work for both sides, taking into account everyone's concerns.

Thanks for your time and stay safe!

Sincerely,  
Stephanie Roseti

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Wednesday, November 4, 2020 4:37 PM  
**To:** 'M Weiss'  
**Cc:** board@lakelands.org  
**Subject:** RE: Concerns about a development project in the Lakelands

Good Afternoon,

Thank you for your correspondence related to the Everbrook Academy application. Your email will be included in the record for this application. Once a public hearing date has been determine, you will receive a notification postcard. If you have any questions, please let me know.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

**From:** M Weiss <mfweiss@gmail.com>  
**Sent:** Wednesday, November 4, 2020 2:43 PM  
**To:** Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
**Cc:** board@lakelands.org  
**Subject:** Concerns about a development project in the Lakelands

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

Hello Ms. Forbes.

I am writing to you to alert you to my many concerns regarding the potential development being proposed at Great Seneca Highway and Lakelands Drive, known as 151 Lakelands Drive. As you are aware, Classic plans to sell the parcel to Everbrook Academy, a daycare center, with the entrance off of Lakelands Drive, just inside the Great Seneca Highway intersection. The proposal that was reviewed with Lakeland homeowners failed to provide the following information:

The true impact on Lakelands road traffic, specific to morning and evening rush hour, rather than averaging the impact over a span of time.

- The likelihood of a backup between Great Seneca Highway and the Everbrook entrance.
- The effect of traffic exiting from Everbrook and attempting to turn left onto Lakelands Drive.
- Added traffic on surrounding Lakelands streets from traffic turning right onto Lakelands Drive.

- The impact on Lakelands residents utilizing the entrance.
- The impact on elementary school bus stops within the community, particularly those using the Great Seneca Highway entrance and that at the intersection of Lakelands Drive and Linslade Street.
- How and when deliveries to the daycare will be handled.
- How delivery trucks will fit onto the short stretch of Lakelands Drive leading into the daycare.
- How many employees the daycare will have.
- How much light and sound pollution will affect Lakelands residents.

As a homeowner of Lakelands, I can assure you that Classic's assessment is incorrect. That corner already has a limited capacity for incremental traffic and poses many threats to the existing number of cars passing by there. Please let me know of any future developments or public hearing regarding this initiative so that my concerns can be properly heard.

Thank you.

Michael Weiss  
834 Still Creek Lane  
Gaithersburg, MD 20878

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Monday, November 9, 2020 9:14 AM  
**To:** 'Kyle Sennott'  
**Subject:** RE: Lakelands - Everbrook parcel sale

Good Morning,

Thank you for your correspondence related to the Everbrook Academy Schematic Development Plan application. Your email will be included into the record for this application. At the moment a public hearing date has not be determine. If you provide me with your mailing address, I can add you to the notification list to receive a postcard about the public hearing.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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**From:** Kyle Sennott <kyle@newfundingresources.com>  
**Sent:** Saturday, November 7, 2020 8:51 PM  
**To:** Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
**Subject:** Lakelands - Everbrook parcel sale

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

Hi Jasmine,

I'm a homeowner in the Lakelands, 640 Lake Varuna Dr. I oppose the development of the parcel which will create an eyesore at the entrance of the Lakelands and snarl traffic on the narrow entrance road to the Lakelands. The proposed development area is a residential area, not a commercial development zone.

Thank you,  
Kyle Sennott

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**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Friday, November 13, 2020 4:23 PM  
**To:** 'Ingrid Bugenske'  
**Subject:** RE: Everbrook Academy Public Comment

Good Afternoon,

Thank you for your correspondence related to the Everbrook Academy Schematic Development Plan application. Your email will be included into the record for this application. At this time a public hearing date has not been determine. If you provide me with your mailing address, I can add it to our notification list. Once a meeting date had been determine, we will send you a postcard. If you have any questions, please feel free to contact me.

Regards,  
Jasmine Forbes

Jasmine Forbes, Planner II  
Planning and Code Administration

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-----Original Message-----

From: Ingrid Bugenske <[ingrid35@aol.com](mailto:ingrid35@aol.com)>  
Sent: Friday, November 13, 2020 4:13 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.gov)>  
Subject: Everbrook Academy Public Comment

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We are just learning about this proposal. Who came up with this hair brained idea?! Why would ANYONE think a school should go in that particular spot?! The impact on traffic follow alone is enough to put this to a screeching halt! C'mon man- anyone can see this is just a bad idea!

We vote a resounding NO! Please don't do this to us! That space is the entrance to our community- keep it beautiful!

Paul and Ingrid Bugenske  
Lakelands residents

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Wednesday, November 18, 2020 11:39 AM  
**To:** 'aa767@aol.com'  
**Cc:** board@lakelands.org  
**Subject:** RE: Proposed 151 Lakelands Drive

Good Morning,

Thank you for your correspondence related to the Everbrook Academy Schematic Development Plan application. Your email will be included into the record for this application. I have included your mailing address in the notification list. Once a date is determine, you will receive a postcard. If you have any questions, please let me know.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

**From:** aa767@aol.com <aa767@aol.com>  
**Sent:** Wednesday, November 18, 2020 11:21 AM  
**To:** Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
**Cc:** board@lakelands.org  
**Subject:** Proposed 151 Lakelands Drive

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

To the Gaithersburg City Council Members,

My wife and I live at 934 Rockborn St. in the Lakelands. We use the Lakelands Drive entrance and exit almost exclusively to enter and exit our community. The proposed entrance to the Everbrook Academy daycare center project on Lakelands Drive would be of serious disruption to Lakeland residents and Everbrook Academy attendees as well. This hardship would be due to major traffic problems at the intersection of Lakelands Drive and Great Seneca Highway.

I'm sure the City Council is well aware that Lakelands Drive is a narrow two lane road (one lane in each direction). Also there is a small dividing island at that entrance. This would exacerbate the traffic problem by not allowing the traffic exiting Everbrook Academy to make a left turn due to the dividing island, therefore causing more traffic in the rest of the community. That being said, there also is a traffic signal at that intersection, thus causing traffic exiting outbound to back up well into the community.

For these reasons and others, we therefore respectfully urge the members of the City Council not to approve this proposal in its current form. We would like to request notification when the City Council hearings are being scheduled on this proposal. We thank you for your consideration in this matter.

Sincerely,

Dan & JoAnn Weiss