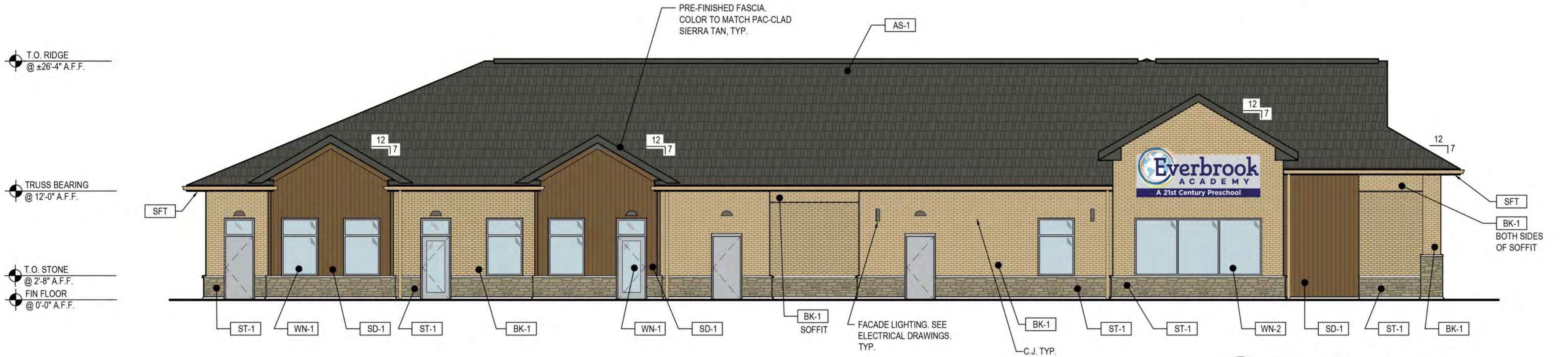
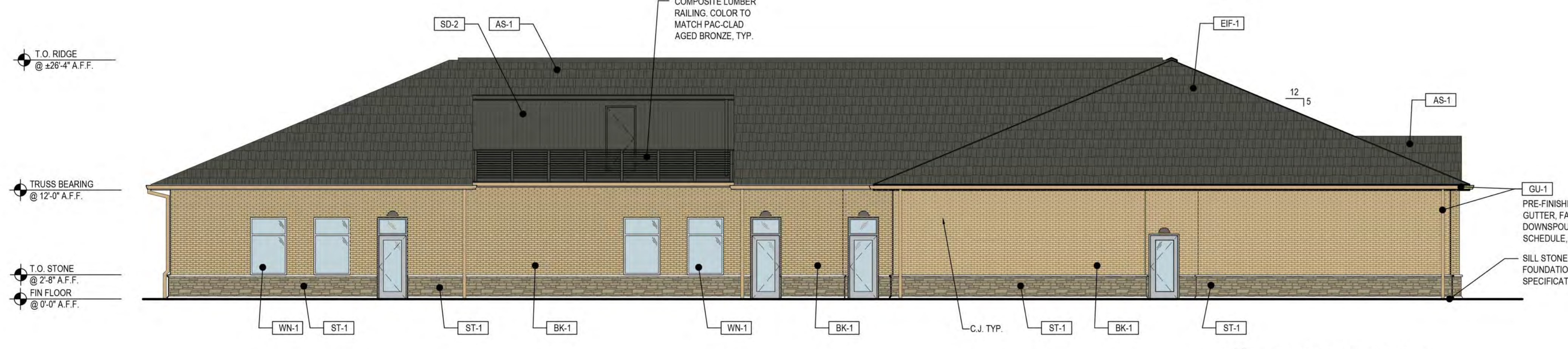


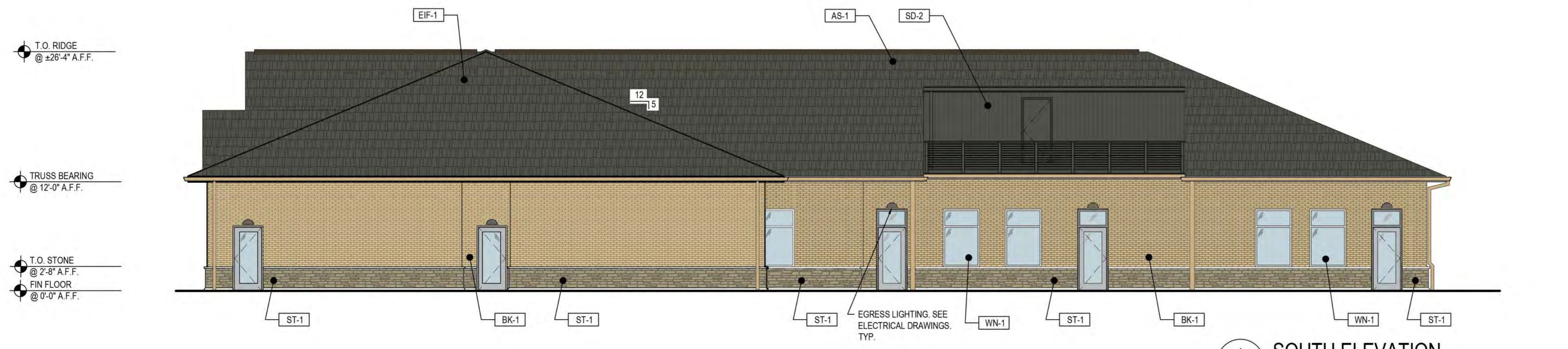
4 WEST ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"

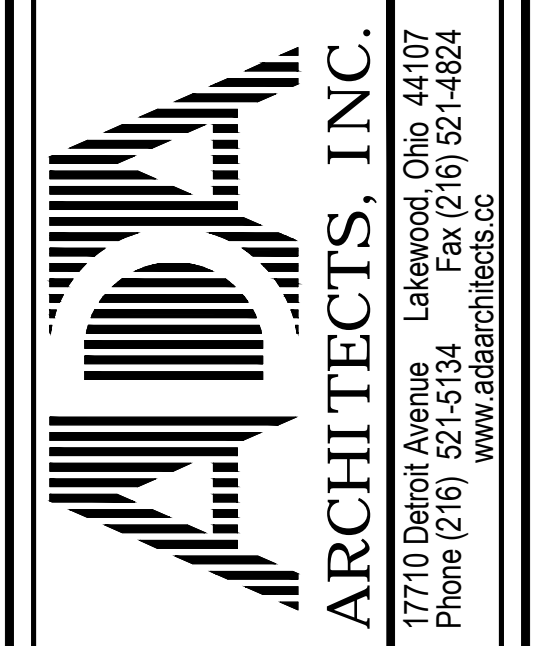
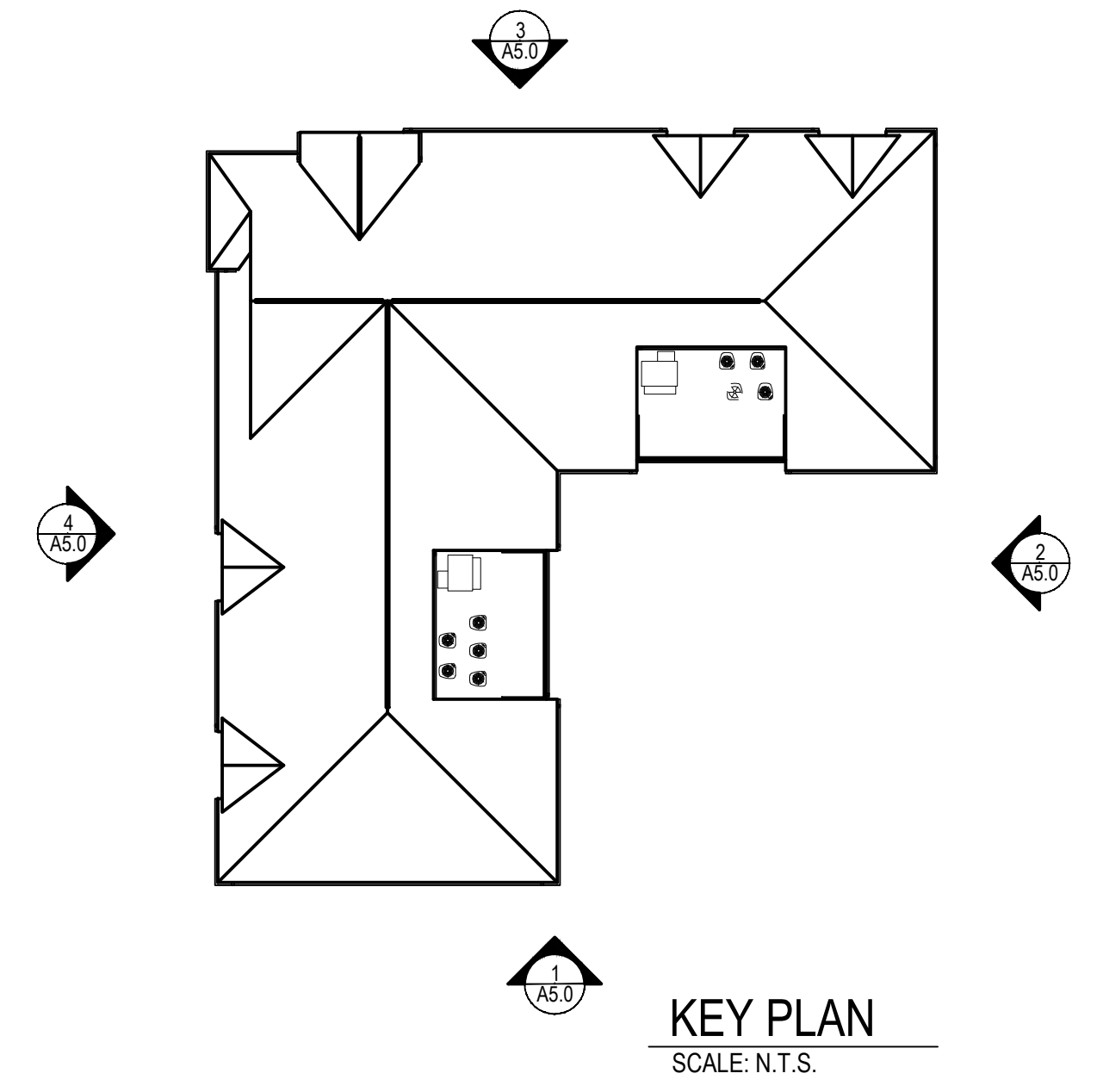


1 SOUTH ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES	
1.	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
2.	EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
3.	ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
4.	PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
5.	REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	THIN BRICK BY BELDEN BRICK CO COLOR: BURBANK CLEAR
GL-1	STOREFRONT GLAZING, COLOR: CLEAR
GU-1	PRE-FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE-FINISHED METAL TRIM AND FLASHING: PAC-CLAD, COLOR: SIERRA TAN
SD-1	FIBER CEMENT SIDING: NICHIA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
SD-2	FIBER CEMENT SIDING: NICHIA VINTAGE WOOD, COLOR: BARK #EPC763F. TRIM TO MATCH CEDAR PANEL COLOR.
ST-1	STONE: CULTURED STONE, COUNTRY LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	VINYL WINDOWS, COLOR: WHITE
WN-2	CLEAR ANODIZED ALUMINUM STOREFRONT
SFT	VENTED VINYL SOFFIT. STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES COLOR: PPG 6-230 ALUMINUM, U.N.O. (NO SUBSTITUTIONS ALLOWED)



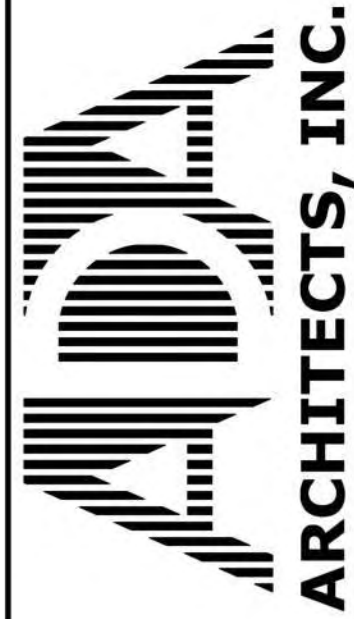
**EVERBROOK ACADEMY GAITHERSBURG**  
GAITHERSBURG, MD

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REVISIONS	
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DATE	04/07/20
JOB NO.	20112
<b>A5.0</b>	<b>26 of 29</b>



**ARCHITECTS, INC.**  
 17710 Detroit Avenue Lakewood, Ohio 44107  
 Phone (216) 521-5154 Fax (216) 521-4824  
 www.adaarchitects.com

# EVERBROOK ACADEMY

GAITHERSBURG, MD

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**REVISIONS**

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1	07/22/20		
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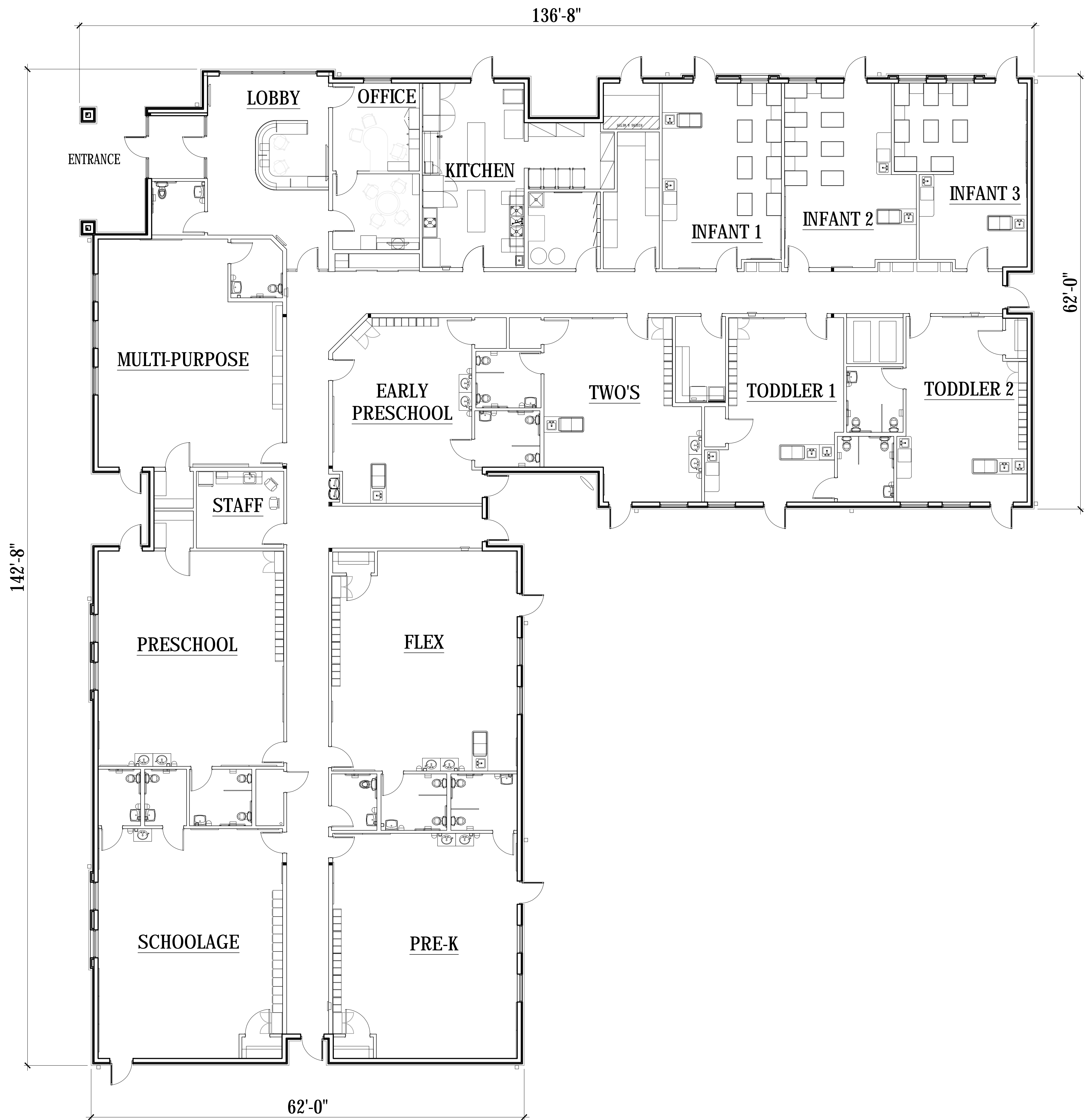
**EXTERIOR RENDERINGS**

DATE 06/10/2020

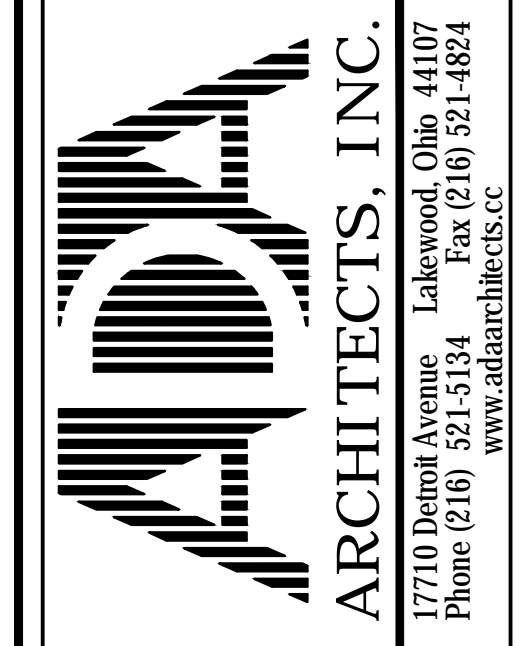
JOB NO. 20112

**RE1.0**

SHEET NO. 27 of 29



1 FLOOR PLAN  
A1.0 SCALE: 1/8"=1'-0"



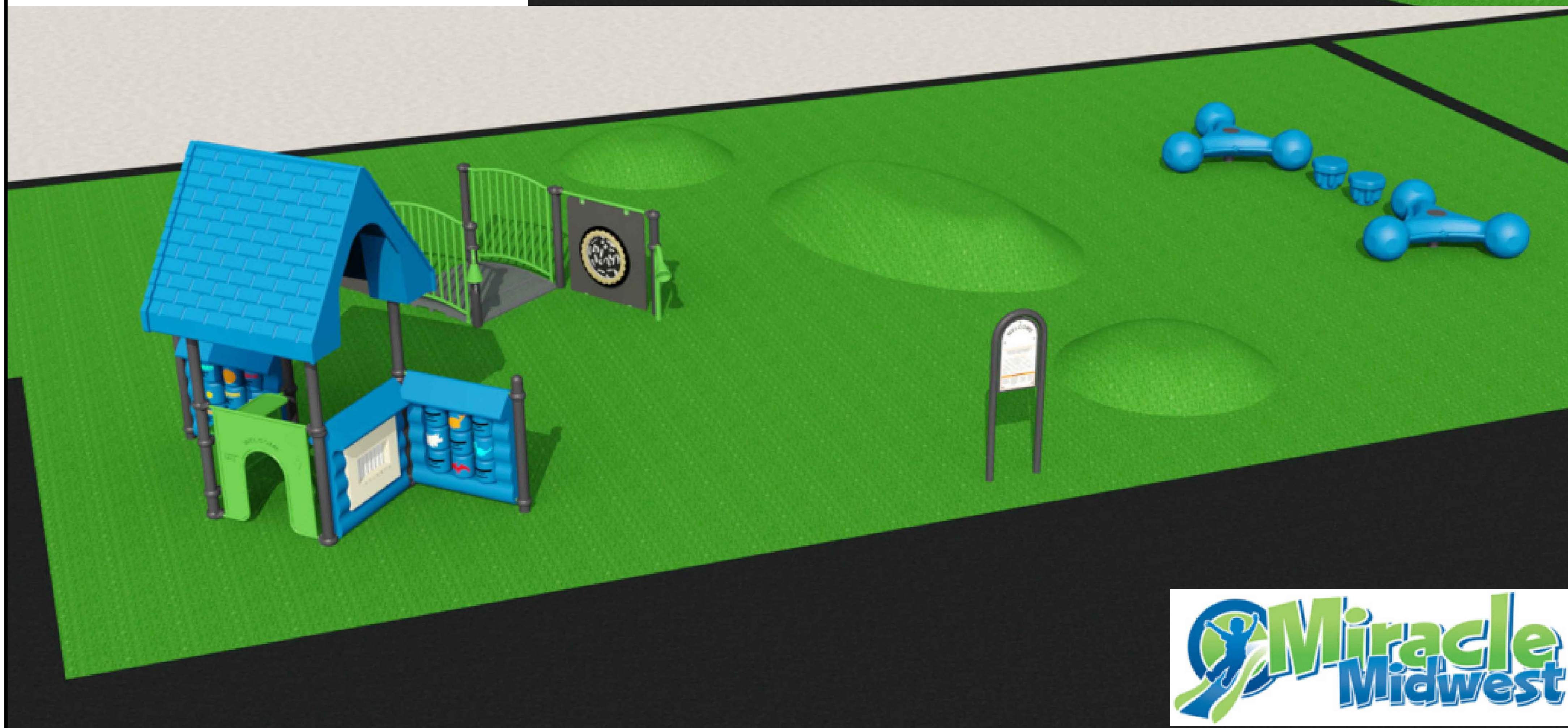
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GAITHERSBURG, MD

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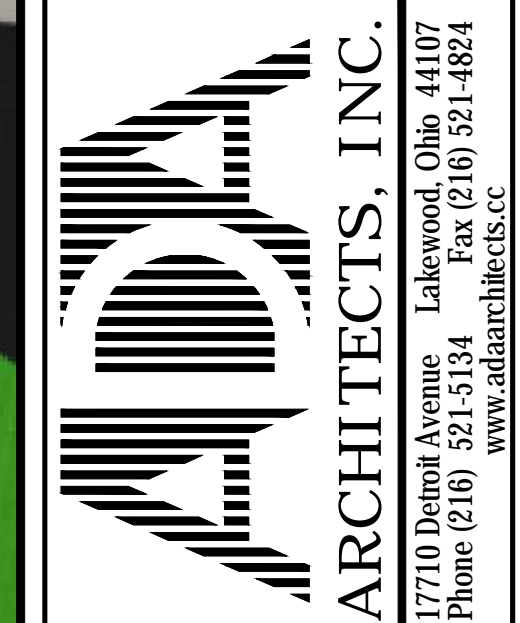
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FLOOR PLAN	
DATE	04/07/20
JOB NO.	20112
<b>FP-1</b>	
SHEET NO.	28 of 29

INFANT PLAYGROUND



PRESCHOOL PLAYGROUND



**EVERBROOK ACADEMY GAITHERSBURG**  
 GAITHERSBURG, MD

GAITHERSBURG, MD

ARCHITECTS, INC.  
 17710 Detroit Avenue, Lakewood, Ohio 44107  
 Phone (216) 521-5134 Fax (216) 521-4824  
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REVISIONS

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PROTOTYPICAL  
 PLAYGROUND  
 EQUIPMENT

DATE 04/07/20

JOB NO. 20112

**AS2.0**  
 SHEET NO. 29 of 29

Revised 10 February 2021

APPLICANT'S REVISED STATEMENT  
OF GENERAL COMPLIANCE  
WITH MASTER PLAN RECOMMENDATIONS  
AND ZONING ORDINANCE REQUIREMENTS  
FOR SCHEMATIC DEVELOPMENT PLAN APPROVAL

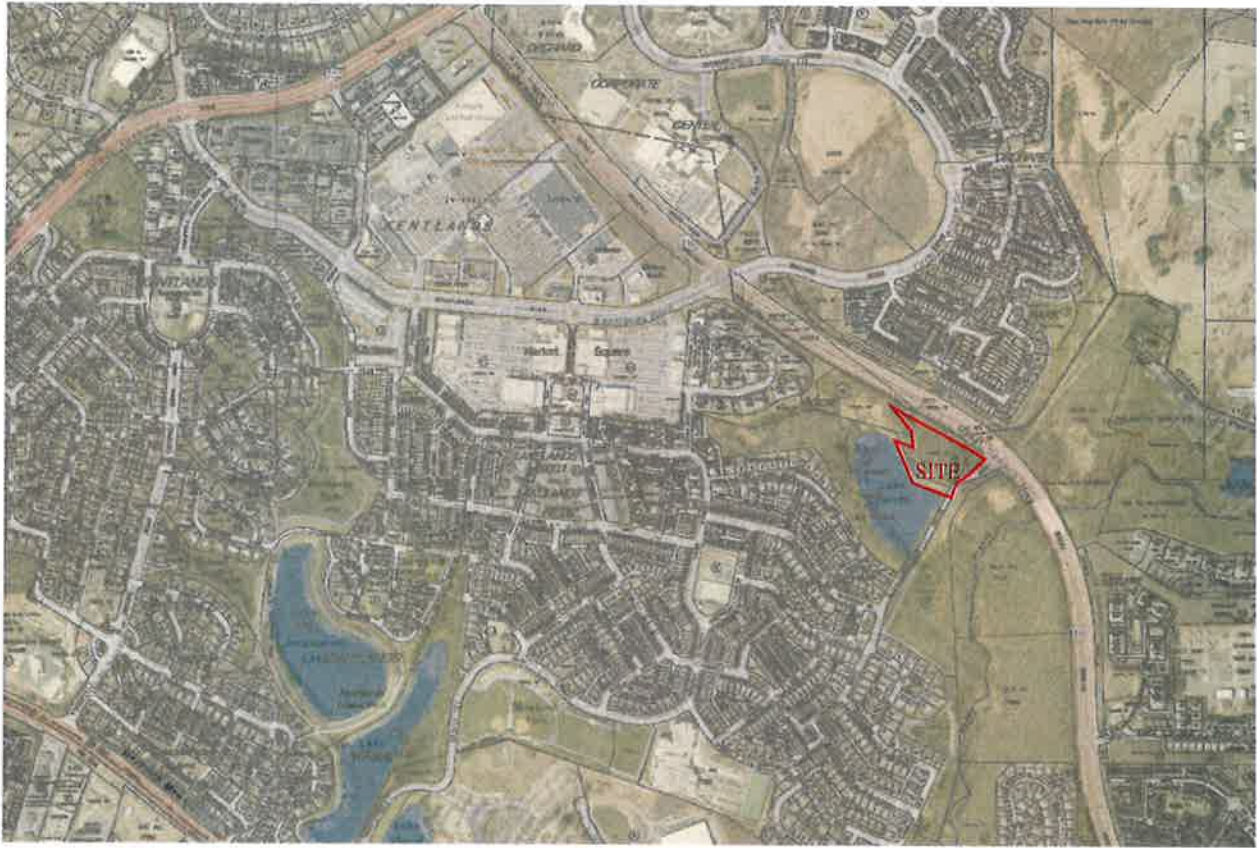
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I. INTRODUCTION

In accordance with Section 24-160D.9(b)(1) (“MXD Zone: Application and Processing Procedures: *Application for Schematic Development Plan Approval*”) and Section 24-160D.10 (“MXD Zone: Findings Required”), the Applicant, Classic Group, LLC, on behalf of itself and the owner of the property that is the subject of this application, 151 Lakelands LLC, hereby submits the following Statement in support of this application for a new schematic development plan approval for the property described herein.

II. SUBJECT PROPERTY

The Subject Property is a 3.433 acre (149,520 square feet) parcel of land located at 151 Lakelands Drive in a coveted location with frontage on Great Seneca Highway (MD Route 119), adjacent to and with direct access from Lakelands Drive and backing up to scenic Lake Varuna. The property is presently vacant with some mid-successional forest growth.



## **SUBJECT PROPERTY AND SURROUNDING LAKELANDS, KENTLANDS AND QUINCE ORCHARD PARK NEIGHBORHOODS**

### **III. ZONING HISTORY**

The Subject Property has been a parcel of land of importance since the founding of the Lakelands community.

#### **A. Sketch Plan Approval**

Zoning Application No. Z-280 placed MXD zoning on the 343.2 acres of land on both sides of Great Seneca Highway that came to be known as “LAKELANDS”. Zoning Application No. Z-280 was approved on February 3, 1997 by City Council Ordinance No. 0-6-97.

The Sketch Plan that was approved as part of Zoning Application No. Z-280 divided the total Lakelands property into nine study areas with varying land uses and densities. The Subject Property was located within Section 5 containing 106.2 acres of land which bore the broad use classification on the Sketch Plan of “Residential/Retail/Commercial/Institutional” and which initially suggested limiting development to “6.0DUs per acre” and a maximum of 600 dwelling units. When Zoning Application Z-280 was approved, the land use designation remained the same but the authorized density was reduced to 4.7 units per acre within maximum of 475 dwelling units allowed.

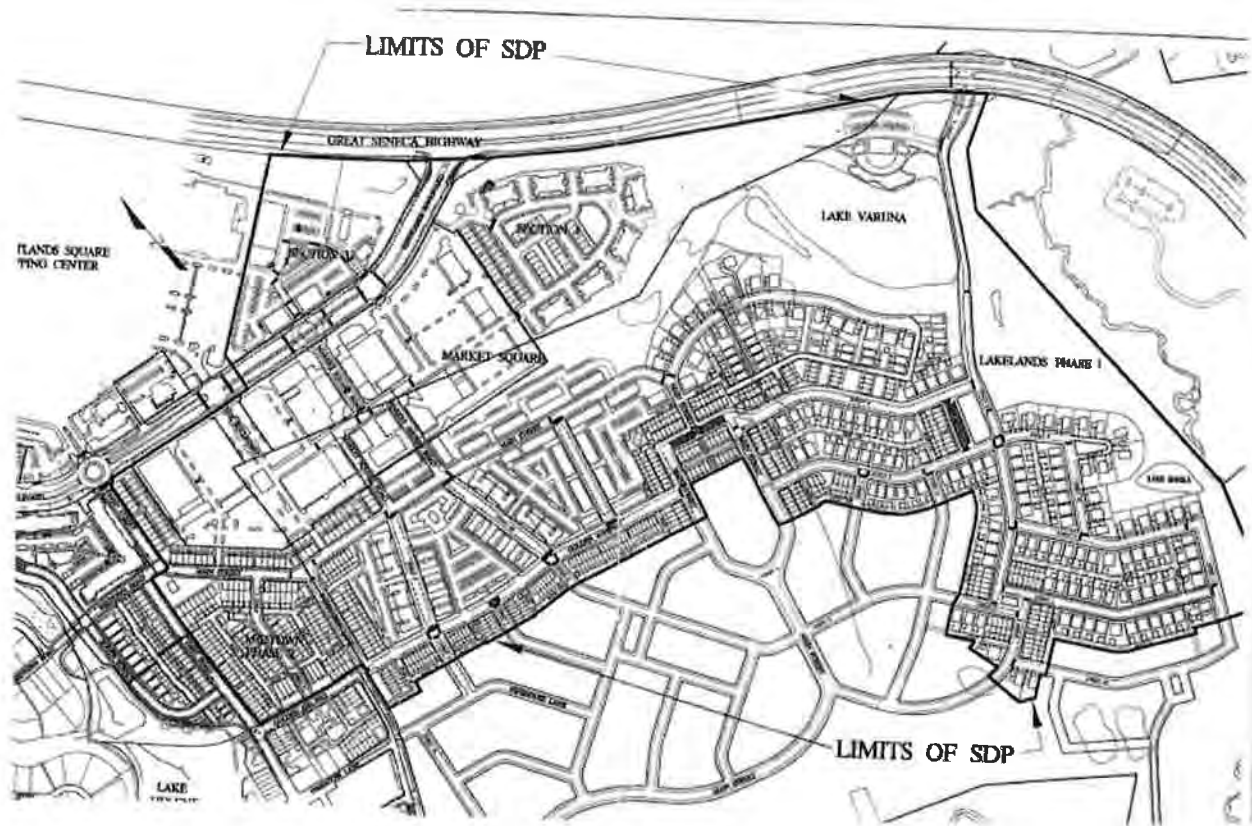
Notwithstanding the development of most of Section V as a primarily residential enclave within Lakelands, the Subject Property has remained vacant.

B. Schematic Development Plan Approval

When the time came to move forward with potential development of sections of Lakelands, the Subject Property was placed within Phase 1 development as shown on a Schematic Development Plan, Application No. SDP-7-1 filed and reviewed by the City in the summer of 1997.

The legislative history for Application No. SDP-7-1 (i.e., Staff Report for Planning Commission, Staff Comments for city Council, Approval Resolution No. R-86-97) does not specifically address the Subject Property so the development potential of the Subject Property is controlled by the broad range of uses and densities approved for Phase 1, Lakelands.”

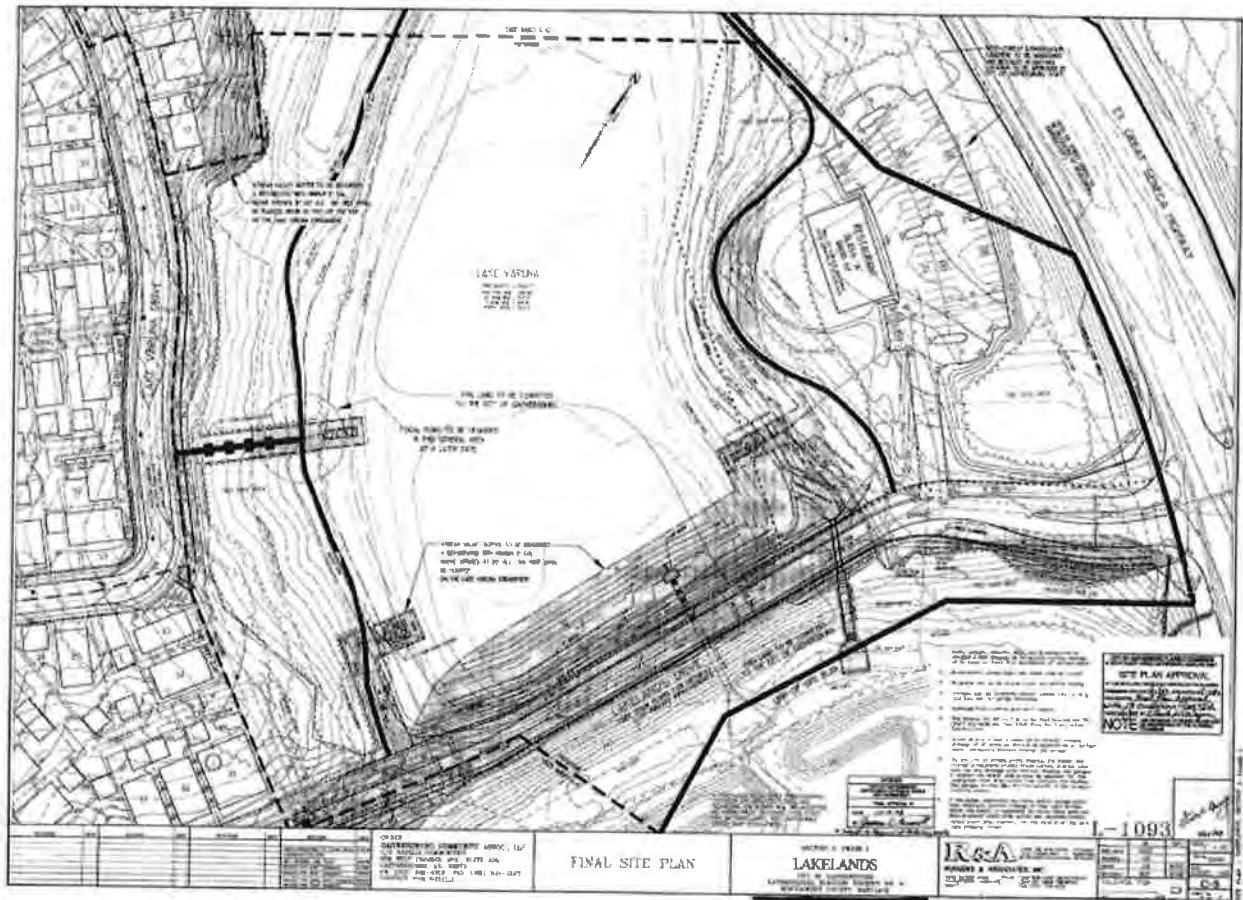
However, the Lakelands' Phase 1 approved Schematic Development Plan does show a single building footprint on the Subject Property but without identifying its proposed use.



### COVER SHEET, SCHEMATIC DEVELOPMENT PLAN NO. SDP-7-1

#### C. Site Plan Approval

The Subject Property carries a Site Plan approval, Application No. L-1093, approved on October 6, 1998. Sheet of 9 for Site Plan Application No. L-1093 (below) shows approval of the site for a "Restaurant, Class "A", 6,000 SF," an approval subject to nineteen (19) conditions.



### FINAL SITE PLAN APPROVAL, NO. L-1093

The same plan also bears a note reading: “Final site plan for a restaurant to be submitted at a later date.”

Notwithstanding the 1998 site plan approval for a sit-down restaurant, this plan has not yet been implemented.

#### IV. APPLICANT’S PROPOSAL

This Schematic Development Plan application is intended to eliminate a destination dining use shown on approved plans for the property and replace it with a child daycare center which will provide a valuable service to the residents of Lakelands and Kentlands

who need a responsible and reliable childcare provider that is integrated into their own community.

Lakelands itself is an integrated master planned community containing 1,155 single family residences, townhouses and condominium units providing housing for approximately 5,000 residents. The age characteristics of the residents of Lakelands, and nearby Kentlands, indicates the need for quality early childhood education opportunities within the community.

V. EVERBROOK ACADEMY

Everbrook Academy is a division of Learning Group, Inc., which is the second largest for-profit childcare provider in North America with over 900 schools and facilities across the country and Canada, operating under eight separate branded entities.

Everbrook Academy is Learning Group's newest educational model focusing on a STEAM (Science, Technology, Engineering, Arts, and Math) curriculum. On this site, Everbrook proposes to operate an early childhood care and educational institution for up to 140 children between the ages of six (6) months and twelve (12) years old so that they are well prepared for the transition to the public school system. The building housing the Everbrook program will be 12,900 square feet in size.

Everbrook Academy wishes to reserve the right to serve school aged children. The Academy may elect to make arrangements with specific surrounding public schools to pick up school aged children (6 to 12 years old) after their school day has ended and will transport those children by shuttle bus to the facility. The children will then participate in "after-care" programs until their parent or caregiver picks them up. A final determination has not yet been

made if such a program is appropriate for this site and should be implemented. If so, the Academy will reserve ten (10) slots for children to be involved in such an after-school program.

In terms of management of dropped off and picked up children, the shuttle bus will enter the site and will proceed to a standing position in front of the front door of the building. Academy staff will escort the children into the building where they will be registered and led to activity rooms. The shuttle bus will then depart for its home base for overnight parking. When a child's parents arrive to pick them up, the parents will park in a space in the lot, will proceed to the entry area of the Academy building where the child will be signed out, and the parent will then escort the child to the parked vehicle.

Hours of operation will be from 6:00 am. to 6:00 pm. with the majority of arrivals to be in the 8:00 – 9:00 am. period and the majority of departures to be in the 3:00 – 4:00 pm. range. In order to accommodate the work needs of parents, and to spread the arrival and departure of children over a longer period of time, Everbrook will provide pre-school and after-school care and activities but those services will not commence before 6:00 am. nor extend beyond 6:00 pm.

Although Everbrook will accept children as young as six (6) months old, its enrollment extends to children who are up to twelve (12) years old. Indeed, if one consults the "Occupancy" table contained in the Applicant's submission of February 3, the dominant age groups that will be served by the facility are the two year or over categories (estimated 134 +/- children) and a much lower percentage of children in the "Infant" and "Toddler" categories. So, while infants and pre-2 year old children will be accommodated in the facility, the bulk of the enrollment will be older (2 years or older) even school age children (up to 12 years old).

The size of the staff at the facility will not be fixed and will be determined by the mix of children enrolled in the program based on the State-mandated ratio of childcare givers per child enrolled. Everbrook's "Occupancy" chart estimates that there will be 24 children "handlers" based on the projected enrollment pattern and there would be two or three administrative staff also present during most working hours.

None of the members of the Applicant's team recall mentioning that the proposed Evergreen Academy was aimed at "babies and children that haven't reached the age to go to pre-school."

Everbrook Academy will be a valuable addition to the spectrum of services found in Lakelands, Kentlands and the City of Gaithersburg and will provide local quality care and early childhood educational benefits for the families that enroll in the Academy.

VI. COMPLIANCE WITH SECTION 24-160D.10

Section 24-160D.10 ("Findings Required") sets forth the standards under which the City Council shall approve a schematic development plan. Satisfaction of the findings required to be made is described as follows:

*"b. The City Council shall approve a schematic development plan only upon the finding that:*

*(1) The plan is substantially in accord with the approved sketch plan;*

Sheet 3 of 9 of Sketch Plan Z-280 approved by the City Council on February 3, 1997 (Ordinance No. 0-6-97) placed the Subject Property in Section V of Lakelands with a use designation of "Residential/Retail/Commercial/Institutional." An early childhood learning

center would, therefore, be in accordance with the land use designation shown on the Sketch Plan for this area.

Since the Applicant is seeking, in essence, to amend Schematic Development Plan No. SDP-7-1 referenced earlier, an analysis of how this proposed use compares with what has been approved on the approved Schematic Development Plan for this property should also be undertaken.

The approved SDP for Lakelands Phase 1, the area in which the Subject Property is located, authorized a wide range of uses and densities within the SDP covering parts of both Lakelands and Kentlands. The densities authorized in SDP-7 have not been exhausted and are adequate to support a 12,900 square feet early childhood education institution.

*(2) The plans meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone, and other requirements of the City Code; and*

A. Satisfaction of the Purposes and Objectives of the MXD Zone

Many of the purposes and objectives of the MXD zone stated in Section 24-160D.10 of the Zoning Ordinance are repetitive of the findings required in Section 24-160D.10(b) and will be addressed later in this Statement. But some of the purposes and objectives warrant attention because they transcend the required Findings, such as the following provision of Section 24-160D.1(b):

*(b) To encourage orderly, staged development of large scale comprehensively planned multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.*

Lakelands was a 343 acre parcel of land for which was proposed a wide range of residential, non-residential and community uses and spaces. Lakelands was the type of project for which the MXD zone was created in order to stimulate comprehensively planned mixed use development that proceeded at a pace commensurate with delivery of amenities and public facilities needed to support the new development.

The purpose and objective quoted above is not really relevant to this Schematic Development Plan application. The Subject Property is a vestigial piece of vacant land that has been surrounded by development through implementation of the Lakelands' Sketch Plan. The infrastructure needed to support the amount of density approved for Lakelands is all in place so this Schematic Development Plan can be approved without any delays or deferral due to missing public facilities or community amenities.

B. Satisfaction of the Minimum Standards and Requirements of the Zone

1. Uses Permitted

The MXD zone is generous in the number and type of non-residential uses allowed in the zone. Section 24-160D.3 ("Uses Permitted") allows by right all of the uses found in R-B, C-B, C-1, C-2, C-3, E-1, E-2 and I-3 zones. "Child day care center" is a use permitted in the R-B, C-B, C-1, C-2, E-1 and I-3 zones. Therefore, Everbrook Academy is a use permitted by right in the MXD zone.

2. Standards and Requirements of the Zone

a. Section 24-160D.4(b) ("Density and Intensity of Development") states that non-residential development must not exceed the amount of square footage shown on the applicable sketch plan, or the applicable schematic development plan, or 0.75 floor area ratio. The schematic development plan for Phase 1 of Lakelands (and related

portion of Kentlands) covered 109.85 acres of the Lakelands development and authorized the construction of up to 325,560 square feet of non-residential uses (office, retail, restaurant, gas station). Not all of that non-residential square footage has been built. Furthermore, the proposed Everbrook Academy building will have a FAR of only 8.6%.

Therefore, the proposed Everbrook Academy meets the density and intensity standards of the MXD zone as limited by the approved Schematic Development Plan.

C. Satisfaction of the Compatibility Standards of the Zone (Section 24-16D.5)

Section 24-160D.5 establishes no specific development standards such as building height or building setbacks to ensure compatibility between uses within the MXD zone. However, subsection 24-160D.5(a)(2) does establish required setbacks or building heights when development within the MXD zone is adjacent to land not zoned in the MXD classification.

Since the Subject Property is not located within 100 feet of any land area not zoned in the MXD classification, satisfaction of the compatibility standards is assured.

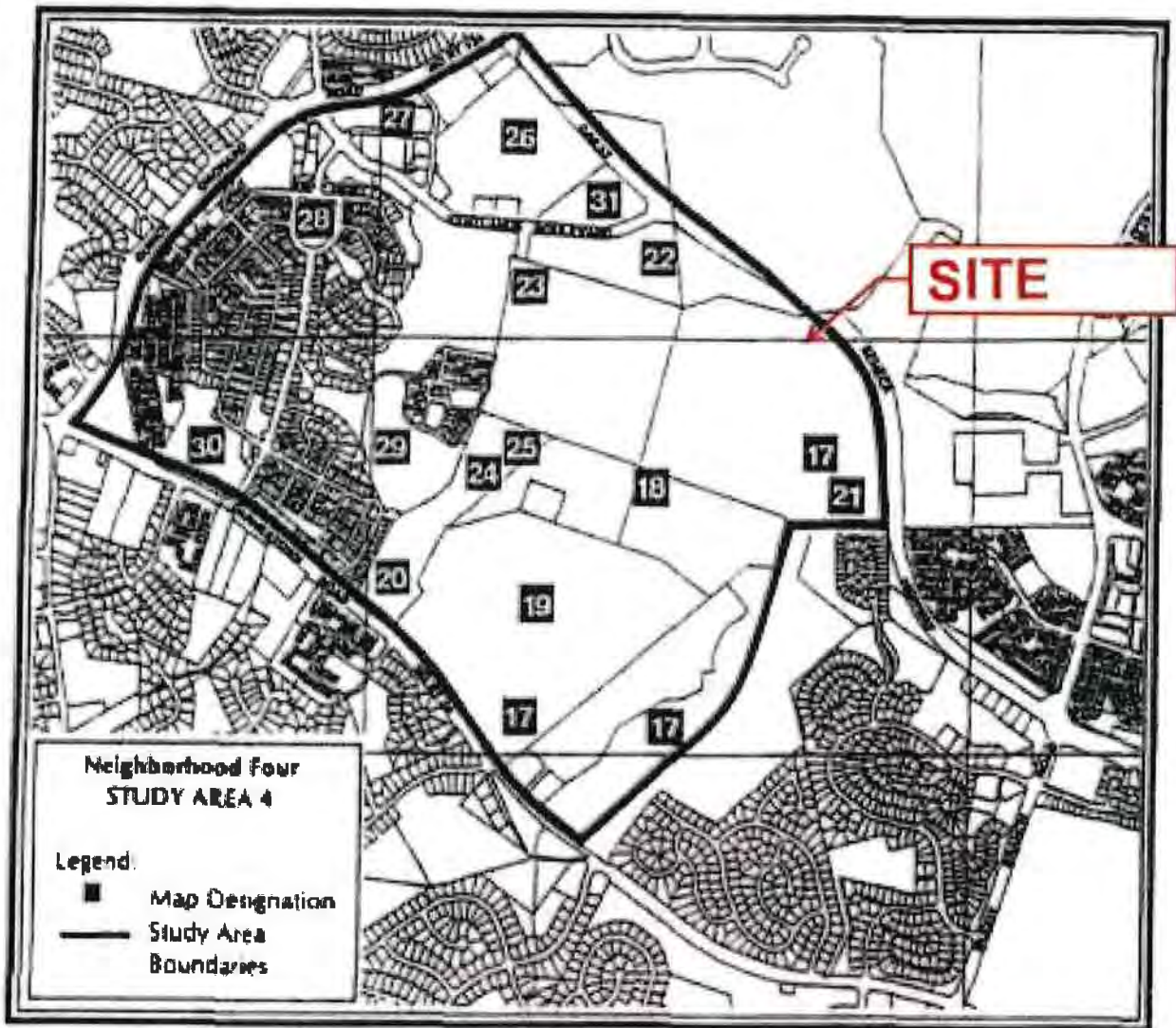
D. Satisfaction of the Green Area, Landscaping and Amenity Requirements (Section 24-160D.6)

Section 24-160-D.6(a) contemplated the delivery of green area composed of parks, public and private open space and active and passive recreational areas measured as a percentage of the entire Lakelands area devoted to residential development (40%) or the “commercial/employment/industrial” portion (25%) of the Lakelands community. All of these green areas and open spaces have already been delivered (although the exact percentages are not known by the Applicant). However, the Applicant expects to retain 70.82% of its land area of the Subject Property in green space demonstrating that it satisfies this section of the Zoning Ordinance.

*(3) The plan is in accord with the master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration; and*

The Subject Property is covered by the City of Gaithersburg Neighborhood Four Land Use dated July 1997. In particular, the Property is located within Neighborhood Four, Study Area Four, Map Designation Area #18, page 19:

## STUDY AREA 4



Total Area	711 Acres
Estimated Population	3,490
Housing Units	1,108
Predominant Land use	Mixed Residential

The text for Map Designation 18 indicates that the Plan intended to rezone the existing I-3 zoned land from an “industrial-research-office” use to “mixed residential” use.

Notwithstanding the Plan's change in land use designation for the site, the Plan also contemplated "complementary non-residential uses" such as restaurants, 'corner store,' and day care."

The Subject Property has already received site plan approval for use as a restaurant and Everbrook Academy wishes to convert that approved usage to another appropriate "complementary" non-residential use – a day care center – as recommended in the 1997 Plan.

For the reasons stated above, the proposed use is in accordance with the specific use recommendations contained in the 1997 Master Plan.

*(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas; and*

The Subject Property is separated from all surrounding existing development. To the east, Great Seneca Highway is a major feature separating the property from "Quince Orchard Park." Within Lakelands, the distance between the property lines of the Subject Property and the closest detached residence is 300 – 350 feet. The distance between structures on the respective lots will be in the order of 400 feet. There is, therefore, no issue of "internal compatibility" and external compatibility is minimized due to the significant distances between the proposed building and its existing neighbors. Nevertheless, Everbrook proposes to design and construct a day care facility that will be in character with the Lakelands community that surrounds it.

*(5) That existing or planned public facilities are adequate to serve the proposed development contained in the plan; and*

This finding relates to the requirements set forth in Section 24-160D.7 ("Public facilities and utilities") is shown to be adequate as follows:

1. Public Sewer and Water

There is a 24” sanitary sewer which runs through a portion of the Subject Property and there is a 10” water connection that terminates at the property line, near the proposed entrance to the site. Both lines are more than adequate to serve the needs of this use.

2. “Dry Utilities” (Gas, Phone, Cable)

All “dry” utilities (electricity, phone, cable, etc.) are found in the rights of way of Lakelands Drive and Great Seneca Highway and are available to serve the subject property. Such services will be installed underground per the provisions of Section 24-160D.7(b).

3. Fire/Rescue and Police

Both Police and Fire/Rescue services are located at 100 Edison Park Drive which abuts Lakelands. Driving distance for both uses via public streets as close as 1.2 miles. APFO requirements is confirmed with the submission of a Drive Time Table (attached) showing the location and the driving time to necessary public facilities.

4. Traffic and Transportation

The Applicant has commissioned the preparation of a Traffic Impact Study dated January, 2020 which is submitted as part of this Schematic Development Plan application. The Report concludes that:

“The results of this traffic impact study shown that the study intersections will continued to operate with adequate levels of service after the buildout of the proposed Everbrook Academy development.”

and

“The queuing analysis shows the peak hour impact of the new site generated trips would add less than the length of one vehicle.”

Therefore, based on the information stated above, Everbrook’s proposal satisfies the requirements of Section 24-160D.7 and Section 24-160D.10(b)(5).

*(6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and*

Because the infrastructure is already in place to service the new development, there is no need for a staging or phasing program to ensure that necessary public amenities or public services are in place before occupancy and use of the proposed Everbrook Academy building.

*(7) That the plan, if approved, would be in the public interest.*

The Applicant’s proposal satisfies this requirement both by what it is doing but also what it is not doing.

Everbrook Academy will provide an affirmative benefit to the community by offering a service that has a direct impact on their families and their quality of life. Because of the programs that will be offered, children in Lakelands and Kentlands will have the opportunity for a superior early childhood learning experience.

Because of the proximity of the facility to the actual residences that it will service, the use will be integrated into the fabric of the surrounding community. In addition, because of the ease of access to the Academy, vehicle travel and automobile use will be reduced and, for some families who can walk to the facility, even eliminated.

These elements represent development that promotes the public interest.

## VII. CONCLUSION

This Applicant's Statement is intended to provide some background application but its primary function is to demonstrate how this Schematic Development Plan Application satisfies the requirements of Section 24-160D.9(b) and 24-160D.10 of the City Zoning Ordinance. The Findings that the City Council must make are all shown in this Statement to be addressed and satisfied.

March 29, 2021

The Honorable Jud Ashman, Mayor, and City Council Members  
City Hall  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

Dear Mr. Mayor and City Council Members:

I understand that you are evaluating a proposed amendment to the development plan numbered SP-8851-2020, which is related to the proposed Everbrook Academy Learning Center adjacent to Great Seneca Highway and the Lakelands Community Association.

As an eleven-year resident of the Lakelands, I would like to extend my support for this family-oriented and worthy use of this long undeveloped parcel.

Thank you for your consideration in this matter.

Sincerely,



Megan Giebel, DVM  
706 Lake Varuna Mews  
Lakelands Community Association

Michael Dropik  
207 Tschiffely Square Road  
Gaithersburg, MD 20878

Mayor Ashman & City Council  
City Hall  
31 South Summit Avenue  
Gaithersburg, MD 20877

March 30, 2021

Dear Mayor Ashman & Council Members,

I have lived in the Kentlands for 27 years and have been aware of the undeveloped property in Lakelands, adjacent to Great Seneca Highway. I recently had the opportunity to review the plans for the proposed Everbrook Academy on this site. I support these plans and believe that it would be a great addition to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dropik". The signature is fluid and cursive, with a prominent loop at the end.

Michael Dropik

## Jasmine Forbes

---

**From:** Jasmine Forbes  
**Sent:** Wednesday, March 31, 2021 3:56 PM  
**To:** 'mikedropik@gmail.com'  
**Subject:** RE: Everbrook Academy Site

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020 Everbrook Academy. Your correspondence will be included into the record. 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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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:** Mike Dropik <[mikedropik@gmail.com](mailto:mikedropik@gmail.com)>  
**Sent:** Wednesday, March 31, 2021 12:49 PM  
**To:** CityHall External Mail <[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)>  
**Subject:** Everbrook Academy Site

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Please see the attached letter

Mike Dropik  
301-356-5970