

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:16 PM
To: 'Patricia A Maier'
Subject: RE: 151 Lakelands Drive SDP 8551 2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

From: Webmaster External Mail <Webmaster@gaitersburgmd.gov>
Sent: Sunday, May 23, 2021 4:10 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive SDP 8551 2020

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Patricia A Maier
Site Visitor Email: pam4181@verizon.net

I am opposed to the development of Everbrook Academy at 151 Lakelands Drive (SPD-8551-2020). I am concerned about the negative impact on an already dangerous traffic area, safety issues, the elimination of green space, and the affect it will have on drivers, school buses, walkers/runners, wildlife, and the esthetics of the Lakelands community as you drive into the entrance of our neighborhood.

Concerns about increased traffic and safety:

The likelihood of a backup between Great Seneca highway and the Everbrook entrance that will become a greater safety issue at that point and possibly exacerbate an increase in accidents.

The safety issue of traffic exiting from Everbrook and attempting to turn left onto Lakelands Drive and the increase in traffic on surrounding Lakelands streets from traffic turning right onto Lakelands Drive.

The impact on elementary school bus stops within the community, particularly those using the Great Seneca Highway entrance and the intersection of Lakelands Drive and Linslade Street.

Delivery trucks turning into the short stretch of Lakelands Drive leading into the daycare.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:20 PM
To: 'irelandsam'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Drive)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes

Jasmine Forbes, Planner II
Planning and Code Administration
City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

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

From: irelandsam <irelandsam@comcast.net>
Sent: Sunday, May 23, 2021 4:59 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive)

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

To Whom it May Concern:

My wife and I recently learned of the Everbrook Development Proposal to build a day care center at the corner of Lakelands Drive and Great Seneca Highway. This is a singularly unwise and potentially dangerous situation. We understand there is a need for day care near our community, however there are many locations (such as the vacant building close to Rachel Carson Elementary school) which would provide existing space and convenient access from Route 28.

The proposed construction site (a well-established wooded area) next to Lake Varuna would not only remove a sizable amount of natural land, but also pose a threat (via construction runoff) into Lake Varuna. Most concerning to us is the proximity of a major highway next to the proposed site. Even with fencing, young children are very creative, and we shudder at the potential of a tragedy occurring as a result of the County approving this proposal.

Further, we have no doubt that traffic congestion at the corner of Great Seneca and Lakelands Drive will only increase. This intersection already has problems and the prospect of drivers turning from Great Seneca and then making an immediate right turn will only make the current issues worse. Now drivers turning into Lakelands Drive are turning at speed and if they have to react to vehicles turning into the day care parking lot, there will be more accidents at that intersection than there already are - particularly during evening rush hour. Finally, how will parents (after picking up their children) get out of the day care parking lot? Exit back on to Lakelands Drive and make an immediate left turn to

get to Great Seneca (the road there is narrow and there is the added dilemma of traffic - especially traffic coming from turning lane on southbound Great Seneca where visibility is limited)? An exit from the day care parking lot directly onto southbound Great Seneca (see previous comment about the turn lane from southbound Great Seneca - see previous reference to traffic accidents)? The other bad option would be routing the traffic exiting the day care center into the Lakelands when, again, the traffic - both morning and evenings - would already be at its heaviest.

In sum, we are very much opposed to this proposal - particularly as there are other options available for a day care center in the vicinity.

Regards,

Jane and Sam Ireland
irelandsam@comcast.net

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:22 PM
To: 'Lindsay Harris'
Subject: RE: 151 Lakeland's drive

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes

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Planning and Code Administration
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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

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

From: Lindsay Harris <lindsayagerber@gmail.com>
Sent: Sunday, May 23, 2021 7:01 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakeland's drive

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

As a Gaithersburg and Lakeland's resident I am concerned about traffic, safety and eliminating green space by developing on Lakeland's drive for everbrook academy.

Thank you,
Lindsay Harris

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:27 PM
To: 'Haroon Alimi'
Subject: RE: Email contact from Gaithersburg, MD

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Jasmine.Forbes@gaitersburgmd.gov

From: Webmaster External Mail <Webmaster@gaitersburgmd.gov>
Sent: Sunday, May 23, 2021 10:58 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Email contact from Gaithersburg, MD

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Haroon Alimi
Site Visitor Email: haroona2@aol.com

To whom it may concern,

I am a residence of Lakelands Community. With all respect, I totally oppose the proposed Development on Lakelands Drive. Lakelands and its surroundings green with Muddy Branch watershed ecosystem and the trees surrounding the community make Lakelands community a healthy place to live and to raise a family. The development plan on Lakelands Drive will destroy the small forest and the pond where many children enjoy the outdoor activities around the lake.

Most importantly, Lakelands Drive is a small entrance to a large community. Building a daycare center so close to the entrance will cause a traffic chaos. Speed limit on (Route 119), Great Seneca Highway is 50 mph. Too many cars will be making turns onto Lakelands Drive from the North and many others will be making a left turn coming from the South on Great Seneca highway, this combination during the morning rush-hour and evening will create a very dangerous situation at this intersection. It will also add many cars to the small community entrance and as a result, many of the new comers will cut through the Lakelands neighborhood after drop offs and pick-ups.

I am opposing the construction of the Everbrook Academy on Lakelands Drive and kindly asking the authorities to disapprove this project on its current proposed location.

Very respectfully,

Haroon Aimi

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:30 PM
To: 'Silverberg, Jason'
Subject: RE: 151 Lakelands Drive or SDP-8551-2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

From: Silverberg, Jason <jason@finadvinc.com>
Sent: Monday, May 24, 2021 7:54 AM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive or SDP-8551-2020

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

Hi,

My name is Jason Silverberg and I live in the Lakelands Community.

I APPOSE the building of this daycare at this location. There are many other places for this daycare center to be placed. At this location in particular, the community would be giving up the green space and lake surrounding areas that actually define our community.

Please DO NOT build this daycare center at this location.

Thank you,

Jason

Jason Silverberg, CFP®, CLU®, ChFC®
Financial Planner
Financial Advantage Associates, Inc.

[1803 Research Blvd., Suite 401](#)
[Rockville, MD 20850](#)
[Phone: \(301\) 610-0071](#)
[Fax: \(301\) 610-0079](#)
[E-Mail: jason@finadvinc.com](mailto:jason@finadvinc.com)

[Click Here to Own Your Copy of *The Financial Planning Puzzle Today!*](#)

If you know of a friend or loved one concerned about their current financial situation, please don't keep me secret! I'm never too busy to see if I can be a resource for anyone you care about.

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Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:33 PM
To: 'Geoff Mirkin'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Drive)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes

Jasmine Forbes, Planner II
Planning and Code Administration
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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

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

From: Geoff Mirkin <gmirkin4@gmail.com>
Sent: Monday, May 24, 2021 7:55 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive)

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

To whom it may concern,

I am a Lakelands resident and I oppose the approval of removing the trees in that parcel to build a new daycare facility,

Thank you,

Geoff Mirkin
930 Rockborn Street

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:37 PM
To: 'Ria Mahendrepersad'
Subject: RE: 151lakelands Drive

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Ria Mahendrepersad <riasm@yahoo.com>
Sent: Monday, May 24, 2021 8:31 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>; Lakelands Community Association <admin@lakelands.org>
Subject: 151lakelands Drive

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

Good morning,

As a resident of the Lakelands in Gaithersburg I want to vote against the construction of the Everbrooke Academy.

Not only will the construction of this pre-school add to more traffic, noise and possible accidents in our community, it also will take away the green areas and quietness of our neighborhood and the view of the lakes when entering in the Lakelands.

The view of the lakes was the reason my family decided to live in the Lakelands, so don't take it away!

For many of us it will become unsafe to go for a walk around that area and other areas, like the Darnstown road will become busier. Construction of the pre-school will disrupt our quiet and safe living here in the Lakelands.

Thank you for considering my opinion.

Ria.Mahendrepersad

riasm@yahoo.com

"

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:41 PM
To: 'Mark Williamson'
Subject: RE: 151 Lakelands Dr

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

From: Mark Williamson <mark@conquestsecurity.com>
Sent: Monday, May 24, 2021 9:30 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Fwd: 151 Lakelands Dr

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

I am opposed to the development of 151 Lakelands Drive. This will destroy too much green space and cause major traffic problems at an already troublesome intersection.

No information has been provided regarding the effects on the treeline or the appearance of the Lakeland's Entrance.

This seems like more unnecessary greed and over-development. I suggest the city focus on the dying town center that is mostly unoccupied space. The entrance to Lakelands should not be destroyed.

Mark

Mark P Williamson, CISSP, CMMC-RP | mark@conquestsecurity.com
Conquest Security Inc. | Gaithersburg, MD 20878
Office (301) 960-4404 | Mobile (301) 905-2558

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Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:44 PM
To: 'Mark Williamson'
Subject: RE: 151 Lakelands Drive (SDP-8551-2020)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Webmaster External Mail <Webmaster@gaithersburgmd.gov>
Sent: Monday, May 24, 2021 9:34 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakelands Drive (SDP-8551-2020)

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Mark Williamson
Site Visitor Email: mark@conquestsecurity.com

I am opposed to the development of 151 Lakelands Drive. This will destroy too much green space and cause major traffic problems at an already troublesome intersection.

No information has been provided regarding the effects on the treeline or the appearance of the Lakeland's Entrance.

This seems like more unnecessary greed and over-development. I suggest the city focus on the dying town center that is mostly unoccupied space. The entrance to Lakelands should not be destroyed.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:48 PM
To: 'laldillon@yahoo.com'
Subject: RE: Comment on SDP 8551-2020 (151 Lakelands Drive)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: laldillon@yahoo.com <laldillon@yahoo.com>
Sent: Monday, May 24, 2021 9:49 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Comment on SDP 8551-2020 (151 Lakelands Drive)

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

Dear Gaithersburg planning commission,

I'm writing with concerns regarding the proposal to develop the piece of land next to the Lakelands Drive-Great Seneca intersection into a daycare (SDP 8551-2020). I think having an egress onto Lakelands Drive - especially for a business that is expected to be busiest at morning and afternoon rush hour times - is a dangerous idea and would like to encourage you to decline the application or require significant changes.

That area is one of the few exists from the Lakelands neighborhood and is heavily trafficked by Lakelands residents as well as school buses coming to and from Lakelands Park middle school. During peak hours, that intersection already backs up on Lakelands drive exiting the community and on Great Seneca northbound turning into Lakelands. Adding more cars, especially ones that will be attempting to turn left out of the daycare so parents can access Great Seneca, will make it much worse and add to the safety issues for both drivers and pedestrians. There seems there would be a big risk that cars turning left out of the daycare will collide with cars turning left from northbound Great Seneca into the Lakelands - already a harrowing turn without now adding a new obstacle of cars exiting the daycare crossing the path of the cars entering Lakelands.

Minimally, Lakelands drive would need to be expanded to have additional widening/turn only lanes at the egress on Lakelands Dr or the Lakelands Drive egress moved further from the Great Seneca intersection, which I'm not sure is feasible (or desirable given that we'd also like to preserve the park-like quality of that area to the extent possible during development). Alternatively, an egress onto Great Seneca should be considered. Though frankly, I think it would be much

safer and less disruptive to the 1000+ people in Lakelands to find a different business whose prime hours will not exacerbate the already over-burdened traffic patterns in that area.

Thank-you.

Laura Dillon

1104 Main Street (Lakelands resident)

410-562-6942

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:53 PM
To: 'Terry Lieberthal'
Subject: RE: SDP-8851-2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes

Jasmine Forbes, Planner II
Planning and Code Administration
City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

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

From: Terry Lieberthal <tlieberthal@gmail.com>
Sent: Monday, May 24, 2021 10:10 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: SDP-8851-2020

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

Dear lovely people at the planning board,

I am opposed to the plan for Everbrook Academy as proposed for three reasons

- 1). The intersection of Great Seneca and Lakelands Drive is already site of many accidents. I don't believe the Everbrook study of traffic included the many buses that go to Lakelands Middle School or Rachel Carson. Elementary School at the same hours. Perhaps the inclusion of a dedicated right turn lane from Lakelands Drive into the Academy or widening the entrance to the site will help move the traffic
- 2). I'm concerned about the clear cutting of the site for the proposed school. Apparently, there is one tree that needs a waiver and seven or so specimen trees that will be removed and then everything else will go. Is there a way that a border of wooded screen on the Lakelands Drive and the lakeside remain to continue the feel of the wooded lot that we have enjoyed for over twenty years
- 3) I am an original owner and remember every detail of this community was scrutinized, down to siting, style, materials, shutters, columns, and shutter dogs. The building plan for the school looks very industrial. Although Mr Eckard says that the school will be built with compatible materials to the neighborhood, I would like the board to hold the Academy to the same standards as the daycare/ preschool in the Kentlands. Since the rear of the building faces Lakelands Drive, special attention should be made to beautify that side as well.

I am not opposed to the school being built, but I oppose it as planned. Kentlands and Lakelands are one of the “Crown Jewels” of Gaithersburg. Please do not let an industrial eyesore be the first thing you see as you enter our beautiful community

Thank you for your consideration,

Terry Lieberthal
915 Linslade Street
301-948-2260

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 3:55 PM
To: 'marcyrichardson@yahoo.com'
Subject: RE: 151 Lakelands Drive

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: marcyrichardson@yahoo.com <marcyrichardson@yahoo.com>
Sent: Monday, May 24, 2021 10:22 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive

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

Good morning,

I am opposed to accepting the application for Everbrook Academy to build on this property. The build would remove the natural habitat and green space for wildlife by Lake Varuna, increase traffic congestion, and impact pedestrian safety. Thank you for your consideration.

Marcy Richardson

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:32 PM
To: 'Joaquin Gubb'
Subject: RE: 151 Lakelands Drive - SPD-8551-2020

I will add your correction into the record.

From: Joaquin Gubb <joaquin.gubb@verizon.net>
Sent: Monday, May 24, 2021 4:16 PM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Re: 151 Lakelands Drive - SPD-8551-2020

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

Thank you, I appreciate the opportunity to be heard. I would also like to correct one typo in my submission, it should read “unworkable”.

To add to this point (and refine it) adding this additional traffic here is to make an already UNworkable situation into a high danger situation for those who live on Lakelands west of Linslade

Thanks again,
Joaquin

Sent from my iPhone

On May 24, 2021, at 4:02 PM, Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov> wrote:

To add to this point (and refine it) adding this additional traffic here is to make an already workable situation into a high danger situation for those who live on Lakelands west of Linslade

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:03 PM
To: 'Joaquin Gubb'
Subject: RE: 151 Lakelands Drive - SPD-8551-2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Joaquin Gubb <joaquin.gubb@verizon.net>
Sent: Monday, May 24, 2021 11:44 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive - SPD-8551-2020

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

Dear Planning Commission,

My wife and I write to you to express both my concerns and, at this point, strong objection to the proposed development on Lakelands Drive for Everbrook Academy.

As a resident on Lakelands Drive, located at 429 Lakelands Drive, I think the city has not taken into account the effect on residents on Lakelands Drive – especially west of Linslade St on Lakelands Drive. First and foremost, the bus and traffic situation on this block of Lakelands Drive is already extremely problematic. As one of the two main routes to Lakelands Middle School, as well as in and out of the neighborhood onto Great Seneca Highway the traffic is excessive and dangerous. The traffic noise is excessive. The speeding through the neighborhood is excessive and dangerous.

I live on the Lakelands block west of Linslade street that would consequentially be most impacted by this development. Because the city has seen fit to make our block (Lakelands Drive west of Linslade St.) the first part of Lakelands Dr where there is two sided parking, on a relatively narrow street, the congestion with traffic is the worst in the area, and a new school with an additional 100- 150 cars, (and the resulting overflow west onto Lakelands) will be both unworkable and dangerous.

East of Linslade on Lakelands Dr., there is either not two sided parking, or the parking is offset, so the chokepoint for all this traffic becomes west of Linslade on Lakelands, since Lakelands Drive first becomes essentially a one-way street - with the two sided parking – west of Linslade St. It is already a terribly dangerous traffic situation, with multiple cars

being hit and mirrors being sheared off on this street since the bus traffic and the narrow roads combined with the excessive traffic. I have taken many pictures over the years where busses are not able to get through because of the two sided parking and resultant blocking of traffic in the area. With the effects of the pandemic, I think a traffic study, especially one incorporating the two sided parking on Lakelands Dr. west of Linslade is a must. As an example, I have neighbors who have parked their cars for weeks and months on this block of Lakelands – and I have called the city parking who have advised that due to the pandemic, they won't tow these abandoned vehicles. My street has become a parking lot for the townhomes on Featherstone Street since the mews opens onto this block of Lakelands Drive, and the residents there believe they should be entitled to dump their cars on Lakelands for weeks at time. Email evidencing all of this is attached. If the city is unwilling to move abandoned vehicles that block this road, how can we expect to have excessive traffic overflowing onto this street, a street that has become a one way street with abandoned vehicles on either side? It simply won't work. The two sided parking here either has to be changed, or enforced, or something other – it doesn't work as it is and will be extremely dangerous with the added traffic.

To add to this point (and refine it) adding this additional traffic here is to make an already workable situation into a high danger situation for those who live on Lakelands west of Linslade. I would encourage a review for walkways (as is in effect on all streets east of Linslade, including the walking paths) due to the increase in traffic. I would also encourage a review of the traffic situation west of Linslade on Lakelands, due to the two sided parking starts at this point, this is the chokepoint and where added traffic as a cut through will only make the situation more dangerous.

I also object to the removal of the trees and vegetation from the corner of Lakelands Dr. and Great Seneca highway, since this is a buffer for the neighborhood from all the street noise and traffic of Great Seneca. Removal of this will have a great impact on the noise level in the neighborhoods as well as the visual appeal of the neighborhood. Plus, the waste from the school into the Lake Varuna has not been properly reviewed. Removal of this green space will have an extremely negative impact on the neighborhood.

Kind Regards,
Joaquin Gubb

Jasmine Forbes

From: Peter Ibrahim
Sent: Monday, April 5, 2021 8:59 AM
To: joaquin.gubb@verizon.net
Cc: Lester Rice; Brett Walker; Scott Scarff
Subject: Lakelands Dr

Good Morning,

The vehicle was located this morning. The registered owner lives on Featherstone street and I did speak to him concerning the length of time the vehicle is parked in the same location. He did explain that due to the pandemic he has been working from home quite a bit but would be moving the vehicle more often. If you have any further concerns please do not hesitate to contact us.

Thank you
Pete

Peter Ibrahim
Parking Enforcement Official
City of Gaithersburg
14 Fulks Ave. Gaithersburg, Md. 20877
Pete.ibrahim@gaitthersburmd.gov
Ph:301-258-6400

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:09 PM
To: 'Fred Sirkey'
Subject: RE: 151 Lakelands Drive

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Fred Sirkey <fsirkey@aol.com>
Sent: Monday, May 24, 2021 12:09 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive

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

To whom it may concern,

I hope you have already heard all of these from the residence of the community because we are the ones your proposed Academy you will be hurting.

I have lived in The Lakelands for about 10 years. The entrance into our community from Great Seneca Highway onto Lakelands Drive, even under present conditions, is a traffic concern for drivers, pedestrians and bike riders. During peak traffic hours the road is already clogged and dangerous due to the high speed limit on Great Seneca Highway and the narrow single lane Lakelands Drive. Have you seen the traffic on Great Seneca Highway during a normal rush hour? Have you experienced that intersection when the school busses from Lakelands Park Middle School are leaving Lakelands on their afternoon run?

You are proposing adding the Academy entrance on Lakelands Drive between Lake Varnuna and the intersection at Great Seneca Highway. An entrance off of Great Seneca Highway would even be a worse idea. I can imagine the back up when a parent is trying to make a left turn into the Academy while navigating through other vehicles that are entering the community. This make no sense to me and I can't imagine that you have really studied the traffic pattern when COVID 19 was not effecting normal travel patterns and traffic is at a minimum. I am 100% against the development of Everbrook Academy. It adds no value to our community and only makes it more congested. It may make Lakelands even less desirable. It does to me. Adding a turn lane into the academy from Lakelands Drive would be a major mistake. You are asking for traffic accidents.

Thank you,

Fred Sirkey
705 Market Street E

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:12 PM
To: 'Sean Dillon'
Subject: RE: Comment on SDP 8551-2020 (151 Lakelands Drive)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Sean Dillon <sdillon_5@hotmail.com>
Sent: Monday, May 24, 2021 2:09 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Comment on SDP 8551-2020 (151 Lakelands Drive)

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

Dear Gaithersburg planning commission,

I'm writing with concerns regarding the proposal to develop the piece of land next to the Lakelands Drive-Great Seneca intersection into a daycare (SDP 8551-2020). I think having an egress onto Lakelands Drive - especially for a business that is expected to be busiest at morning and afternoon rush hour times - is a dangerous idea and would like to encourage you to decline the application or require significant changes.

That area is one of the few exists from the Lakelands neighborhood and is heavily trafficked by Lakelands residents as well as school buses coming to and from Lakelands Park middle school. During peak hours, that intersection already backs up on Lakelands drive exiting the community and on Great Seneca northbound turning into Lakelands. Adding more cars, especially ones that will be attempting to turn left out of the daycare so parents can access Great Seneca, will make it much worse and add to the safety issues for both drivers and pedestrians. There seems there would be a big risk that cars turning left out of the daycare will collide with cars turning left from northbound Great Seneca into the Lakelands - already a harrowing turn without now adding a new obstacle of cars exiting the daycare crossing the path of the cars entering Lakelands.

Minimally, Lakelands drive would need to be expanded to have additional widening/turn only lanes at the egress on Lakelands Dr or the Lakelands Drive egress moved further from the Great Seneca intersection, which I'm not sure is feasible (or desirable given that we'd also like to preserve the park-like quality of that area to the extent possible during development). Alternatively, an egress onto Great Seneca should be considered. Though frankly, I think it would be much

safer and less disruptive to the 1000+ people in Lakelands to find a different business whose prime hours will not exacerbate the already over-burdened traffic patterns in that area.

Thank-you.

Sean Dillon

1104 Main Street (Lakelands resident)

410-562-6942

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:16 PM
To: 'Betsey Poulos'
Subject: RE: 151 Lakelands Drive - SDP-8551-2020 - Proposed Development

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

From: Betsey Poulos <betseypoulos@gmail.com>
Sent: Monday, May 24, 2021 2:15 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive - SDP-8551-2020 - Proposed Development

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

I am writing to express my concerns over the proposed development on Lakelands Drive for Everbrook Academy.

I live on Lakelands Drive and we already have significant traffic problems at the intersection of Lakelands Drive and Great Seneca Highway. In the mornings, there are long lines of vehicles waiting to turn onto Great Seneca Highway from Lakelands Drive. If there were to be a business adding more vehicles to this area, our streets would be clogged. The infrastructure is not sufficient to add more traffic. It would be a severe problem for people who live in the neighborhood.

I am also concerned about the environmental impact of cutting down the many trees at the proposed location. It is currently a beautiful wooded area that divides our neighborhood from a busy high speed road and is the home of many wildlife such as geese, ducks, turtles and heron.

In sum, I oppose the proposed development on Lakelands Drive for Everbrook Academy.

Thank you,
Betsey Poulos
423 Lakelands Drive
Gaithersburg, MD

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:20 PM
To: 'Stefanie Levy '; CityHall External Mail; Tanisha Briley; Planning External Mailing; John Schlichting; Gregory Mann; Anthony Berger
Cc: Board; Gina Dropik; Michele Fuenzalida; gsimon@comsource.com; steve@classicgroup.com; jskline@mmcanby.com
Subject: RE: 151 Lakelands Drive; SDP - 8551 - 2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Stefanie Levy <ssmdlevy@comcast.net>
Sent: Monday, May 24, 2021 2:36 PM
To: CityHall External Mail <cityhall@gaithersburgmd.gov>; Tanisha Briley <Tanisha.Briley@gaithersburgmd.gov>; Planning External Mailing <Planning@gaithersburgmd.gov>; John Schlichting <John.Schlichting@gaithersburgmd.gov>; Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Gregory Mann <Greg.Mann@gaithersburgmd.gov>; Anthony Berger <Anthony.Berger@gaithersburgmd.gov>
Cc: Board <Board@lakelands.org>; Gina Dropik <gina@lakelands.org>; Michele Fuenzalida <michele@lakelands.org>; gsimon@comsource.com; steve@classicgroup.com; jskline@mmcanby.com
Subject: 151 Lakelands Drive; SDP - 8551 - 2020

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

Attached please find the "Lakelands Residents Opposition to Development", currently signed by seventy-one (71) homeowners, and Accident data to be added to the record in the above-referenced case. Thank you for the opportunity to participate in this process.

Ms. Forbes, can you please confirm receipt and that these documents have been added to the record.

Respectfully submitted,

Stefanie Sanders Levy
927 Linslade Close

Sent from [Mail](#) for Windows 10

May 24, 2021

To Mayor Ashman and City Council, City Manager Briley, Planning Commission Chair Bauer and Members, and Professional Staff:

This letter is submitted in reference to the property located at 151 Lakelands Drive, Gaithersburg and Schematic Development Plan: SDP – 8551 – 2020. We are a group of Lakelands' homeowners who have serious concerns about the proposed development. These concerns are contained in the record and were expressed at the Joint Public Hearing (JPH) on May 3, 2021. We are following up to focus on two major items: the environmental impact of the proposed development and the safety of the Great Seneca Highway intersection with Lakelands Drive.

We are all proud to live in a city which has chosen a tree as its logo. The property at issue reflects this emphasis. It is heavily wooded, is in close proximity to the Muddy Branch Stream and borders Lake Varuna. We do not believe that proper emphasis has been placed on the environmental impact of the proposed development, or the impact to the community.

We believe that there are errors in the Planning Staff Preliminary Background Report that may lead those reading it to misunderstand the gravity of the situation. Initially, the document states on page 8 that "As part of the submission, the Applicant has submitted a preliminary forest conservation plan. The plan proposes the removal of approximately eight (8) trees."

Unfortunately, this statement is not accurate, is misleading about the true environmental impact, and was not corrected at the public hearing. We understand that the entry may have been an inadvertent mistake, since the detailed record indicates that eight (8) specimen trees are proposed for removal (out of a total of eleven specimen trees located on the property).

Further, we believe that the accurate number of trees to be removed has not been noted in the Planning Staff Preliminary Background Report. The owner's Forest Stand Delineation Natural Resource Inventory Plan (Exhibit 35J) reflects that the property is almost entirely forested, with a "Forest Structure Rating Score" of "Excellent". Based on the owner's Preliminary Forest Conservation Plan (Exhibit 35K), the development proposes to clear 2.13 acres out of the 2.78 acres of existing forest on the property. The owner's Forest Stand Delineation Natural Resource Inventory Plan approximates

205 trees per acre. Multiplying that number (205 trees/acre) time the amount of clearing (2.13 acres), approximately 435 trees are proposed for removal. This is the true total of the magnitude of proposed clearing, plus eight (8) out of the eleven (11) specimen trees on the property.

Thus, the proposed tree removal is far more than just eight (8) trees and needs to be properly understood and accurately communicated to everyone involved in the decision-making process, given that the trees currently serve as important natural space for wildlife, open space for the community, a part of the Lakelands entrance feature, a sound buffer from Great Seneca Highway, and have a critical nexus to the remainder of the Lake Varuna amenity and recreation area.

Our final concern about the environmental impact is that the development seems to violate an existing easement on Parcel "N". The owner's Easement Plan (Exhibit 35c) appears to reflect an "Afforestation and Forest Conservation Easement and Agreement" on the property. That document (Liber 10449 Folio 635) grants a perpetual conservation easement over a portion of the property. Despite this document, development appears to be proposed within a significant portion of the conservation area. If this is the case, we feel the owner and the City must provide an explanation to the community as soon as possible to justify why this is being allowed, how the Agreement will be addressed, and if, and under what circumstances, a change to the Agreement should be permitted.

To conclude our concerns about environmental impact, when the proposed tree loss is combined with anticipated runoff and impacts to streams and wetlands, and the proposed project encroaches on an environmental easement, it is very difficult to imagine that this project could be considered an environmentally sensitive development.

Many of us gave testimony at the May 3 Joint Public Hearing, and there are multiple letters from members of our community in the record, regarding serious concerns about the general safety at the intersection of Great Seneca Highway, a Maryland State road, and Lakelands Drive, a City of Gaithersburg road. The road is used frequently, if not daily, by both Lakelands and Kentlands residents, and many others seeking to visit the Kentlands shopping and restaurant area. It is the only City road that serves residents living in the southern half of the Lakelands. This intersection, as noted at the Hearing, is also utilized for a significant number of Montgomery County Public School buses.

Traffic study information in the City Record (Exhibit 4) appears to analyze traffic volume only, and did not include intersection safety. This question of intersection safety is

different from intersection capacity or “level of service,” and we believe both should be studied. Additional volume will affect safety, because it can exacerbate an already existing dangerous condition.

We understand that an owner of unimproved property is not responsible for the existing general safety of the intersection, and may not even be responsible for providing information in that regard, or analyzing safety as part of the typical traffic study required under the City’s regulations. However, we ask that you go beyond that standard, meaning any decision made by the City about the property and the proposed application must involve a review of safety, and should be based on a finding of adequate safety prior to allowing any further development to proceed in proximity to the intersection.

Quite a few accidents have occurred at the intersection. We were able to do a basic search on the available County and State online databases. Attached to this letter is accident data from County “dataMontgomery” for the Great Seneca/Lakelands Drive intersection, and we ask that it be added to the record. The data indicates that the intersection has been the site of at least 30 accidents since 2015, and we believe that two of them have been fatal. We are deeply concerned about what appears to be a very high number of accidents and what the data suggests about the intersection currently. We ask the City of Gaithersburg, Montgomery County (if applicable to these roads that are served by County emergency personnel), and the State to analyze the available data for the intersection and to provide findings before proceeding with any further review of the applicant’s proposal.

After looking at the available information, we think it would only be prudent to move forward with the proposal after first addressing the following questions:

Is there more data available from the City, County or State that we as residents couldn’t access?

Does the intersection have a safety rating from the City, County or State?

Is the number of accidents at the intersection considered low, normal or high in comparison to similar intersections?

If high, can any modifications be made to the intersection to make it safer at this time?

Would those modifications impact the current traffic flow at the intersection?

Based on the number of accidents, has the City reached out to the County or State about intersection safety? Has the applicant done so?

Has the County or State been made aware of the proposed development by either the City or the applicant? If so, is the safety rating of the intersection affected by the proposed development?

Are there any City, County or State residential or commercial development plans in the works that may affect intersection safety?

How will the proposed CCT project impact the intersection, given that when constructed, it will further compress the already very short distance on Lakelands Drive between the traffic moving on Great Seneca and the proposed development entrance?

Thank you for considering these questions that are crucial to the safety of our community and its residents before proceeding any further.

In closing, we wish to express how much we need, and appreciate your help in addressing these issues that have arisen during COVID, at a time when we've all been sequestered in our homes and normal activity and communication between neighbors simply hasn't been able to occur. As normal activity has begun to resume with vaccinations and good weather, we've heard over and over how sad, and frustrated, residents are at the thought of losing what has become a much beloved and beautifully aesthetic feature at the entrance to this welcoming community that Steve Eckert and his company had created for us.

We understand that the property was identified for commercial development from the community's inception. But with the passage of nearly 25 years, and the community's reliance on the wooded area as one enters this community designed to be walkable and family friendly, what seemed like a good idea then may not be one for today. When this parcel of land was set aside for commercial use, the MedImmune Campus and Quince Orchard Park development were still fields and the Belward Farm area was not yet approved for tens of thousands of square feet of commercial use. The Great Seneca Highway/Lakelands Drive intersection cannot have been designed to accommodate this level of traffic, much less the additional traffic once the parcel would be developed.

During this passage of time, the expectations of many community members is that the property is part of the green area, one of open and recreational space where they walk with and let their children explore, a place to where kids ride their bikes and fish or skip stones and forget that the world of 50 mph traffic is just on the other side of the woods slated for development.

Respectfully submitted,

Artemis Agritellis, Linslade Street

George Agritellis, Linslade Street

Katie Axley, Chesnut Hill Street

Caroline Baker, Phelps Street

Mitch Barber, Leaning Oak Street

Melissa Belkin, Gatestone Street

Carly Bernstein, Gatestone Street

Matthew Bernstein, Gatestone Street

Jarrold Borkat, Linslade Close

Greg Bowman, Chesnut Hill Street

Michael Chen, Still Creek Lane

Kirstin Crane, Lake Varuna Mews

Karl Dicker, Kersten Street (2 homes)

Lynn Dicker, Kersten Street (2 homes)

Sharon Elzarat, Gatestone Street

Shira Elzarat, Gatestone Street

Michael Fan, Lake Varuna Drive

Kimberly Forsht, Chesnut Hill Street

Steven Friedman, Still Creek Lane

Laura Griffith, Pheasant Street

Jay Haran, Phelps Street

Lauren Haran, Phelps Street

Diane Harris, Stonemason Drive

Brian Hurney, Lakelands Drive

Stacy Hurney, Lakelands Drive

Andy Hausman, Market Street East

Kevin Hoffman, Lake Varuna Mews

Arlene Hwang, Still Creek Lane
Stacey Imboden, Leaning Oak Street
Joshua Kotok, Still Creek Lane
Randi Kotok, Still Creek Lane
Albert Krems, Lakelands Drive
Sandy Krems, Lakelands Drive
Jen Kraus, Still Creek Lane
Eric Kreins, Still Creek Lane
Michael Levy, Linslade Close
Stefanie Sanders Levy, Linslade Close
Allegra Lindner, Linslade Street
David Lipsman, Lynette Street
Ralph Lieberthal, Linslade Close
Terry Lieberthal, Linslade Close
Melissa McGowen, Main Street
Robert McGowen, Main Street
Rob Maytin, Gatestone Street
Carrie Mazur, Lakelands Drive
Jason Mazur, Lakelands Drive
Karen Myers, Main Street
Christine Neal, Linslade Street
Brad Parker, Pheasant Street
Julie Parker, Pheasant Street
Chris Patt, Still Creek Lane
Jackie Patt, Still Creek Lane
Debra Ransing, Danbridge Street
Amy Raskin, Kersten Street
Philip Raskin, Kersten Street
Laurie Ressin, Short Street

Kenneth Savell, Linslade Street
Toby Savell, Linslade Street
Liat Shapira, Still Creek Lane
Ran Shapira, Still Creek Lane
Alexis Smith, Linslade Street
Anna Smith, Gatestone Street
Kevin Smith, Linslade Street
Todd Smith, Gatestone Street
Mark Stiles, Lakelands Drive
Maureen Stiles, Lakelands Drive
Jill Tobias, Still Creek Lane
Denna Thomas, Linslade Street
David Zlotnicki, Chesnut Hill Street
Jamie Zlotnicki, Chesnut Hill Street

<u>Report Number</u>	<u>Local Case #</u>	<u>ACRS Report Type</u>	<u>Crash Date/Time</u>	<u>Lane Direction</u>	<u>Lane #</u>	<u>Road Name</u>	<u>Cross-Street Name</u>
EJ7882000D	200009889	Property Damage Crash	2/27/2020 10:00	Unknown	0	GREAT SENECA HWY	LAKELANDS DR
EJ78780016	200010214	Injury Crash	3/1/2020 9:00	South	1	GREAT SENECA HWY	LAKELANDS DR
EJ7781002K	200002440	Property Damage Crash	1/15/2020 7:35	North	2	GREAT SENECA HWY	LAKELANDS DR
MCP1438000F	15004560	Property Damage Crash	1/28/2015 19:28	West	0	GREAT SENECA HWY	LAKELANDS DR
MCP3126000T	18005991	Property Damage Crash	11/30/2018 22:35	South	2	GREAT SENECA HWY	LAKELANDS DR
MCP1334001Q	15004450	Property Damage Crash	1/28/2015 9:36	South	1	GREAT SENECA HWY	LAKELANDS DR
MCP29780033	190034207	Injury Crash	7/18/2019 20:21	South	1	GREAT SENECA HWY	LAKELANDS DR
EJ78590008	15040501	Property Damage Crash	8/14/2015 3:45	West	1	GREAT SENECA HWY	LAKELANDS DR
EJ78370041	190043754	Injury Crash	9/12/2019 19:10	South	1	GREAT SENECA HWY	LAKELANDS DR
MCP1438005R	180002894	Injury Crash	1/18/2018 13:59	West	1	GREAT SENECA HWY	LAKELANDS DR
EJ7846002G	170527923	Property Damage Crash	8/31/2017 9:00	East	1	GREAT SENECA HWY	LAKELANDS DR
EJ7747002G	16057359	Property Damage Crash	11/7/2016 8:23	North	2	GREAT SENECA HWY	LAKELANDS DR
MCP14170070	17013671	Injury Crash	3/17/2017 7:34	South	1	GREAT SENECA HWY	LAKELANDS DR
EJ78350005	16058584	Property Damage Crash	11/13/2016 23:51	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP1512000S	16056735	Injury Crash	11/3/2016 16:45	North	0	GREAT SENECA HWY	LAKELANDS DR
EJ7849000R	15013990	Property Damage Crash	3/26/2015 18:07	South	1	GREAT SENECA HWY	LAKELANDS DR
EJ7858000Y	170501036	Property Damage Crash	4/8/2017 3:26	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP137800K7	180000446	Property Damage Crash	1/3/2018 15:18	North	1	LAKELANDS DR	GREAT SENECA HWY
MCP93010020	180002017	Property Damage Crash	1/13/2018 9:40	South	2	LAKELANDS DR	GREAT SENECA HWY
EJ78680009	170526672	Property Damage Crash	8/24/2017 18:21	East	2	LAKELANDS DR	GREAT SENECA HWY
MCP2859005K	180041979	Property Damage Crash	8/23/2018 12:00	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP28590030	16059366	Injury Crash	11/18/2016 8:47	North	2	GREAT SENECA HWY	LAKELANDS DR
MCP137800G1	17011087	Property Damage Crash	3/2/2017 12:14	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP2556000R	16030929	Injury Crash	6/18/2016 21:17	South	1	GREAT SENECA HWY	LAKELANDS DR
EJ78370021	170525707	Injury Crash	8/19/2017 13:15	South	2	GREAT SENECA HWY	LAKELANDS DR
MCP137800FH	16062806	Injury Crash	12/7/2016 12:58	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP137800G0	17011086	Property Damage Crash	3/2/2017 12:59	North	1	GREAT SENECA HWY	LAKELANDS DR
MCP28590048	170520782	Injury Crash	7/23/2017 22:03	South	1	GREAT SENECA HWY	LAKELANDS DR
MCP2710003F	210015163	Property Damage Crash	4/23/2021 13:20	South	1	GREAT SENECA HWY	LAKELANDS DR
MCP3261000J	200047109	Property Damage Crash	11/29/2020 22:28	South	2	GREAT SENECA HWY	LAKELANDS DR
MCP2859009R	210004469	Injury Crash	2/4/2021 11:50	South	0	GREAT SENECA HWY	LAKELANDS DR

Report Number	Local Case #	AGCS Report Type	Crash Date/Time	Lane Direction	Lane #	Road Name	Cross Street Name	At Fault	Collision Type	Weather	Surface	Light	Driver Substance Abuse	First Harmful Event	Second Harmful Event
EJ7882000	20005889	Property Damage Crash	2/17/2020 10:00	Unknown	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	OTHER	CLEAR	DRY	DAYLIGHT	UNKNOWN	FIXED OBJECT	N/A
EJ7878016	200010214	Injury Crash	3/1/2020 9:00	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	OTHER	CLEAR	DRY	DAYLIGHT	UNKNOWN	FIXED OBJECT	N/A
EJ7838008	20002460	Property Damage Crash	1/15/2020 7:35	North	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	FOGGY	WET	DAWN	N/A	OTHER VEHICLE	N/A
MCP1438008	15005450	Property Damage Crash	1/15/2018 19:28	West	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
MCP1328001	18005991	Property Damage Crash	11/30/2018 22:35	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DARK LIGHTS ON	ALCOHOL PRESENCI, NONE DETECTED	OTHER VEHICLE	N/A
MCP1340013	15004450	Property Damage Crash	1/28/2018 9:26	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP2970033	150034207	Injury Crash	7/18/2019 20:21	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	ALCOHOL CONTRIBUTED, NONE DETECTED	OTHER VEHICLE	N/A
EJ7859008	1504501	Property Damage Crash	8/14/2015 3:45	West	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DARK LIGHTS ON	ALCOHOL CONTRIBUTED	OTHER VEHICLE	N/A
EJ7837004	180043754	Injury Crash	9/12/2019 19:10	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP1438008	180002894	Injury Crash	8/31/2018 13:59	West	1	GREAT SENECA HWY	LAKELANDS DR	UNKNOWN	HEAD ON LEFT TURN	CLEAR	DRY	DAWN	N/A	OTHER VEHICLE	N/A
EJ7846006	170527933	Property Damage Crash	8/31/2017 9:00	East	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ77420025	18053759	Property Damage Crash	11/17/2016 8:23	North	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP14170070	17015671	Injury Crash	3/17/2017 7:38	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ7839005	16055584	Property Damage Crash	11/13/2015 23:51	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	N/A	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP15120005	16055735	Injury Crash	11/7/2015 16:45	North	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
EJ7849008	15013990	Property Damage Crash	3/29/2017 18:07	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ7850009	130501035	Property Damage Crash	4/8/2017 3:28	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	STRAIGHT MOVEMENT	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP13780007	18000046	Property Damage Crash	1/13/2018 15:38	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	STRAIGHT MOVEMENT	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ7868009	180003017	Property Damage Crash	8/24/2017 18:21	East	2	LAKELANDS DR	GREAT SENECA HWY	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP2859008	17052662	Property Damage Crash	8/23/2018 12:00	North	2	LAKELANDS DR	GREAT SENECA HWY	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP13780001	180043759	Property Damage Crash	11/18/2016 8:47	North	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP13780001	17011087	Injury Crash	3/2/2017 12:14	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP2556008	160325707	Property Damage Crash	6/18/2016 21:37	South	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	STRAIGHT MOVEMENT	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ78310021	170252701	Injury Crash	3/2/2017 13:35	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP13780001	16062808	Injury Crash	12/17/2016 12:58	North	2	GREAT SENECA HWY	LAKELANDS DR	NONMOTORIST	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP13780001	17011087	Property Damage Crash	3/2/2017 12:59	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP2859008	21005151	Property Damage Crash	7/23/2017 22:93	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	RAINING	WET	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
MCP27100048	21005151	Property Damage Crash	4/23/2017 13:20	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIRECTION SIDESWIPE	N/A	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP33450001	200047109	Property Damage Crash	11/29/2020 22:28	South	2	GREAT SENECA HWY	LAKELANDS DR	UNKNOWN	SINGLE VEHICLE	N/A	DRY	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
MCP2859008	21004649	Injury Crash	2/4/2021 11:50	South	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A

Montgomery County Crash Reporting – Incidents Data from “dataMontgomery”

Great Seneca Highway/Lakelands Drive Intersection

2015 – April, 2021

Source – Montgomery County “dataMontgomery”

<https://data.montgomerycountymd.gov/Public-Safety/Crash-Reporting-Incidents-Data/bh1u-22kf/data>

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:25 PM
To: 'david zimmerman'
Subject: RE: sdp-8551-2020

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: david zimmerman <davidz2000@hotmail.com>
Sent: Monday, May 24, 2021 4:04 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: sdp-8551-2020

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

This is a ludicrous proposal on several fronts. From an ecological standpoint, there was such a ruckus caused by a few beavers chewing down a few saplings, that they had to be trapped and relocated. This proposal would involve clear cutting far more trees in the same area. Earlier restaurant proposals have fortunately not resulted in construction. At least restaurants would result in traffic at midday and in the evenings. This day care center would result in additional traffic during the morning and evening commute/school transport times. It is already congested because of the narrow access and the left turn from Lakelands onto Great Seneca Highway does not need more traffic.

There are other day care centers in the area. More appropriate solutions would be to locate at churches and synagogues in the area which are used primarily on Saturdays and Sundays. The day care center would be utilized Monday - Friday.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:29 PM
To: 'waldenrobertj@gmail.com'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Drive)

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record. The approved traffic impact study can be found as Exhibit #8 in the following link:

<https://www.gaithersburgmd.gov/home/showpublisheddocument/7980/637528666588770000>

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: waldenrobertj@gmail.com <waldenrobertj@gmail.com>
Sent: Monday, May 24, 2021 4:06 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive)

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

Dear Planning Commission, I am writing to express my **extreme** concern with locating an entrance to a business on Lakelands Drive - an already narrow road - **just feet away from a bridge and a main intersection with a highway where vehicles are traveling at 50mph or faster!** The peak use of the new business will likely coincide with rush hour, creating the possibility for length AND dangerous backups - again, just feet away from a 50mph highway!!

Can you share a link to the traffic study that, using realistic assumptions, show that this is a safe and responsible initiative? Many thanks,

Bob Walden

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:05 AM
To: 'Manish Patel'
Subject: RE: Everbrook Academy at 151 Lakelands Drive (Please read)

Good Morning,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Manish Patel <manishdpatel@yahoo.com>
Sent: Monday, May 24, 2021 4:28 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: M G <dipster00@yahoo.com>
Subject: Everbrook Academy at 151 Lakelands Drive (Please read)

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

Hello,

I am writing to convey my worries over the proposed Everbrook Academy proposed at 151 Lakelands Drive.

I am a Lakelands resident for over 16 years. I live on Linslade Street (the corner of Lakelands Drive and Linslade Street). We already have significant traffic problems at the intersection of Lakelands Drive and Great Seneca Highway. In the mornings, there is always long lines of vehicles waiting to turn onto Great Seneca Highway from Lakelands Drive.

If there were to be a business adding more vehicles to this area, our streets would be clogged. The infrastructure is not sufficient to add more traffic. It would be a severe problem for people who live in the neighborhood.

What is being proposed will also increase the car accident rates as well as pedestrian/kids being put at harm due to the added vehicle traffic and congestion.

I would also be very concerned about the environmental impact of cutting down the many trees in the area being considered. It's a beautiful, wooded area that divides our neighborhood, from a busy high speed road, that would be cut down. This area should not be developed and remain as-is.

Thank you,
Manish & Malvika Patel
813 Linslade Street, Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:10 AM
To: 'Brian Schwartz'
Subject: RE: 151 Lakelands Drive -SDP-8551-2020

Good Morning,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Brian Schwartz <brianschwartz@gmail.com>
Sent: Monday, May 24, 2021 5:05 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive -SDP-8551-2020

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

I am writing to convey my worries over the proposed Everbrook Academy at 151 Lakelands Drive.

I am a Lakelands resident for over 10 years. I live on Still Creek Lane and I am concerned not only about the traffic at the intersection of Lakelands Drive and Great Seneca Hwy(which is significant) but in other parts of the neighborhood We would be forced to use the entrance on 28 which would bring more traffic by the middle school and surrounding roads .

The infrastructure is not sufficient to add more traffic. It would be a severe problem for people who live in the neighborhood.

What is being proposed will also increase the car accident rates as well as pedestrian/kids being put at harm due to the added vehicle traffic and congestion.

I would also be very concerned about the environmental impact of cutting down the many trees in the area being considered. It's a beautiful, wooded area that divides our neighborhood, from a busy high speed road, that would be cut down. This area should not be developed and remain as-is.

Brian Schwartz
705 Still Creek Lane