

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:04 AM
To: 'daniel barnett'
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@gaitersburgmd.gov

From: daniel barnett <barnettdanielluke@yahoo.com>
Sent: Monday, May 24, 2021 6:34 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.

Dear Gaithersburg City Officials:

I am writing to express in the strongest possible terms my opposition to the placement of a daycare center at the corner of Great Seneca and Lakelands Drive. My neighbors and myself are in strong and near universal opposition to the use of this land for this purpose.

We oppose this in large part because of its obvious and immediate impact on our neighborhood. Tens of cars will

enter and exit the daycare each morning and then again at night, impacting Lakelands residents, school-bus drivers and walkers/runners as they attempt to negotiate what we all know to be an already highly dangerous intersection.

But the basis for our opposition doesn't stop there. This will obviously be an eye-sore not favorable to property values or general neighborhood desirability. The undeveloped wooded area that's there now, very nearly all of which would come down in favor of a daycare center, offers a visual and physical barrier to Great Seneca Highway. Removing that barrier would be awful. It would be a mistake, and an irreparable one. And, it's a completely unnecessary one.

One more (important) point: Years ago, a high-ranking Gaithersburg government official then holding high elective office in our city told a group of us in no uncertain terms that the "charrette" conducted long ago to identify and assign purposes to different pieces of land within the Lakelands development produced a faulty result with regards to 151 Lakelands Drive. He said that he was in attendance at this charrette, that discussion relating to this parcel came up late or last on the final day's agenda, and that everyone was tired.

He said, with great specificity, that there was concern expressed *back then* about assigning this small parcel a purpose other than as a green space because of its location, size and impact on traffic. He further recounted (again, he was present at the charrette and saw all this firsthand) that the original idea (use it as a restaurant, not

a daycare center) got thru because meeting participants were exhausted and wanted to go home. These were his exact sentiments, a precise statement of what this Gaithersburg official told me directly.

Now's the time to fix our mistake. It's what we teach our children to do. Mistakes happen. They're inevitable. Failing to correct our errors is not. We need to fix this error, and that's what we're asking you to do. Please don't allow this.

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:08 AM
To: 'Emily A'
Subject: RE: 151 Lakelands Drive

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
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Jasmine.Forbes@gaitthersburgmd.gov

From: Emily A <gardengirl25@rocketmail.com>
Sent: Monday, May 24, 2021 9:16 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 am writing to oppose the construction of a preschool at the entrance of Lakelands. Any building there would be a detriment to our neighborhood as it would increase traffic, reduce greenspace, negatively impact wildlife, and increase noise from Great Seneca Highway. As a resident who exits the neighborhood at that intersection, my morning commute frequently involves waiting in line, four or five cars deep, trying to make a left onto Great Seneca Highway. The traffic light there is several minutes long. The traffic from cars exiting the daycare will unquestionably make this situation considerably worse as well as present hazards for the incoming traffic, pedestrians, and bicyclists.

What would bring much more joy and appreciation from the neighborhood would be to expand the trail along Muddy Branch Creek to circle the lake at the entrance to Lakelands Drive.

Sincerely,

Emily Asofsky

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:11 AM
To: 'jbeinart@gmail.com'
Subject: RE: 151 Lakelands Drive

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

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

From: jbeinart@gmail.com <jbeinart@gmail.com>
Sent: Tuesday, May 25, 2021 8:08 AM
To: Planning External Mailing <Planning@gaithersburgmd.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'm writing to express my significant concern about traffic, safety and elimination of green space that the proposed development on Lakelands Drive of Everbrook Academy will cause. I am a resident of the Lakelands. My family and I all need to exit and enter via Lakelands Drive both in the morning to drive to school and work and to return in the afternoon/evening. The increased traffic that having Everbrook Academy on Lakelands Drive will cause will be an unreasonable burden on our residential neighborhood, not to mention the safety issues and increased pollution as a result of increased car presence. I implore you to reconsider the development of Everbrook Academy for all of the aforementioned reasons as well as the fact that it will decrease our home value to have traffic congestion at the entrance to our residential neighborhood.

Thank you for your attention to this issue,

Janice Beinart

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:14 AM
To: 'Karen Ehsani'
Cc: Ali Ehsani
Subject: RE: 151 Lakelands Drive

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: Karen Ehsani <elliremy@gmail.com>
Sent: Tuesday, May 25, 2021 12:26 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Ali Ehsani <Aliupup@yahoo.com>
Subject: 151 Lakelands Drive

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

Hi -

I am writing because I have serious concerns about building a daycare at 151 Lakelands Drive. There will be traffic issues at the intersection with Great Seneca. There are back ups in the mornings trying to get out of Lakelands sitting at that light as it is. It says there have been traffic studies but those need to be done during rush hour in the morning. It will probably cause back ups onto Great Seneca if people are waiting to turn into the new center.

There are so many vacant commercial spaces in this neighborhood already why ruin our beautiful entrance for another building. There is so much construction taking over we need to slow it down and stop killing trees. There is a vacant daycare facility near Rachel Carson Elementary. That is a perfect solution to not have to disrupt our community.

Thank you for listening!

-Karen Ehsani

Lakelands Resident

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:25 AM
To: 'Ehsani, Ali'
Cc: Kyle (kylehutchinson83@gmail.com)
Subject: RE: 151 Lakelands Drive

Good Morning,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020. Your correspondence will be included into the record. The Mayor and City Council will make a final action on this application on July 19th. The contact information can be found in the following link:
<https://www.gaithersburgmd.gov/government/mayor-city-council/mayor-and-city-council-biographies>

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: Ehsani, Ali <Ali.Ehsani@finra.org>
Sent: Tuesday, May 25, 2021 12:59 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Kyle (kylehutchinson83@gmail.com) <kylehutchinson83@gmail.com>
Subject: 151 Lakelands Drive

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

Hi -

Why would you build a daycare at 151 Lakelands Drive? There will be traffic issues at the intersection with Great Seneca. There are back ups in the mornings trying to get out of Lakelands sitting at that light as it is. It says there have been traffic studies but those need to be done during rush hour in the morning. It will probably cause back ups onto Great Seneca if people are waiting to turn into the new center. This is a terrible idea and should be reconsidered.

There are so many vacant commercial spaces in this neighborhood already why ruin our beautiful entrance for another building. There is so much construction taking over we need to slow it down and stop killing trees. There is a vacant daycare facility near Rachel Carson Elementary. Why wouldn't they want to be next to an elementary school. Perfect for after school daycare and in walking distance. That is a perfect solution to not have to disrupt our community.

Please provide me with the list of individuals voting on this and their respective email addresses.

-Ali Ehsani
Lakelands Resident

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Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:30 AM
To: 'Adam Marks'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Drive)

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

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Jasmine.Forbes@gaithersburgmd.gov

From: Adam Marks <adam1marks@yahoo.com>
Sent: Tuesday, May 25, 2021 1:59 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.

Hi -

I am writing in opposition to building a daycare at 151 Lakelands Drive. In addition to traffic issues at the intersection with Great Seneca it will destroy beautiful property. There are vacant commercial spaces elsewhere in the area that will prevent mort cutting down of trees and creating more congestion.

Thank you for your consideration

Adam Marks
Lakelands Resident

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 8:34 AM
To: 'Katie Goldberg'
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@gaithersburgmd.gov

From: Katie Goldberg <KatieJGoldberg@gmail.com>
Sent: Tuesday, May 25, 2021 2:12 PM
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.

To Whom It May Concern,

As a resident of the Lakelands community, my husband and I STRONGLY oppose the proposed development of 151 Lakelands Drive for Everbrook Academy. The traffic at the Lakelands Drive entrance is already heavy during am and pm hours. The proposed development will make the traffic a major inconvenience to Lakelands residents. Additionally, we are concerned about the elimination of the green space at the entrance to the Lakelands neighborhood. That is some of the only undeveloped lands in the area and it is important to keep it that way.

Thank you for the consideration,
Katie Goldberg
701 Still Creek Lane

Jasmine Forbes

From: Stephanie - <stephnp@hotmail.com>
Sent: Tuesday, May 25, 2021 4:00 PM
To: Planning External Mailing
Subject: Lakelands and Everbrook Academy

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

Dear Planning,

I was unable to attend the joint public hearing on May 3rd, but did listen to the recording (thank you for recording that!), and I share the same concerns as the people in attendance with regards to the traffic flow coming off of Great Seneca and also in and out of the day care center. I saw that the Lakelands Board made a formal request for an independent traffic study, which I support.

There are other concerns as well. . .

We are removing trees (some very old) and paving over a few acres of area, creating a potential issue for storm water drainage. There was a Board meeting at the Lakelands clubhouse last year (regarding a grant to plant more native plants and prevent water run off) and the City of Gaithersburg storm water management lead was present. He indicated the ratio to paved areas to land in Gaithersburg was already not healthy and here we are, continuing to build. How has the storm water management aspect been analyzed and what were the results? Given the day care center will be by a lake, what will the impacts of storm water be on the current water levels in the lake? Will there be an impact to the homes that line the other side of the lake?

How will noise be mitigated from traffic, children playing, delivery vehicles, etc? I saw that some of the public attendees lived very nearby (their backyards will face the academy) and I don't blame them for being concerned.

People come to fish there quite frequently and not all of them are from the community. How will the academy ensure the safety of staff, parents, and children and how will the fishing be impacted?

Back to the traffic, which is my biggest concern. That intersection of Lakelands and Great Seneca is already an issue. Any additional traffic flow will add to that. The line of site is not straight and those not from the community will be unfamiliar with the hazard. Also, the entrance to the academy is too close to the intersection. People make that left turn onto Lakelands Drive rather quickly, one after the other in many cases, and any slow down to turn into the day care driveway will be unsafe since there is no turn lane. Leaving the day care center also poses an issue, regardless of whether people are turning left or right. Again, because there is no turn lane, everyone will be shuttled into the same lane and there will absolutely be back up and potential for someone to get hit while they wait to squeeze into an opening going towards Great Seneca while the back of their car is hanging in the other lane where those making the left into Lakelands will be coming through. The other alternative is that people make a right out of the day care center and create more congestion in the community. Neither is a suitable option.

I am sure the traffic flow was not such a concern when this parcel of land was set aside for future development 20 years ago. However, many years have passed and, with all of the surrounding development, we have many more vehicles and much more traffic congestion than could ever have been imagined back then. The entrance location may have been appropriate then, but it's not appropriate (or safe) now.

Thanks for your consideration.

Regards,

Stephanie Roseti (Lakelands resident)

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:30 PM
To: 'Franki'
Subject: RE: Plan SDP

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: Franki <mirkin4@verizon.net>
Sent: Tuesday, May 25, 2021 7:15 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP

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

Oppose

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:34 PM
To: 'Mike Boswell'
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: Mike Boswell <mike@tripointcapital.com>
Sent: Tuesday, May 25, 2021 9:08 PM
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.

I live in the Lakelands (725 Still Creek) and I am deeply concerned about the proposed Development on Lakelands Drive for Everbrook Academy.

The proposed development will create significant traffic and safety issues and eliminate green space. The number of cars and people entering and exiting the academy between 6:30 am and 9:30 am and 3:30 pm and 6:30 pm will create a dangerous and crowded situation resulting in a "choke point" at the entrance to our neighborhood. This academy is not in the best interest of the Lakelands. Please do not approve – it needs to be moved to a more suitable location that has less impact on traffic, safety and green space.

Mike Boswell
TriPoint Capital Advisors, LLC
301-318-5239 (direct)
www.tripointcapital.com

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received this communication in error, please notify the sender immediately and return the original to the sender without making a copy and if a copy has been made, please delete it. Thank you.

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:38 PM
To: 'Christine Neal'
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: Christine Neal <nealchristine@hotmail.com>
Sent: Tuesday, May 25, 2021 9:45 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.

I am writing to express my concern with the proposed Everbrook Academy school at the entrance to the Lakelands. I am an original homeowner and have lived on Linslade Street, one block from the proposed school, for over 21 years. I've seen this community grow and develop over the years. When I first purchased my home, there was talk of a small restaurant being built on that site. That seemed exciting at the time - to be able to walk to a restaurant near my home. However, the community was smaller and has since grown exponentially and we now have dozens of restaurants within walking distance in the Kentlands Downtown areas.

As the neighborhood has grown up, so too have the kids meaning we have way more cars driving in and out of our neighborhood than we did 20 years ago. The entrance to the Lakelands can be very congested. I know we are in a pandemic, but prior to the pandemic, the line of cars attempting to leave the neighborhood in the mornings could be backed up all the way to Gatestone Street waiting for the light at Great Seneca to change or for traffic on Great Seneca to ease up so cars could pull out. Many mornings Great Seneca is backed up all the way to Lakelands Drive as people head towards 370/270. And now you would like to add an additional 140 cars in the morning to this exit pattern?

How about in the evenings as people are anxious to be home and are turning into the Lakelands at a green light and now will have to stop for people turning right into the school which will cause cars to be backed up on Great Seneca in the middle of the intersection potentially causing numerous accidents. It's already a semi-dangerous intersection as cars travel quite fast down Great Seneca and often change lanes without regard for the cars attempting to turn into Lakelands or pull out of Lakelands.

I strongly encourage the city to reconsider. Not to mention the vista area is so beautiful and enhances the entrance to our community. The city has purchased land in many instances. Why can't the city purchase the land and leave it as is? We pay city taxes in the Lakelands, perhaps we can use some of this tax money to purchase the land from the developer.

There has to be another option, and I encourage the city to strongly seek out other options and to deny this proposal from Everbrook Academy.

Sincerely,
Christine Neal
907 Linslade Street

Christine Neal
301.503.7701
nealchristine@hotmail.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:40 PM
To: 'Will Corbin'
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@gaitersburgmd.gov

From: Will Corbin <wilbur@corbincreative.com>
Sent: Wednesday, May 26, 2021 9:24 AM
To: Planning External Mailing <Planning@gaitersburgmd.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.

I oppose this proposed day care center-

Will

WILL CORBIN, President
CCD, LLC
(o) 240-477-8910
(m) 202-907-3400
wilbur@corbincreative.com
www.corbincreative.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:46 PM
To: 'Julinaliefer'
Subject: RE: Concerns & Comments 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: Julinaliefer <julinaliefer@comcast.net>
Sent: Wednesday, May 26, 2021 9:43 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Concerns & Comments 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 to express my 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 frequently walk from the Lakelands Ridge community to Kentlands using Lakelands drive to enjoy the beauty of the lake and the neighborhood. On any given day there are a number of walkers, runners, bike riders, skate boarders, parents pushing baby carriages, etc. taking the same path as I do.

My concern is that this is a very busy intersection with people going to and coming from work with a significant increase when the middle school busses are going to and from the middle school making it even more difficult for pedestrians to across the street despite the dedicated walk signal. Day care parents would also be coming and going adding to the existing challenge. People turning left onto Great Seneca sometimes don't pay attention to the fact that I have a walk light. I actually feel more comfortable crossing against the light because I can look both ways to make sure a car isn't coming rather than depending on those turning left out of Lakelands Drive to see me crossing the street when by back is to them.

If this new day care center is approved for this particular location this will only increase the amount traffic at this intersection and add to the backup of people waiting to make left turns onto the highway. It will also create a line of people trying to turn right onto Lakelands Drive to drop off and pick up their children at the daycare. To consider having a new drive way such a short distance from such a major thoroughfare is not being well thought out and that will only

contribute to a problem that is already exists for us pedestrians. Seems like this is just an accident waiting to happen with all the pedestrian and vehicle traffic that would be using this street if this facility is located here.

As a grandparent I am also concerned with the possibility that for some unknown reason a child could possibly wonder outside the fenced area onto two very busy streets. One can never assume something like that would never happen. I'm very supportive of day care but it really seems that this is not an appropriate location for this type of business for many reasons.

It is also a real shame to consider cutting down all the nice trees and foliage that lines this part of Great Seneca which serves as an appealing front for the entrance into a nice subdivision for a brick and mortar building and concrete parking lot. The ambiance of Lakelands community will suffer a great loss if this is done.

Thank you,
Julina Liefer
310 High Gables Dr. #305

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:49 PM
To: 'Melissa Goldstein'
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

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

From: Melissa Goldstein <bosmich@aol.com>
Sent: Wednesday, May 26, 2021 9:50 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.

I am writing to express my concern about the proposed development of Lakelands Drive for Everbrook Academy.

I have lived in this community for 20 years and have witness or heard of countless accidents at the intersection of Great Seneca and Lakelands Drive. This is already a dangerous intersections and I completely disagree with making this an entrance to a school.

The Lakelands is one of the premier planned developments in the country due to the care and concern that went into planning a safe and community focused environment I believe this plan is contrary to the community plan.

Melissa Boswell
725 Still Creek Lane

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 26, 2021 12:53 PM
To: 'Doyle, Leslie'
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@gaitthersburgmd.gov

From: Doyle, Leslie <Leslie.doyle@hosthotels.com>
Sent: Wednesday, May 26, 2021 11:05 AM
To: Planning External Mailing <Planning@gaitthersburgmd.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.

I am a resident of the Lakelands community and **oppose** the construction of a daycare building at 151 Lakelands Drive. I have concerns over traffic at the entrance to our neighborhood, which already is busy at this intersection during rush hour times. The proposed entrance which is just as you turn into the community is likely to cause accidents where people turning from Great Seneca Hwy onto Lakelands Drive will not see in time cars going into/out of the new daycare center. I would suggest that a separate entrance be constructed directly off of Great Seneca if the daycare center development proceeds. Please consider the negative impact to all the Lakelands residents if this project is approved.

Thank you,
Leslie Doyle

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Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 9:23 AM
To: 'AHESQ'
Cc: Amy Howell; Allen Howell
Subject: RE: Opposition to 151 Lakelands Drive application 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@gaithersburgmd.gov

From: AHESQ <ahesq@aol.com>
Sent: Wednesday, May 26, 2021 6:53 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Amy Howell <AAHowell@aol.com>; Allen Howell <ahowell@futrovsky.com>; Allen's Office <ahesq@aol.com>
Subject: Opposition to 151 Lakelands Drive application SDP-8551-2020

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

We respectfully oppose the proposed development by Everbrook Academy.

First, when we bought our house in Lakelands in 1999, we (and all others), signed off on a master plan agreement specifically for a small restaurant at that site, with only sporadic traffic coming in and out of their drive apron. To my knowledge, that master plan has not been amended.

Secondly, a daycare facility with fixed in and outflow of traffic during the worst peak travel times will make an already bad situation even worse, and quite dangerous.

A traffic study needs to be done not from Great Seneca Highway, but from Lakelands Drive itself.

Before Covid, morning traffic would back up to beyond the first stop sign in the neighborhood. The applicant's proposal will completely choke that entrance and exit during

selected drop off and pick up times.

If you must approve the application now, then at least require a closure of the apron on Lakelands Drive and have the academy enter and exit only via a new apron on Great Seneca Highway.

Thank you.

Maxwell A. Howell, Jr. and
Amy C. Howell
419 Danbridge Street
Gaithersburg, MD 20878

MTA Title & Escrow, LLC
Futrovsky, Forster & Scherr, Chartered
Suite 550
1101 Wootton Parkway
Rockville, MD 20852
ahowell@futrovsky.com
www.mta-title.com
Direct [301-775-9504](tel:301-775-9504)
Phone [301-251-5420](tel:301-251-5420) or [301-251-8500](tel:301-251-8500) (x20)
Fax [301-263-8550](tel:301-263-8550) or [301-251-8860](tel:301-251-8860)

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Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 9:26 AM
To: 'Laufey Amundadottir'
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@gaitersburgmd.gov

From: Laufey Amundadottir <amundadottir@gmail.com>
Sent: Wednesday, May 26, 2021 7:36 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.

Dear sir or madam,

We are very concerned about the planned Everbrook Academy in the Lakelands and feel this will create traffic blocks when entering and exiting the Lakelands. We are strongly against this building in our neighbourhood.

Sincerely,

Laufey Amundadottir
Thorkell Andresson
461 Phelps Street
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 9:29 AM
To: 'Sean Beinart'
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: Sean Beinart <sbeinart@gmail.com>
Sent: Wednesday, May 26, 2021 9:52 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.

To whom it may concern,

I'm writing to express my significant concern about traffic, safety and elimination of green space that the proposed development on Lakelands Drive of Everbrook Academy will cause.

I am a resident of the Lakelands. My family and i all need to exit and enter via Lakelands Drive both in the morning to drive to school and work and to return in the afternoon/evening. The increased traffic that having Everbrook Academy on Lakelands Drive will cause will be an unreasonable burden on our residential neighborhood, not to mention the safety issues and increased pollution as a result of increased car presence. I implore you to reconsider the development of Everbrook Academy for all of the aforementioned reasons as well as the fact that it will decrease our home value to have traffic congestion at the entrance to our residential neighborhood.

I strongly oppose the construction of Everbrook Academy on the proposed Lakelands Drive location.

Thank you for your attention to this issue.

Sincerely,

Sean Beinart

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 10:00 AM
To: 'Nancy Rogers'
Subject: RE: 151 Lakelands Drive

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

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

From: Nancy Rogers <rogers1n@comcast.net>
Sent: Thursday, May 27, 2021 9:22 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakelands Drive

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

The proposed development oh Everbrook Academy on Lakeland drive causes great concern about the traffic and safety of our residential area.

Lakelands drive already has significant traffic during the hours when parents and school buses are transporting children to and from Rachel Carson school and Lakelands Park middle school. The street is not wide enough to accommodate the traffic as it is, because people park on both sides of the street and buses have difficulty getting through.

I live on Lakelands Drive and often observe traffic back ups and horns beeping , and school buses having difficulty getting down the street and around the square at the end of Lakelands Drive and can only imagine how the proposed school will add congestion and traffic and more cars speeding down Lakelands Drive. Please do not allow this to happen.

Nancy Rogers
449 Lakelands Drive
Gaithersburg,MD 20878

Sent from my iPad

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 10:06 AM
To: 'Stefanie Levy '
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: Stefanie Levy <ssmdlevy@comcast.net>
Sent: Thursday, May 27, 2021 9:30 AM
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.

Dear Planning Professionals, Planning Commissioner and Planning Commission Members,

I am a homeowner in the Lakelands, writing in opposition to the proposed development of the parcel to house Everbrook Academy. My concern in this email is about pedestrian safety.

The Lakelands is known as a walkable community. Nearly every intersection with moderate to heavy traffic is controlled by a four-way stop sign or other grid markings. Certainly this site, located a short distance to the main entrance to the community, and considered by most to be the exclusive entrance into the community, must offer the same protection to walker, runners, and those residents seeking to access public transportation, among other uses. I am not convinced that it can be done, given the layout of the road and surrounding area.

I have lived in the community for four years, though I have been a county resident since 1992. My daughter is legally blind and uses a white cane and other easily identifiable guidelines on the streets and sidewalk grids to travel safely and independently. She is learning to identify, access, and utilize safe routes to public transit.

One of the main reasons that my husband and I chose to relocate from Silver Spring to the Lakelands is its emphasis on safe pedestrian travel. With our daughter's needs in mind, we were able to purchase a home in a specific location that

gives her unencumbered and safe access to Great Seneca Highway by crossing only one well-controlled intersection within the community.

With the development of this property, and ingress and egress utilizing the same road entering into Lakelands Drive at a very dangerous and narrow point, my daughter will be at risk. The development's proximity to the main road and safety concerns based on traffic volume make it a parent's nightmare. I can envision that drivers entering and exiting the proposed development during heavy volume times will be more focused on merging into traffic than they will be on looking for pedestrians. I don't believe that a sign reading "Blind Pedestrian" will be of much use.

I urge you to heavily consider the issue of pedestrian safety in reaching a decision to approve or deny the application as proposed. If there are inadequate pedestrian safety mechanisms contained within, then the application must be denied.

Thank you.

Stefanie Sanders Levy
927 Linslade Close

Sent from [Mail](#) for Windows 10

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, May 27, 2021 12:59 PM
To: 'Brianne Altavas'
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: Brianne Altavas <brianne.altavas@gmail.com>
Sent: Thursday, May 27, 2021 11:50 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.

Hi,

I am a Lakelands resident, and I oppose the plan for Everbrook Academy at this location. I utilize the Great Seneca/ Lakelands Drive entrance multiple times a day and it is already a dangerous intersection for cars due to impaired sight lines and sheer volume of traffic.

Please consider a different location for this daycare center as we would like to protect the safety of our neighbors and preserve our green space.

Thank you for your time.

Best,

Brianne Altavas