

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, April 21, 2021 12:53 PM
To: 'Sharon Freedman'
Subject: RE: Everbrook Academy

Good Afternoon,

Thank you for your correspondence related to Schematic Development Plan application SDP-8551-2020, Everbrook Academy. Your correspondence will be included into the record. If you have any questions, please let me know.

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: Sharon Freedman <outlook_B2D04C04700A012A@outlook.com>
Sent: Tuesday, April 20, 2021 8:22 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Everbrook Academy

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Locating a day care early childhood center next to a major road and what looks like in the computer picture, a retention pond is only asking for trouble. This location is a serious threat to the safety of the children attending

I would be greatly opposed to this proposal.
Sharon Freedman
103 Oak Shade Road
Gaithersburg

Sent from [Mail](#) for Windows 10

Jasmine Forbes

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Wednesday, December 9, 2020 12:14 PM
To: Jasmine Forbes
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

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Jasmine,

We can discuss at 9:15a on Friday (12/11).

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov

301-513-7347 (Direct)
1-888-228-5003 – toll free

Office Hours

M-Thurs.: 6:30a-3:30p

Fr: 6:30a-10:30a

9300 Kenilworth Avenue,
Greenbelt, MD 20770

<http://www.roads.maryland.gov>



From: Jasmine Forbes <Jasmine.Forbes@gaitersburgmd.gov>
Sent: Wednesday, December 9, 2020 11:58 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

Thank you Kwesi. Can we discuss over the phone, so I can explain what we are looking for before a public hearing. I will be in office on Friday and is available from 9:00am-12 pm.

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Tuesday, December 8, 2020 7:52 AM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

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

Good morning Jasmine,

My apologies for not getting back to you sooner.

I couldn't find any plats showing a denial of access along MD 119 in this area. With that said, we strongly encourage applicants to have access from the lesser classification roadway; in this case Lakelands Drive. There is a lot smaller volume of traffic and the speeds are much lower. So, although access cannot be denied; it will not be recommended for safety and operational concerns.

The plans that I saw did not show access to/from MD 119; nor did they show any work in the state's right of way, so I have no comments at this time.

Let me know if you have any additional questions.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Sent: Monday, December 7, 2020 9:21 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Rick Kiegel <RKiegel@mta.maryland.gov>
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

Good Morning,

I hope all is going well. I am just following up on the Everbrook Academy Schematic Development Plan. Does MDOT have any comments on the plans? Did you also find out why the Applicant cannot have an entrance on Great Seneca Highway. We would like to include a letter from MDOT into the record about the entrance.

Regards,
Jasmine

From: Jasmine Forbes
Sent: Friday, November 13, 2020 9:30 AM
To: 'Kwesi Woodroffe' <KWoodroffe@mdot.maryland.gov>; Rick Kiegel <RKiegel@mta.maryland.gov>
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

Good Morning,

I am just following up to see if you had any comments on the Everbrook Academy Schematic Development Plan.

Regards,
Jasmine

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Thursday, October 15, 2020 2:09 PM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Rick Kiegel <RKiegel@mta.maryland.gov>
Subject: RE: City of Gaithersburg Schematic Development Plan Application Review

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Jasmine,

I don't recall talking to anyone about this development. I'll ask my reviewers to see if they spoke to anyone also. I will have to check the plats for this area; I suspect that there may be a denial of access on the plat, but I'll confirm once I check and follow up with you before the 5th.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>





From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Sent: Thursday, October 15, 2020 1:46 PM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Rick Kiegel <RKiegel@mta.maryland.gov>
Subject: City of Gaithersburg Schematic Development Plan Application Review

Good Afternoon,

Staff received a Schematic Development Plan application (SDP-8551-2020) for the property located at 151 Lakelands Drive. The Applicant is planning to construct a new daycare and early childhood facility at the corner of Great Seneca Highway and Lakelands Drive. A community meeting was held a couple of weeks ago and a question came up about putting the entrance on Great Seneca Highway instead of Lakeland Drive. The applicant didn't state which agency that talked they to and said that an entrance would not be permitted on Great Seneca Highway. Since Great Seneca is a state road, I was wondering if someone from your department talked to someone about this project. If the state denied the entrance, I would like have a letter to put in the record before the public hearing meeting. The plans can be found in the following link: <https://filedrop.gaithersburgmd.gov/public/folder/-l5LbZsDqkyi6SGBDOWCsg/SDP-8551-2020%20Everbrook%20Academy> . Can you please review and let me know if you have any comments by November 5th.



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

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 4, 2021 1:34 PM
To: 'ssmdlevy@comcast.net'
Subject: RE: Everbrook Academy development

Good Afternoon,

Thank you for your correspondence and it will be included into the record. A public hearing sign must be posted on the property fronting a street. For the next time, we will let our applicants know to place the signs closer to the roads. In the City Code, mailed notifications must be sent out to property owners within 200 feet of the project site. The City also notified the homeowners association of the public hearing. To change this requirement would require a text amendment and it must be initiated by the Mayor and City Council.

Regards,
Jasmine Forbes

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

From: ssmdlevy@comcast.net <ssmdlevy@comcast.net>
Sent: Tuesday, May 4, 2021 10:42 AM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Everbrook Academy development

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

Good morning Jasmine,

Thank you for your work in presenting this application last night at the City Council meeting. As a Lakelands resident, I am grateful that your recommendation include a time for additional responses from the applicants and the community members affected.

I will be writing to you in detail with my concerns about traffic and safety implications, but for now I seek your assistance in notifying the Lakelands community members.

Specifically, the sign regarding the proposed development is placed very awkwardly on Lakelands Drive. It is completely parallel to the road, and therefore not legible to anyone who is driving safely, and safety is paramount issue around around this project. Is it possible to move the sign closer to the proposed entrance, meaning the setback that is already there, and to angle it so that it can be read by drivers or their passengers?

In addition, the requirement that residence within a certain geographic distance receive written notice seems to be unfair in this instance. as you know, this property is bordered by Great Seneca Highway, A vacant and treated property owned by the City and a large lake. The community of residences which will be affected doesn't really start until the far side of the lake and I believe that the first house on Lakelands Drive should be the starting point of the geographic implications. Is it possible to reconsider how and to whom you mail out notice of development?

Thank you.

Stefanie Levy
927 Linslade Close

301-613-1294

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 5, 2021 8:09 AM
To: 'Michael Fan'
Subject: RE: Everbrook Academy 151 Lakelands Drive Comment

Good Morning,

There are two dates. You can submit additional testimony for the Planning Commission's record, which closes on June 8th at 5 pm or the Mayor and City Council's record by June 29th at 5 pm. The Planning Commission will make their recommendation to the Mayor and City Council during their June 16th meeting. The Mayor and City Council will have Policy Discussion and Final Action on July 19, 2021.

Regards,
Jasmine Forbes

From: Michael Fan <fan.michael@gmail.com>
Sent: Tuesday, May 4, 2021 5:33 PM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Re: Everbrook Academy 151 Lakelands Drive Comment

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

Jasmine,

Thank you very much for your prompt reply, this was very helpful.

For any possible traffic study, which record closing date do you mean, the Planning Commission or Mayor/City Council record?

Also, is the Planning Council's meeting before their recommendation to the Mayor / City Council?

Thanks again.

Sincerely,
Michael Fan

On Tue, May 4, 2021 at 4:57 PM Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov> wrote:

Good Afternoon,

The joint public hearing with the Mayor & City Council and Planning Commission was held last night. The Planning Commission's record will be open until 5:00 pm on June 8 with a Recommendation to the Mayor and City Council tentatively scheduled for June 16, 2021. The Mayor and City Council's record will be open until 5:00pm on June 29, 2021 with Policy Discussion tentatively scheduled for July 19, 2021. During the time that the records are open, staff will

accept any correspondence that comes in related to the project. The Applicant's team will prepare a response letter and submit any additional exhibits that answers the questions that was discussed at the meeting last night. As part of the Schematic Development Plan application, the Mayor and City Council must approved or reject an application based on the required findings (Section 24-160D.10) which can be found in the following link:

https://library.municode.com/md/gaithersburg/codes/code_of_ordinances?nodeId=PTIITHCO_CH24ZO_ARTIIIIEAPPA_ZO_DIV19MXZOMIUSDE_S24-160D.10FIRE

Per the requirements of the City Code, a traffic impact study was submitted and approved by the Department of Public Works in accordance with the City regulations. The approved study can be found in the attachment. You are open to do an independent traffic safety study. Make sure any information is submitted before the records close.

Regards,

Jasmine Forbes

From: Michael Fan <fan.michael@gmail.com>
Sent: Tuesday, May 4, 2021 12:55 PM
To: Jasmine Forbes <Jasmine.Forbes@gaitthersburgmd.gov>
Subject: Re: Everbrook Academy 151 Lakelands Drive Comment

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

Hi Jasmine,

Thanks. I do have a few questions about the process.

1. What are the steps in this process and where are we at now?
2. What kind of reviews are included in these steps and what kind of input does the community have in these reviews?
3. Finally, how much discretion does the city / council have in modifying/rejecting the proposal?
4. Is there a way for us to request an independent traffic safety study?

Thanks again.

Sincerely,

Michael Fan

On Tue, Jan 26, 2021 at 4:48 PM Jasmine Forbes <Jasmine.Forbes@gaitersburgmd.gov> wrote:

Good Afternoon,

Thank you for your correspondence related to the Everbrook Academy Schematic Development Plan application. At the moment a public hearing has not been scheduled for this application. Your email will be included into the record for this application. Please visit the project page for updates on this application:

<https://www.gaitersburgmd.gov/government/projects-in-the-city/everbrook-academy>

If you have any questions, please let me know.

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.gaitersburgmd.gov

Jasmine.Forbes@gaitersburgmd.gov

From: Michael Fan <fan.michael@gmail.com>
Sent: Tuesday, January 26, 2021 2:09 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Everbrook Academy 151 Lakelands Drive Comment

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

Hi,

I'm Michael Fan, a resident of Lakelands, across the lake from the planned development and I believe the planned development would lead to an unsafe and very congested traffic situation.

Regardless of the traffic study that was attached to the plan, our experiences here in the neighborhood show that without modifications to that road, the Everbrook Academy would create a traffic nightmare and safety issues.

The proposed Everbrook entrance only leaves 74 yards of total distance on Lakelands Drive before the turn for Great Seneca and there is no acceleration lane to merge onto Great Seneca from Lakelands Drive, so that lane will be backed up frequently during the morning rush hour.

What I foresee happening is that traffic on Lakelands Drive, trying to leave Lakelands, will be backed-up because not enough cars can turn right out of Lakelands safely. This will eventually force cars leaving Everbrook to instead turn right and go through the rest of the neighborhood and a bunch of residential streets that aren't meant to carry this much traffic. At the same time, this is during the time that school buses are picking up students from various bus stops and kids will be walking to school.

This is a huge safety concern, with this many cars and walking students having to share the same area. I don't believe the school should be built unless some accommodation can be made to ensure that traffic to the school does not intrude into the rest of the residential area.

I've had experience with major backups on streets because of pre-schools; my children went to Franklin Montessori in Rockville and every morning, there was a backup on Darnestown Road because of drop-off, one that necessitated a police officer to be stationed there and directing traffic, and I fear that will happen here.

Thank you.

Sincerely,

Mochael Fan

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, May 5, 2021 9:48 AM
To: Burton Goldstein
Cc: Christopher Salzano
Subject: RE: AFP-8551-2020

Good Morning,

Thank you for your correspondence related to Schematic Development Plan SDP-8551-2020. It will be included in the record for this application. I will forward your Zoom connection issues to our IT staff. The Planning Commission's record will be open until 5:00 pm on June 8 with a Recommendation to the Mayor and City Council tentatively scheduled for June 16, 2021. The Mayor and City Council's record will be open until 5:00pm on June 29, 2021 with Policy Discussion tentatively scheduled for July 19, 2021. During the time that the records are open, staff will accept any correspondence that comes in related to the project. The Applicant will prepare a response letter and submit any additional exhibits that answers the questions that was discussed at the meeting last night. If you have any additional questions, please contact me.

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: Christopher Salzano <Christopher.Salzano@gaithersburgmd.gov>
Sent: Wednesday, May 5, 2021 9:23 AM
To: Burton Goldstein <Burton@bgcommunications.com>
Cc: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Re: AFP-8551-2020

Good Morning Burton,

Thank you for your email, I'm really not up to date on this project, as I have mentioned before I am really not the planner working on it.

I am aware that they went to Mayor and City Council on Monday night, and that they have not yet been granted approval as there is clearly a lot of work to do on the project.

I hope this update has helped, and should you have any further, more specific questions, please head to the project's site or direct those questions to Jasmine who is better equipped to answer questions on this project.

Thank you, and have a beautiful day.

Yours,

Christopher R. Salzano

From: Burton Goldstein <Burton@bgcommunications.com>

Sent: Wednesday, May 5, 2021 3:48:54 AM

To: Christopher Salzano

Subject: RE: AFP-8551-2020

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Christopher:

I tried to "attend" the Joint Public Hearing - City Council and Planning Commission last night. It didn't work. I could see and hear, but not able to speak. There were three topics, ours was second, and we had to leave to get to our next meeting. I was going to call from the car, or Zoom via mobile phone. I had no information as to how to do any of those options.

When I first received the green post card, I registered to speak at this meeting. Someone confirmed that I was on the list., But at the last minute, when I went to join the virtual meeting, as I have so many times this past year, I had no information, no links, no phone numbers to call. I registered again, and continued trying to get into meeting. Later last night, I saw that at six-thirty, when I registered that second time, the meeting details were sent. Unfortunately, I was driving out Darnestown Road by that time.

Since we spoke, I have been in contact with a friend that is on the Lakelands HOA Board.

"Hope all is going well. What/who is doing anything in reference to rezoning at entry to Lakelands? Forty-some-odd parking spaces, something like 130 kids being dropped off for day care, and picked up. Where will the cars queue up just while waiting for opening/closing? How will cars be going in and out that single bottle neck? HOW WILL EMERGENCY VEHICLES GAIN SECOND ENTRY?!? Fire Marshall signed off??? Only thing I see is location of nearby emergency services. No talk of what happens when emergency happens and single entry is blocked! This is Steve Eckert, after twenty years, or at least his company. We walked back there today. Assume they are going to leave water shed remain as is. Not much land for such grand plans, not to mention no way to handle traffic. Is anyone focused on this? Thanks."

"I'll be bringing this up with the board and I plan to attend the meeting. Thanks for copying me on your questions. I'm on vacation right now (finally) and need to clear my head, so we can approach this the right way. I agree something has to be done."

Asked again this past weekend, no response. Looked through "Lakelands Leader", that came out today. No mention of anything about this matter. I really have no idea whether this has come up on anyone's radar screen, at all?

Two decades ago, the notion of a restaurant, Clyde's, would mean hard surfaces and run-off directly into adjacent water shed, which is still the case, but sporadic traffic. A pre-school situation would result in more scheduled drop off and pick up. Where will the parents queue up? On Lakelands Drive, cutting off access to the neighboring development, or on Great Seneca Highway?

And if I remember correctly, the deal breaker back two decades ago, was that since no access would be allowed onto Great Seneca Highway, leaving only the narrow bottleneck shown in the attached picture, if there was an emergency, blocking that one and only entry/exit, no emergency access would be available. If I am correct, the proposal addresses where emergency services are located in this geographic area, but not how that emergency equipment can get passed that blocked access, abutted by dense woods, and a lake.

- Chemical run-off into adjacent water shed.
- Additional drainage from hard surfaces. Already "marshy".
- Mast traffic confusion onto existing neighbor entry/exit road.
- No place to allow parents/cars to queue up, as they wait to enter/exit, trying to merge with existing traffic on two existing roads.
- No way to get emergency equipment in if entry/exit is blocked.

Imagine a crisis, people are leaving, while others are trying to get in, and no way possible for emergency responders to get in.

So where do we stand on this proposal? What can I do? Thanks.

Burton Goldstein
414 Chestnut Hill Street
Gaithersburg, Maryland 20878
301.548.9555 / 301.325.9995, mobile

Burton Goldstein ° b.g. communications, inc. ° 301.548.9555
414 Chestnut Hill Street ° Gaithersburg, Maryland 20878
Burton@BGCommunications.com ° www.BGCommunications.com ° W3HFX
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From: Christopher Salzano <Christopher.Salzano@gaithersburgmd.gov>
Sent: Monday, April 12, 2021 12:38 PM
To: Burton Goldstein <Burton@bgcommunications.com>
Subject: RE: AFP-8551-2020

Burton,
Attached is the site plan that I found in Exhibits 1-5, on page 85.
This should answer your question as to whether or not the site has an entrance onto Great Seneca Highway.

Yours,
Christopher Salzano

From: Burton Goldstein <Burton@bgcommunications.com>
Sent: Monday, April 12, 2021 12:15 PM
To: Christopher Salzano <Christopher.Salzano@gaitersburgmd.gov>
Subject: RE: AFP-8551-2020

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Christopher - Thanks for getting this material to me so quickly. With so much information, can you easily find where the map showing traffic flow in and out is displayed? Once I see that, I will call the planner. Thanks. -- bg

Burton Goldstein ° b.g. communications, inc. ° 301.548.9555
414 Chestnut Hill Street ° Gaithersburg, Maryland 20878
Burton@BGCommunications.com ° www.BGCommunications.com ° W3HFX
telephony ° audio ° video ° data -- since 1983
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From: Christopher Salzano <Christopher.Salzano@gaitersburgmd.gov>
Sent: Monday, April 12, 2021 11:55 AM
To: Burton Goldstein <Burton@bgcommunications.com>
Subject: AFP-8551-2020

Good Morning Burton ,
As per our discussion earlier I am reaching back out to you with the additional information I have.

There is a website for the project located at:
<https://www.gaithersburgmd.gov/government/projects-in-the-city/everbrook-academy>

There is an exhibit list on the side, and those contain the site plans for you to look at.

The planner associated with the project has also informed me that if you would like to talk to her about it she is happy to field questions. Her name is Jasmine Forbes, and her number is (240) 805-1069 so feel free to reach out to her and talk about the project.

Thank you, and I hope this email has helped.

Yours,



Christopher Salzano | Planner 1

City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877

T (240) 805-1073 | F (301) 258.6336



Please consider the environment before printing this email.



Official Notices

Published in The Washington Post on April 22, 2021

Location

Washington, DC

Notice Text

NOTICE OF JOINT PUBLIC HEARING

The Mayor & City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on Schematic Development Plan SDP-8551-2020 on

**MONDAY
MAY 3, 2021
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard virtually by teleconference online and phone.

The applicant requests approval of the Schematic Development Plan, SDP-8551-2020, located in 151 Lakelands Drive. The applicant is requesting to construct a new one-story 12,900 square foot daycare/early childhood education building, outdoor play area and associated parking lot.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by visiting the City's website at: <https://www.gaithersburgmd.gov/government/projects-in-the-city>.

Jasmine Forbes, Planner
planning@gaithersburgmd.gov
Planning and Code Administration



JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
Phone: (301) 751-4888
JPMarkovich@comcast.net

April 7, 2021

Rob Robinson
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD, 20877

RE: Specimen Tree Variance Request for Impacts to Specimen Tree

Dear Mr. Rob Robertson:

The Forest Conservation Plan (FCP) application for the Everbrooke Academy located on Plat 28 of Poet's Walk proposes the removal of one (1) specimen tree as part of the development process. The review process involved the preparation of a Detailed FSD that identified all trees greater than 30 inches diameter at breast height (DBH), trees at least 75 percent the DBH of the champion tree of that species and historic trees or trees associated with a historic site. In addition, that plan identified significant trees between 24.0 and 29.9 inches DBH. The FSD identified two (2) trees greater than 30 inches DBH both of which were rated as being in "Fair" condition.

The subject application is to develop the site with a Preschool facility which requires not only the building but appropriate play areas, access road and parking for staff and visitors. The existing parcel is surrounded by roadways to the north and east, a Stormwater Management pond to the south and forest areas to the west. The property is further encumbered by sewer easement that bisects the southern portion of the property. Thus the site significantly constrained by the existing conditions and the minimum acceptable level of development to make this project feasible.

As part of this application a Detailed Forest Stand Delineation (FSD) identified a two (2) specimen tree that is greater than 30 inches diameter at breast height (DBH) or at least 75 percent the diameter of the champion tree of that species. Nine additional specimen trees were identified that were between 24.0 and 29.9 inches DBH. All specimen trees were evaluated using the methodology as provided in *The Guide to Plant Appraisal* prepared by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. Only one of the two trees greater than 30 inches DBH is proposed to be impacted and requires a variance in accordance the regulations noted above.

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments
4	Red Maple	<i>Acer rubrum</i>	37	Fair (72)	Root, trunk & top damage, needs pruning, decay, dieback, V-fork

(c) Application requirements. An applicant for a variance must:

(1) Describe the special conditions peculiar to the property which would cause the hardship;

Response: Because of the position of Tree #4 in the central portion of the site it provides a particular hardship to avoid impacts and removal of the tree if development with a Preschool facility is proposed. Such a facility requires not only the appropriate building but also play areas, an access road and parking for staff and visitors. This site is limited with respect to positioning of some the building, play area, access and parking since the property borders two (2) roadways along the northern and eastern boundaries which require specific set backs. In addition, there are easements, WSSC Sewer and SWM along the southern property boundary which further confine the site. This forces all the development into the central portion of the site where Tree #4 is located. The site has been squeezed from all sides and in order to develop this tree must be removed. If not removed it is likely that development of this site will not be possible unless significantly reduced in scale and then the feasibility is questionable at best.

(2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response: The saving of the Tree #4 will impact the access to this site changing the traffic flow pattern along with greatly reducing the parking which would fall below minimum standard and even have adverse impacts on the Stormwater Management that is proposed to include underground storage within the parking lot. If removal of this tree not allowed the owner would not be able to develop on this property even though the owner of a similar size property elsewhere is easily be able to develop a similar facility of equal size.

(3) Verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and

Response: The granting of this variance for the construction of the parking necessary to accommodate this facility will not violate the water quality standards since the underground storage for the initial runoff is actually to be located within this parking lot.

(4) Provide any other information appropriate to support the request.

Response: Preservation of the tree is not possible since it is in the middle of the site where parking and stormwater management are proposed.

(d) Minimum criteria. A variance must not be granted if granting the request:

(1) Will confer on the applicant a special privilege that would be denied to other applicants;

Response: The removal of Tree #4 will not confer on the applicant a special privilege to would be denied others since the other requirements for the site development with regards to parking, stormwater management, setbacks and other requirements will continue to be addressed as required.

(2) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or

Response: This issue does not arise from a condition associated with uses on abutting lands as the property is bordered on three (3) sides by public facilities two (2) roadways and a stormwater management pond. The fourth side is undeveloped land with the exception of a sewer alignment.

(3) Will violate state water quality standards or cause measurable degradation in water quality.

Response: The removal Tree #4 for the development of this site will not cause a measurable degradation in water quality. The site will be developed meeting the required Stormwater Management requirements for the City of Gaithersburg. Runoff will be pretreated by means of underground storage before leaving the site in a control manner. That treated flow will then be channeled into the abutting Stormwater Management pond.

In consideration of the above findings, it is requested that the variance allowing the removal of Specimen Tree #4 be recommended by staff for approval.

Sincerely,



John P. Markovich
JM Forestry Services, LLC

Specimen Tree #4



Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 7:21 AM
To: 'Philip Raskin'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Boulevard)

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: Philip Raskin <philip.raskin@gmail.com>
Sent: Tuesday, May 18, 2021 12:43 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Boulevard)

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

Dear Members of the Planning Commission—

I am writing in opposition to Plan SDP 8551-2020 (151 Lakelands Boulevard)

For nearly 6 years (this summer will mark 6), I have lived in the Lakelands neighborhood on Kersten Street. On almost a daily basis I enter and exit the neighborhood at the intersection of Great Seneca Highway and Lakelands Boulevard. In my lay opinion, this is a very dangerous intersection both when turning into the neighborhood and when exiting. Traffic on Great Seneca typically is driving in excess of the posted speed limit. The sight lines from Lakelands Boulevard and when turning left from Great Seneca are obscured by a turn in the road. I have had many near misses at the intersection.

My understanding is that the safety of the intersection has not been taken into consideration as part of the review process. If the plan is approved, there will be much more traffic entering and exiting the Lakelands at this intersection. As a result, safety should be considered.

I hope you take my opinion into account when deciding on approval of this project.

Best regards,

Philip Raskin

517 Kersten Street, Gaithersburg, MD 20878

301-379-5609

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 7:33 AM
To: 'Levy, Michael'
Subject: RE: Everbrook Academy Project in Lakelands - Opposition email for record

Sensitivity: Confidential

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: Levy, Michael <michael.levy@philips.com>
Sent: Wednesday, May 19, 2021 8:28 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>; Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Everbrook Academy Project in Lakelands - Opposition email for record
Sensitivity: Confidential

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

(Resending this email, as I misspelled Jasmin's email address the first time and she did not get it. My apologies)

Good morning,

I am writing this letter specific to the Everbrook Academy proposal for the entrance to the Lakelands Community, and ask that this be included as part of the official record and review.

My worry and opposition to the project, which many others share, is twofold:

Regarding Traffic:

- Traffic congestion and potential for increased accidents at this already dangerous intersection. Please see the attached PDF, which shows that the intersection of Great Seneca Highway and Lakelands Drive has had over 30 accidents in the last 5 years, many of which involved personal injuries.
- The study done by the APPLICANT indicated they feel there would only be an increase of approximately one car length per hour as I recall from reading it. However, the academy plans

are to accommodate approximately 120-140 children, not to mention support staff, delivery vehicles, visitors, etc. Please imagine at rush hour, an additional 70-80 cars trying to turn into the lot, along with the line of buses that already travel through there related to the elementary and middle schools. This is a recipe for tragedy should cars or buses be stuck out on Great Seneca because of the line of cars trying to turn RIGHT into the lot. Then of course, there is the issue of cars trying to exit the property, and if that also increases traffic through the Lakelands because people cannot turn left, so they find an alternate route through the neighborhood.

- I would ask that an INDEPENDENT traffic study be done, not one provided by Everbrook, which I think makes perfect sense.
- In a perfect world, the entrance would be on Great Seneca, NOT Lakelands Drive, but I understand the State will not allow that.

Regarding Greenspace:

- This area has been in its natural setting for over 20 years. It is a beautiful entrance to our community, natural habitat for wildlife, walking trails for adults and children, and sound barrier to the noise from Great Seneca. While this is my opinion, I believe that a majority of Lakelands residents relish this area as it has been, whether they are original homeowners or moved here over the last few years.

Thank you for your time in reviewing this, and for entering it into the public record.

Michael Levy, 927 Linslade Close



Regards,

Michael D. Levy

The information contained in this message may be confidential and legally protected under applicable law. The message is intended solely for the addressee(s). If you are not the intended recipient, you are hereby notified that any use, forwarding, dissemination, or reproduction of this message is strictly prohibited and may be unlawful. If you are not the intended recipient, please contact the sender by return e-mail and destroy all copies of the original message.

<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	180059991	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 #	ACRS 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
EJ7882000D	200009889	Property Damage Crash	2/27/2020 10:00	Unknown	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	OTHER	CLEAR	DRY	DAYLIGHT	UNKNOWN	FIXED OBJECT	N/A
EJ78780016	200010214	Injury Crash	3/1/2020 9:00	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	OTHER	CLEAR	DRY	DAYLIGHT	N/A, UNKNOWN	OTHER VEHICLE	N/A
EJ7781002K	200002440	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
MCP1438000F	15004560	Property Damage Crash	1/28/2015 19:28	West	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
MCP3126000T	180059991	Property Damage Crash	11/30/2018 22:35	South	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIRECTION RIGHT TURN	CLEAR	DRY	DARK LIGHTS ON	ALCOHOL PRESENT, NONE DETECTED	OTHER VEHICLE	N/A
MCP1334001Q	15004450	Property Damage Crash	1/28/2015 9:36	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	FIXED OBJECT
MCP29780033	190034207	Injury Crash	7/18/2019 20:21	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ78590008	15040501	Property Damage Crash	8/14/2015 3:45	West	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	ALCOHOL CONTRIBUTED, NONE DETECTED	OTHER VEHICLE	N/A
EJ78370041	190043754	Injury Crash	9/12/2019 19:10	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DARK LIGHTS ON	ALCOHOL CONTRIBUTED	FIXED OBJECT	N/A
MCP1438005R	180002894	Injury Crash	1/18/2018 13:59	West	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DUSK	N/A	OTHER VEHICLE	N/A
EJ7846002G	170527923	Property Damage Crash	8/31/2017 9:00	East	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	FIXED OBJECT	FIXED OBJECT
EJ7747002G	16057359	Property Damage Crash	11/7/2016 8:23	North	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	OTHER VEHICLE
MCP14170070	17013671	Injury Crash	3/17/2017 7:34	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIRECTION SIDESWIPE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	OTHER VEHICLE
EJ78350005	16058584	Property Damage Crash	11/13/2016 23:51	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	N/A	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP1512000S	16056735	Injury Crash	11/3/2016 16:45	North	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DARK LIGHTS ON	N/A	ANIMAL	N/A
EJ7849000R	15013990	Property Damage Crash	3/26/2015 18:07	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	OTHER VEHICLE
EJ7858000Y	170501036	Property Damage Crash	4/8/2017 3:28	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	STRAIGHT MOVEMENT ANGLE	CLEAR	DRY	DAYLIGHT	N/A	OTHER VEHICLE	N/A
MCP137800K7	180000446	Property Damage Crash	1/3/2018 15:38	North	2	LAKELANDS DR	GREAT SENECA HWY	DRIVER	SINGLE VEHICLE	CLEAR	DRY	DARK LIGHTS ON	ALCOHOL PRESENT	OTHER OBJECT	N/A
MCP93010020	180002017	Property Damage Crash	1/13/2018 9:40	South	1	LAKELANDS DR	GREAT SENECA HWY	DRIVER	SAME DIRECTION SIDESWIPE	CLOUDY	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	OTHER VEHICLE
EJ78680009	17052672	Property Damage Crash	8/24/2017 18:21	East	2	LAKELANDS DR	GREAT SENECA HWY	DRIVER	SINGLE VEHICLE	N/A	DRY	DAYLIGHT	N/A	FIXED OBJECT	FIXED OBJECT
MCP2859005K	180041979	Property Damage Crash	8/23/2018 12:00	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR RIGHT TURN	CLEAR	DRY	DAYLIGHT	N/A	OTHER VEHICLE	N/A
MCP28590030	16059366	Injury 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
MCP137800G1	17011087	Property Damage 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
MCP2556000R	16030929	Injury Crash	6/18/2016 21:17	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
EJ78370021	170525707	Injury Crash	8/19/2017 13:15	South	2	GREAT SENECA HWY	LAKELANDS DR	DRIVER	STRAIGHT MOVEMENT ANGLE	CLEAR	DRY	DARK LIGHTS ON	NONE DETECTED	OTHER VEHICLE	N/A
MCP137800FH	16052806	Injury Crash	12/7/2016 12:59	North	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	HEAD ON LEFT TURN	CLEAR	DRY	DAYLIGHT	N/A	OTHER VEHICLE	N/A
MCP137800G0	17011086	Property Damage Crash	3/2/2017 12:59	North	1	GREAT SENECA HWY	LAKELANDS DR	NONMOTORIST	SINGLE VEHICLE	CLEAR	DRY	DAYLIGHT	NONE DETECTED	PEDESTRIAN	N/A
MCP28590048	170520782	Injury Crash	7/23/2017 22:03	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SAME DIR REAR END	CLEAR	DRY	DAYLIGHT	NONE DETECTED	OTHER VEHICLE	N/A
MCP2710003F	210015163	Property Damage Crash	4/23/2021 13:20	South	1	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	RAINING	WET	DARK LIGHTS ON	NONE DETECTED	FIXED OBJECT	N/A
MCP32610001	200047109	Property Damage Crash	11/29/2020 22:28	South	2	GREAT SENECA HWY	LAKELANDS DR	UNKNOWN	SAME DIRECTION SIDESWIPE	N/A	DRY	DAYLIGHT	NONE DETECTED, UNKNOWN	OTHER VEHICLE	N/A
MCP2859009R	210004469	Injury Crash	2/4/2021 11:50	South	0	GREAT SENECA HWY	LAKELANDS DR	DRIVER	SINGLE VEHICLE	N/A	DRY	DARK LIGHTS ON	NONE DETECTED	ANIMAL	N/A
					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/bhju-22kf/data>

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 7:42 AM
To: 'maureenstiles@aol.com'
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

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: maureenstiles@aol.com <maureenstiles@aol.com>
Sent: Wednesday, May 19, 2021 12:32 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>; Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@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.

I am contacting you today as a resident and concerned citizen of the Lakelands Community regarding the proposed project referenced above. I have lived in the Lakelands since its inception in 1999. In that time, I have witnessed much change and growth, some of it positive and other negative aspects just part and parcel of living in an expanding community.

I am aware that this site at the entrance has always been zoned for commercial use and I myself, signed off on that as part of the Master Plan and my contract for purchase. However, what that Master Plan and this subsequent current proposal do not account for is the tremendous traffic that enters and exits this neighborhood on a daily basis. More than was ever anticipated when the neighborhood design was conceived two decades ago. For instance, when I bought, I was told the school busses would only use the Route 28 entrance which we now know is not the case.

Unless you live here, you have no idea that every morning and afternoon, traffic on Lakelands Drive (where my house is located) is backed up for blocks and nearly impassable due to busses, commuters and parents dropping children at the middle school. Our roads were not designed to handle the capacity we have now, let alone adding additional load to it. I am not speaking from a convenience aspect, but one of safety and reasonable traffic considerations.

The entrance itself is a hazard due to excessive speed, road design (curved) and the fact that no cameras are at the intersection to encourage better driving habits and enforce infractions. It is unconscionable to add to this dangerous

situation by bringing in yet more traffic, in particular in the mornings when we are beyond capacity and any semblance of safety.

The fact that the city would not approve an entrance for this proposed structure on Great Seneca Highway tells me that they, too, see that entering Great Seneca Highway from a side street is perilous. Armed with this information, why would we invite more people to navigate this intersection every day?

I urge the Council to take another look at this project and expand the safety studies and investigate the accident count. I believe the findings will bear out my points herein.

Many thanks for your consideration,

Maureen Stiles
420 Lakelands Dr
Gaithersburg, MD
301-990-4329

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 7:50 AM
To: 'BARTON SHAPIRO'
Subject: RE: Everbrook Childcare facility

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: BARTON SHAPIRO <chesshap99@aol.com>
Sent: Wednesday, May 19, 2021 8:47 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Everbrook Childcare facility

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

As residents of Lakelands we oppose the development of this childcare facility in our neighborhood!
This will create massive congestion coming into the Lakelands and will ruin the natural environment.
Bart Shapiro and Laurie Chesnut
930 Featherstone St.

Jasmine Forbes

From: John Schlichting
Sent: Thursday, May 20, 2021 11:16 AM
To: michele@lakelands.org
Cc: Gregory Mann; Jasmine Forbes
Subject: FW: Proposed Everbrook Academy Facility Development
Attachments: Letter to City - Everbrook Academy.pdf

Good morning Ms. Fuenzalida,

Thank you for this correspondence. I'm copying our Planners so that they will include it in the record for both the Planning Commission and the Mayor & City Council for the Everbrook Academy.

All the best,
John



John Schlichting | Director, Planning and Code Administration
City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877
Desk (240) 805-1062 | Mobile (240) 421-0812
John.Schlichting@GaithersburgMD.gov

From: Michele Fuenzalida <michele@lakelands.org>
Sent: Thursday, May 20, 2021 9:40 AM
To: John Schlichting <John.Schlichting@gaithersburgmd.gov>
Subject: Proposed Everbrook Academy Facility Development

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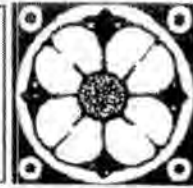
Good Morning Mr. Schlichting,
I have attached a letter from the Lakelands Board of Directors regarding the proposed Everbrook Academy Facility Development.

Regards,

Michele Fuenzalida, CMCA, AMS®
General Manager
Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
Phone 240-631-8338, ext. 101
Fax 240-631-8311



LAKELANDS



May 19, 2021

Mr. John Schlichting
Director of Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

VIA Email (john.schlichting@gaitthersburgmd.gov)
First Class Mail USPS

RE: Proposed Everbrook Academy Facility Development

Dear Mr. Schlichting:

I am writing on behalf of the Board of Directors of the Lakelands Community Association, regarding the current plans before your office to develop the parcel adjacent to Lake Varuna by the community founder for the Everbrook Academy. We appreciate all that the City has done to provide all of our residents the opportunity to address the potential addition to our community and hope that you will take our suggestions and feedback into serious consideration.

Our primary concern is the safety of everyone in the community. A group of residents has approached the Board of Directors with concerns of traffic patterns and the effects it will have on our already existing school bus routes, pedestrian traffic, stacking of vehicle ingress and egress at the intersection of Lakelands Drive and Great Seneca Highway, and the overall change and addition of vehicle patterns to the entire community. The Lakelands designed plan is to encourage a walking community with access to City transportation at the entrance to the neighborhood.

We are aware of the traffic study conducted by the developer as part of their submission to the city but we have a concern with its scope and independent value as it pertains to the Lakelands community as a whole. In light of our concerns, it is our hope that your office and the City Council will take a direct role and conduct, on the Community's and City's behalf, an independent traffic study that encompasses not only the intersection of Great Seneca Highway and Lakelands Drive, but also the entire change in traffic patterns that it will create. **Of particular concern to our community is the already existing school bus traffic and the extensive pedestrian and bicycle usage as well as the efficient and expedient ability for emergency vehicles to respond to our community.**

I thank you in advance for your attention to our concern and your diligent attention to our request for your direct involvement. I can assure you that this is something that the Lakelands Board of Directors is very concerned with and we look forward to a response with the City's plan to address our concerns and those of our residents.

Sincerely,

Michael Goozh, President
Lakelands Community Association

Cc: Gary M. Simon, CMCA, AMS, PCAM, Comsource Management, Inc.
Board of Directors, Lakelands Community Association

Lakelands Community Association
960 Main Street, Gaithersburg, Maryland 20878
240-631-8338 (phone) - 240-631-8311 (fax)

Jasmine Forbes

From: Jeff Baldwin
Sent: Thursday, May 20, 2021 11:59 AM
To: Jasmine Forbes
Cc: Gregory Mann
Subject: FW: Feedback for Gaithersburg, MD

Jasmine,

Please see below. Since you are off this week I will just reply to let them know their comments have been received.

Thank you,

Jeff

From: City of Gaithersburg <webmaster@gaitersburgmd.gov>
Sent: Thursday, May 20, 2021 10:45 AM
To: Webmaster External Mail <Webmaster@gaitersburgmd.gov>
Subject: Feedback for Gaithersburg, MD

You have received this feedback from Eric Tievy <eric@tievy.com> for the following page:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/everbrook-academy>

Reviewing the documentation, I have several concerns: 1) Traffic Study: I do not see where the geometry of the new driveway/intersection was evaluated/considered with respect to: a) level of service, and b) safety. This needs to be evaluated. Would request that an independent traffic study be performed. 2) Reference page 8 of the MEMORANDUM TO: Mayor and City Council Planning Commission : Forest Conservation Plan. The plan clearly has an error, as it indicates that eight (8) trees will be removed. The current status of the site is that it is almost completely covered with trees, and thus hundreds of trees will need to be removed if the project were to move forward. The plan for reforestation for the correct count of trees first needs to be presented. 3) Also regarding the Forest Conservation Plan referenced above: 37" specimen red maple is indicated to "be in poor health". I do not see where the health of the tree has been evaluated by a certified arborist. For reference, a 37" diameter red maple tree is on the order of 160-185 years old. I would expect that a thorough evaluation of a tree of this magnitude be performed prior to granting permission to remove. Similarly, if there are other specimen trees on the site (perhaps this is the 8 trees referenced in error above), the same evaluation should be performed. 4) I do not see where a sound impact study was performed. Given that the site is adjacent to a high volume, high speed thoroughfare, and given that the proposal is to to remove a significant number of trees that currently serve to attenuate sound to the adjacent Lakelands neighborhood, it would be reasonable to expect that this study be performed, AND based upon the results of the study that measures be put in place to attenuate any increase in the noise imparted on the neighborhood.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:21 AM
To: 'Stacey Imboden'
Subject: RE: Comment on Plan SDP 8551-2020 (151 Lakelands Boulevard)

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: Stacey Imboden <stacey.imboden@gmail.com>
Sent: Thursday, May 20, 2021 1:10 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>
Subject: Comment on Plan SDP 8551-2020 (151 Lakelands Boulevard)

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

Dear Members of the Planning Commission—

I am writing in opposition to Plan SDP 8551-2020 (151 Lakelands Boulevard) for a new childcare facility.

I have lived in Lakelands since 2007. There have been many crashes at the intersection of Great Seneca and Lakelands Blvd. The speed limit on Great Seneca is quite high (50 mph) and the distance one can see when making a right turn out of Lakelands is very limited due to the curve of the road. Most drivers exceed the 50 mph limit, so even if one sees no cars coming and turns right onto Great Seneca from Lakelands Blvd, a car is frequently dangerously close to the turning car by the time one enters traffic on Great Seneca.

At least one fatality has occurred due to this intersection (it was a Kentlands resident who died). At least one other time the stone wall at the entrance to Lakelands Blvd. has had to be repaired due to a crash from a car turning left from Great Seneca onto Lakelands Blvd. This is a truly dangerous intersection and nothing has been done in the 14 years I've lived

here to adjust the traffic light timing or reduce speed on Great Seneca Hwy. The likelihood of an accident will increase with a daycare facility bringing additional traffic to that intersection.

Additionally, I am concerned about traffic backing up onto Great Seneca Hwy, worsening the chance of crash for those turning left from Great Seneca onto Lakelands Blvd. I had one of my children enrolled in Chesterbrook Academy as a toddler, which is on Tschiffely Rd. near Rt 28 and Rachel Carson Elementary. At drop off and pickup times, the parking lot at the daycare facility was full with parents trying to load/unload babies and toddlers, and traffic would frequently back up onto Kent Oaks Way. It takes parents longer to get in and out of a daycare facility parking lot due to buckling kids in carseats and handling personal belongings. Unless there is a very large parking lot for this new daycare facility, the observable traffic patterns at the current daycare in this neighborhood are such that traffic would back up onto Great Seneca for the new daycare facility. This would cause gridlock across Great Seneca Hwy and Lakelands Blvd and would likely increase accidents.

For the above traffic and accident-related reasons, I oppose the project.

Thank you for hearing my concern,

Stacey Imboden

510 Leaning Oak Street, Gaithersburg

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:29 AM
To: 'Luke Goolsby'
Subject: RE: Schematic Development Plan: SDP-8551-2020, Everbrook Academy

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: Luke Goolsby <luke23go@gmail.com>
Sent: Thursday, May 20, 2021 5:44 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Schematic Development Plan: SDP-8551-2020, Everbrook Academy

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To whom this may concern,

My family and I are residents in the Lakelands Community in Gaithersburg, MD. We are specifically at 618 Linslade St. Gaithersburg, MD 20878.

We would like to raise our concerns of this project, as we believe there are a handful of issues that will effect the community and safety of our kids due to the location of the proposed Everbrook Academy.

The selected location pushes up against local walking and hiking trails, frequented by children, and also is directly at the entrance of the already busy entrance to the Lakelands. We are very worried at the potential car accidents at the entrance to Great Seneca Highway. Additionally, the Academy would cause a major traffic backup in the neighborhood during morning and afternoon drop-off and pickups.

Finally, and most importantly, that area of the neighborhood is a common walking area for children and families in the community. Adding the vehicular traffic to that area by the lake would be dangerous to the safety of our kids. We have a 2 year old and another child due in January, and are really worried about the risk

of the vehicular traffic to our children in our neighborhood, by bringing in the Everbrook Academy. If the Academy was placed in a commercial part of the city, I would welcome it with open arms, but placing it directly into a strictly residential area is really placing an unnecessary risk to our little ones.

With this, I hope that this project will be rejected for the sake of our children who walk through that area and the lake trails on a daily basis.

Sincerely,
Luke Goolsby
408-899-1613

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:33 AM
To: 'mrosen@gmail.com'
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

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: mrosen@gmail.com <mrosen@gmail.com>
Sent: Thursday, May 20, 2021 6:52 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive)

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I am writing in opposition to Plan SDP 8551-2020 (151 Lakelands Drive).

I have lived in the Lakelands on Leaning Oak St for over nineteen years. I use the entrance at Lakelands Drive and Great Seneca Highway on a nearly daily basis.

There have been many accidents at this entrance over the years. I believe this project would be a bad idea for our neighborhood.

Thank you,
Michael Rosen
522 Leaning Oak St, Gaithersburg, MD 20878



Virus-free. www.avast.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:36 AM
To: 'ALEXIS SMITH'
Subject: RE: alexisberlinsmith@verizon.net

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: Webmaster External Mail <Webmaster@gaithersburgmd.gov>
Sent: Thursday, May 20, 2021 5:45 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: alexisberlinsmith@verizon.net

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Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: ALEXIS SMITH
Site Visitor Email: alexisberlinsmith@verizon.net

I am against Everbrook academy in the Lakelands's location. That intersection and that location is way too busy.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:43 AM
To: 'TODD SMITH'
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

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: TODD SMITH <twsmith99@verizon.net>
Sent: Friday, May 21, 2021 9:38 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.

I, Todd Smith, 731 Gatestone St, oppose this development on this site. This area is way too tight to have an entrance from Lakelands Drive. Not only is there a safety problem with vehicular traffic, but also pedestrian traffic would be at risk. Many, myself included, have used this area to catch the Rideon bus on Great Seneca and would need to navigate people pulling in and out to drop off children in the morning and pick them up in the afternoon/evening, just the times pedestrian traffic and vehicular traffic in this area is at its peak. There will be deliveries during the day and will those vehicles be able to negotiate the turns in and out of the site?

The road is too small to support the vehicles entering and exiting Lakelands and the site, as well as backups into the community and out onto Great Seneca. Since it has been stated no change to the intersection will be completed, if any problems occur on the entrance/exit to the Lakelands, it would cause disruptions to traffic on Great Seneca as well. In the morning and afternoon, there is major Bus traffic into and out of the Lakelands as well and even with no problems, just with the increase in vehicles going into and out of the site, would cause the possibility of buses backing up into the intersection.

This is also a nice site and has any environmental studies been done as to how this affects the lake and stream runoff? The site as it is currently, absorbs a lot of water and if that is mostly paved and with the roof structure absorbing a lot of area, this will cause massive runoff during rainfalls. The lake and stream could become overrun quickly. This would also disrupt the look of the Lakelands from Great Seneca and around the lake and Lakelands Drive. Many animals use this site and would be pushed out. This site has been a wooded area for a long time and supports lots of trees and animals. Gaithersburg promotes itself as a city of trees and therefore would replace the trees it takes down. We are

asked to do that on our own lots, but here the site will be a lot of pavement and substantial building structure and have a much fewer trees than currently.

The safety of the community and traffic concerns aside, this is a small plot of land. It is directly adjacent to a very busy major roadway. There will be lots of very young children at this site and being so close to the road, any child gets out of the area, could cause a major unpleasant situation. I would think locating a child care facility that close to a major highway would either raise a big Red flag or cause the owner to put in place safety precautions that prohibit either a good esthetic look or is cost prohibitive.

I believe the city needs to reconsider moving forward with this type of development, especially with so many other buildings in the area that are vacant even before Covid made many go out.

I oppose this building for the reasons above.

Todd Smith
731 Gatestone Street
Gaithersburg, Md 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:47 AM
To: 'Kirstin Crane'
Subject: RE: Plan 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: Kirstin Crane <kirstin@craneconceptsonline.com>
Sent: Friday, May 21, 2021 9:56 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020

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

Hello,

I'm a resident of the Lakelands community and am concerned about the development efforts proposed for 151 Lakelands Drive - Plan SDP 8551-2020. My concern is around the traffic impact. There has been no independent traffic study - only one provided by the developer, and it contains no information about the impact to the interior roads of the Lakelands community nor the impact to the walkability of the neighborhood - which was how the Lakelands was designed. The city bus stop is on the other side of the site, and having traffic streaming in there will surely impact people's ability to get to the bus stop, or walk to other areas.

In addition that intersection is notoriously dangerous, and with this proposal, drivers dropping off or picking up their kids coming in from Great Seneca highway will have to enter the Lakelands AT SPEED, then brake in order to make a sharp right in just 75 feet? That seems like a recipe for accidents - especially if traffic, school buses, etc are stacked up on Great Seneca Highway, or if people are walking to the bus stop or in and out of the neighborhood.

PLEASE have an *independent study* conducted that is more comprehensive and takes into account walkability, stacking, and interior road impact.

Thank you.
Kirstin Crane
742 Lake Varuna Drive
301-466-2416

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:51 AM
To: 'Kelly Steggles'
Subject: RE: Oppose plan 8551-2020 lakelands dr

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: Kelly Steggles <kellyfsteggles@gmail.com>
Sent: Friday, May 21, 2021 10:22 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Oppose plan 8551-2020 lakelands dr

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I oppose the proposed project at lakelands dr. It would be too dangerous to add more cars to the already busy intersection.

Kelly Steggles
Leadership Coach
703-598-4614
Kelly@growthvine.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 8:54 AM
To: 'Ed Fowlkes, Jr.'
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

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: Ed Fowlkes, Jr. <edfowlkes@gmail.com>
Sent: Friday, May 21, 2021 10:57 AM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>; CityHall External Mail <cityhall@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.

Hi,

I have been a Gaithersburg resident for 20 years. My address is 202B Heathwalk Street, Gaithersburg MD 20878. I would like to voice my formal opposition to the plan for this parcel of land. The City of Gaithersburg has a good history of resisting planning on beautiful open space like this. I hope this will continue in this case. Not only is it a pretty and natural landscape close to Muddy Branch, the traffic resulting from this plan will lead to huge inconvenience to everyone in the Lakelands neighborhood. I urge all Gaithersburg City Council members to vote AGAINST this plan.

Thank you for your time in listening to my concerns.

Best Regards,
Edward Fowlkes, Jr.
301-502-7705