

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:00 AM
To: 'M Weiss'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Drive) Feedback

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: M Weiss <mfweiss@gmail.com>
Sent: Friday, May 21, 2021 12:16 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive) Feedback

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 Gaithersburg and the Lakelands (the site for the proposed project), I would like to strongly oppose the project that is being planned.

http://gaithersburgmd.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=6739&MediaPosition=&ID=2827&CssClass=

I understand it may be tempting to accept this concept without having lived in the community or even familiar with the dynamics of the intersection/land it will be built on/roads that will be driven to, but the plan is highly flawed and will create a tremendous amount of issue with those who live in the Lakelands and those who wish to use the land for the daycare facilities.

Please know that many of us who live in the Lakelands would gladly understand building on this land if the access point was from Great Senica where there is room and the proper traffic flow to accommodate cars going in and out all day long.

I urge you to refuse the current plan and push back on the developer to find an alternative solution for how traffic can access the proposed building.

Thank you for your consideration.

Best,
Michael Weiss
301.335.6808

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:04 AM
To: 'Roldan Pozo'
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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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

From: Roldan Pozo <roldanpozo@gmail.com>
Sent: Friday, May 21, 2021 1:15 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Re: Plan SDP 8551-2020 (151 Lakelands Drive)

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

We have been informed that there is a plan to develop a daycare facility at this address, considerably increasing traffic and congestion to this residential area. Please be advised that as residents of the Lakelands/Kentlands, we oppose this measure.

Thank you,

Roldan Pozo
715 Chestertown St,
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:08 AM
To: 'Lynn Dicker'
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

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Jasmine.Forbes@gaithersburgmd.gov

From: Lynn Dicker <lynn_karl@hotmail.com>
Sent: Friday, May 21, 2021 1:29 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 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)

I have lived in the Lakelands neighborhood on Kersten Street for over 18 years. My husband and I enter and exit the neighborhood at the intersection of Great Seneca Highway and Lakelands Boulevard on almost a daily basis. In my personal 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. Additionally, I still remember the horrific deadly accident that occurred at the intersection when a left turning vehicle was hit by oncoming traffic.

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,

Lynn Dicker

509 Kersten Street, Gaithersburg, MD 20878

301-527-1853

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:37 AM
To: 'Natalia Lamb'
Subject: RE: Objection to Everbrook Academy Development off of 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@gaitersburgmd.gov

From: Natalia Lamb <NYLamb@msn.com>
Sent: Friday, May 21, 2021 1:30 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Objection to Everbrook Academy Development off of 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 have lived in Lakelands for 13 years. I use Lakelands Drive daily, going to work, coming back, etc. The intersection of Lakelands Drive and Great Seneca Hwy is already very crowded with vehicles turning in and out of the neighborhood. Have you even seen it during rush hour? How about when school is out and school buses go in and out? Lakelands Drive is a one lane each way residential street; to add a daycare center off of that street would just be a terrible idea. And that is just from the traffic/logistics point of view. Not to mention esthetically, this would completely change the look of the neighborhood. Entering Lakelands Drive, driving by the lake always gives people a very serene, idyllic feeling; and it's part of the appeal of Lakelands and Kentlands neighborhoods. Building a daycare center, playground and a parking lot there would get rid of the existing trees; forever changing the look of the Lakelands community entrance; adding traffic to an already very busy intersection and narrow road. If you are going to build anything, why not build it on the Darnestown Road side of Kentlands/Lakelands where there is so much more open land and commercial buildings? Why squeeze a commercial facility and a parking lot smack down in the residential only part of the neighborhood?

I urge you to listen to the objections of the people who live in the neighborhood and take them very seriously.

Thank you,

Natalia Lamb

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:40 AM
To: 'JOHN R SCHAEFER'
Subject: RE: Developing

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: JOHN R SCHAEFER <jackschaef@aol.com>
Sent: Friday, May 21, 2021 1:34 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Developing

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

Hello. Hard to believe this is coming up again. Please do not let anything be built on that property due primarily to congestion issues that would be caused. Building there would create a bottleneck for emergency response vehicles. There is sufficient traffic already and the addition of vehicles would cause unbelievable stoppage of traffic and accidents. I pray nothing will ever be used on this piece of land except the way it is now.

Thank you
John Schaefer

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:45 AM
To: 'Michele Greengard'
Subject: RE: Proposed Everbrook Academy Facility Development

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: Michele Greengard <michelegreengard@gmail.com>
Sent: Friday, May 21, 2021 1:44 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Proposed Everbrook Academy Facility Development

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

I am a resident in Lakelands. I use the intersection of Great Seneca and Lakelands Drive to leave and enter my neighborhood.

I am opposed to the Everbrook Academy because of the traffic issues it will cause for residents of Lakelands. As it is the is a narrow stretch of road and when busses or trucks use this entrance there is not much room. During morning and evening rush hour it is crowded and having a business whose only exit and entrance is on Lakelands Dr will make it unbearable and cause an even greater bottleneck.

If the original traffic study was done during the height of the covid pandemic it does not accurately reflect true traffic patterns. Even now there are not as many school busses running as there usually are when all the children are attending in person.

Please deny approval based on the hardship it will cause for Residents of Lakelands entering and leaving their neighborhood.

Thank you

Michele Greengard
267-939-5514

538 Bright Meadow Dr
Michelegreengard@gmail.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:49 AM
To: 'Jennifer VanLandingham'
Subject: RE: Feedback for Gaithersburg, MD

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

From: Webmaster External Mail <Webmaster@gaitersburgmd.gov>
Sent: Friday, May 21, 2021 1:52 PM
To: Webmaster External Mail <Webmaster@gaitersburgmd.gov>
Subject: Feedback for Gaithersburg, MD

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

You have received this feedback from Jennifer VanLandingham <Jenvanland@gmail.com> for the following page:

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

Hello, I am a resident of Lakelands. I have grave reservations about this project. 1. The intersection of Lakelands Drive and Great Seneca is already dangerous. The cars travel at high speeds, and pulling in and out can be treacherous. Additional traffic, including parents distracted with drop off or pick up, will make it even more dangerous pulling into my community 2. I'm sad to see Gaithersburg selling off the remaining open spaces. I fear this will soon become another Bethesda or Rockville with literally every space filled with homes, businesses or retail. Perhaps, the town leadership is only interested in \$\$\$ but I believe that is shortsighted and will ultimately result in reduced values. What a shame to ruin what could be a wonderful oasis in Montgomery County. I encourage leaders to consider using an existing structure that is empty from the lost businesses or remote work environment. Am sure there are plenty around here. Please be smart and considerate. Thank you.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:52 AM
To: 'Terry Lieberthal '
Subject: RE: Feedback for Gaithersburg, MD

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@gaitthersburgmd.gov

From: Webmaster External Mail <Webmaster@gaitthersburgmd.gov>
Sent: Friday, May 21, 2021 2:39 PM
To: Webmaster External Mail <Webmaster@gaitthersburgmd.gov>
Subject: Feedback for Gaithersburg, MD

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

You have received this feedback from Terry Lieberthal <Tlieberthal@gmail.com> for the following page:

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

I am opposed to the Everbrook Academy project as planned for three reasons. 1). The traffic study did not include the school buses headed to Rachel Carson and Lakelands Middle school at that hour. The intersection is already the site of many accidents. The right of way for the CCT also will negatively effect that intersection, both safety wise and esthetically. The building itself looks very industrial. MrEckert said the finishes will be compatible with the community. I am an original owner in the community and I can attest that every detail of our homes was carefully scrutinized, down to the colors , materials, siding, shutter style , doorbells, columns and shutter dogs. The other daycare in Kentlands conforms to this style. 3). The landscaping plan looks like they are clear cutting the entire lot. It shows removal of all trees, including seven specimen trees and one waived tree. I have been entering at this beautiful tree lined street for 22 years. Please have them keep a thickness of trees on the Lakelands Drive and around toward Lake Varuna to obscure the view of the building, especially since the back side of the building faces Lakelands Drive. Please require lots of landscaping and improvement of the back of the building esthetic

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:55 AM
To: 'Andy Poulos'
Subject: RE: Everbrook Academy - 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: Andy Poulos <abpoulos@gmail.com>
Sent: Friday, May 21, 2021 4:15 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Everbrook Academy - 151 Lakelands Drive

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

I am writing to express my concerns over the proposed Everbrook Academy at 151 Lakelands Drive. I live on Lakelands Drive. We already have significant traffic problems at the intersection of Lakelands Drive and Great Seneca Highway. In the mornings there are long lines of vehicles waiting to turn onto Great Seneca Highway from Lakelands Drive. If there were to be a business adding more vehicles to this area, our streets would be clogged. The infrastructure is not sufficient to add more traffic. It would be a severe problem for people who live in the neighborhood.

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

Thank you,

Andrew Poulos
301-351-1959

423 Lakelands Drive

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 9:59 AM
To: 'Elizabeth Klinck'
Subject: RE: Opposition to 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

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

From: Elizabeth Klinck <ejklinck@gmail.com>
Sent: Friday, May 21, 2021 4:33 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Opposition to SDP 8551-2020

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

Good afternoon,

I am writing to voice my opposition to SDP-8551-2020 - the proposal to construct a daycare on Lakelands Drive. My husband and I are Lakelands residents (415 Leaning Oak St.) and have several concerns about this location:

- **Walkability/safety:** The Lakelands/Kentlands area is valued as a safe, walkable community - adding a large daycare at the main entrance to the community would add additional traffic in the community. It is important for the safety of our families to reduce unnecessary traffic in our community.
- **Traffic:** The intersection of Lakeland's and Great Seneca is already quite busy - in addition to the middle school, this daycare would create additional traffic concerns. If this project were to go forward, we would recommend at least making the entrance on Great Seneca to avoid bottlenecks entering the community.
- **Real estate value:** The Lakelands/Kentlands area is highly valued for the unique community feel, safety and esthetique-- the additional traffic and eye sore that this daycare would become may cause real estate in this area to become less desirable

Thank you in advance for your consideration. If there are further opportunities to voice our concern, please let us know.

Best,

Elizabeth Klinck

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:19 AM
To: 'Matt Gagnon'
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

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

From: Matt Gagnon <mrgagnon3@gmail.com>
Sent: Friday, May 21, 2021 6:17 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Plan SDP 8551-2020

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

Just heard about the new daycare facility proposed for the Lakelands. As a homeowner and parent in the Kentlands I absolutely love the idea and support it fully. Especially with the Chesterbrook Academy closed, a daycare is sorely missed in the neighborhood.

Matt Gagnon
mrgagnon3@gmail.com
703 297 6091

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:22 AM
To: 'Michael Mayhew'
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@gaitersburgmd.gov

From: Michael Mayhew <m2mayhew@gmail.com>
Sent: Friday, May 21, 2021 9:28 PM
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.

re: Plan SDP 8551-2020 (151 Lakelands Drive)

Building any facility at the proposed location on Lakelands Drive, let alone a day care center, would create myriad problems in terms of safety and traffic with no broad public benefit. I am shocked that it is even being considered.

Please vigorously oppose this ill-considered proposal.

Michael Mayhew
707A Main Street
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:26 AM
To: 'Lisa Cline'
Subject: RE: Plan SDP 8551-2020: Oppose

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: Lisa Cline <lisa@jeane@aol.com>
Sent: Saturday, May 22, 2021 6:03 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020: Oppose

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

Dear City Planners, Mayor & Councilmembers,

I oppose the 151 Lakelands Everbrook Daycare Center project for several reasons:

1. The project is smashed into a very small (3.5 acre) space along a state highway. there simply must be better parcels for this commercial franchise operation.
2. It's ugly. These facilities are stamped out with builder-grade cement and plastic/vinyl which is non-harmonious with the style of Lakelands/Kentlands homes. Their website and Facebook pages show very few exterior pictures...for a reason: it looks like a detention center (minus and quality, tree-covered outdoor space).
3. Bad reputation. You can tell a lot about a place by employee reviews. On Indeed.com, employees have a 'below average' happiness score (<https://www.indeed.com/cmp/Everbrook-Academy/reviews>). One reviewer said it's not safe. And on Glassdoor, only 25% of employees would recommend working there. Poor management is cited as chief complaint.

4. Having young children that close to a major highway seems like a very bad idea. The six-foot fencing in the renderings proves that point.

5. Destruction of nature and run-off into Lake Varuna. Construction projects require a line of disturbance that extends beyond the footprint of a project. So in addition to the trees destroyed to accommodate the building and parking lot, they will have to destroy a lot more to get the heavy equipment in to build.

Thank you kindly for considering community input.

Sincerely,

Lisa Cline
420 Upshire Circle
Gaithersburg, MD 20878
(301) 978-9789

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:29 AM
To: 'Rosalynn Y'
Subject: RE: Oppose Plan SDP 8551-2020 (151 Lakelands Drive) for traffic safety concerns

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: Rosalynn Y <rosalynnxin@gmail.com>
Sent: Saturday, May 22, 2021 8:31 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Oppose Plan SDP 8551-2020 (151 Lakelands Drive) for traffic safety concerns

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

Dear planning committee,

I am a resident in the Lakelands community and use the Lakelands Drive on a daily basis commuting to work. I'm writing to oppose the current proposal of developing a parcel on Lakelands Drive which is way too close to the Great Seneca Highway and I kindly request the City to re-evaluate the traffic complexity at the intersection after COVID.

The intersection of Lakelands Drive and Great Seneca is dangerous enough already. It will be hazardous if people make left turns at full speed and then make sharp right turn to access the facility. The Lakelands Drive is also pretty busy with daily commuters and school buses so adding more traffic there could cause a problem for users of the road. It is also of concern that a daycare is built at such a proximity to a major state highway.

Thanks for your consideration.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:31 AM
To: 'Steve Hudson'
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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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Steve Hudson <stevhud5@gmail.com>
Sent: Saturday, May 22, 2021 9:53 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.

Dear County Planning Commission,
I like the plan. I have a question to consider. Why separate the center from the lake environment with the driveway and parking lot?
Thank you for your consideration,
Steve Hudson

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:41 AM
To: 'Sona Petrossian'
Subject: RE: Proposed Pre School

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: Sona Petrossian <waban71@yahoo.com>
Sent: Saturday, May 22, 2021 10:34 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Sona Petrossian <waban71@yahoo.com>; Derenig <petrossian.v@gmail.com>
Subject: Proposed Pre School

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

Dear Planning Commission,

It has come to our attention that there is a proposal put forth for a pre-school complex adjacent to our Lakelands Drive entrance to the Kentlands/Lakelands. As frequent travelers on that road over the last 12 years we have seen many accidents and near accidents due to the high volume of traffic on Great Seneca and Lakelands Drive. In addition, our school busses use that entrance to pick up and drop off our student population. Placing a pre-school in that area would increase the already overloaded road and create more of a bottleneck than there is at present.

If you check with the local police register, you might also notice the number of accidents in that area due to the speed of the traffic on Great Seneca and the left turn lane giving entry to our complex. Note, the stone wall adjacent to the entrance had to be rebuilt after one tragic accident. Adding traffic to this area would be dangerous and unwise. We ask that you reconsider interest in this proposal and respect the concerns of the residents who live in our neighborhood.

We thank you for your time

Yours truly,

Vanik & Sona Petrossian
574 Market Street East
Gaithersburg, MD 20878
Waban71@yahoo.com

Sent from my iPad

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:46 AM
To: 'James Hittinger'
Subject: RE: Proposed Everbrook Academy Facility Development

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@gaitthersburgmd.gov

From: James Hittinger <jthittinger@gmail.com>
Sent: Saturday, May 22, 2021 12:53 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Cc: Leigh Williamson <leigh.m.williamson@gmail.com>
Subject: Proposed Everbrook Academy Facility Development

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

Good afternoon:

I live at 305 Lakelands Dr, Gaithersburg, MD 20878, just up the road from the proposed Everbrook Academy Facility Development Center. I am writing to voice my opposition to the proposed development of this area.

As you know, the Gaithersburg community has experienced massive growth over the last decade-plus. Traffic increases all the time, and every year it seems like more and more condos and townhomes are replacing green space and farms. One of the benefits of living in the Lakelands community is the abundance of green space, which includes Lake Varuna and the small forest that surrounds it. In addition, the forest surrounding Lake Varuna has the added benefit of muffling some of the noise from Great Seneca Highway.

My family, along with many other families, also use the green space around Lake Varuna for recreation. During periods of lower rainfall, it is possible to walk the entire circumference of the lake, which is a great diversion in such a high-population area. It also offers fishing and bird watching opportunities, and is just a great place for kids to hack around in the woods.

As it currently stands, traffic in and out of the Lakelands Drive/Great Seneca Highway entrance to the Lakelands community is already heavy during rush hour, and some days it can back up all the way up to Gatestone Street, which is approximately 500 yards away from the intersection. In addition, the area where the proposed entrance/exit to Everbrook would be is a very tight section of road that would not allow for left turns out of the academy (as the proposed plan acknowledges), meaning that all of that extra traffic would then either be diverted INTO the Lakelands--compounding our traffic issues--or drivers would attempt to make illegal left turns, snarling an area that can already be a traffic nightmare. I have seen many drivers who accidentally turn into Lakelands try to perform a U-Turn at that section of road and it is always awkward and dangerous. As any traffic police will tell you, that intersection also features several bad collisions every year due to the sight lines and fast moving traffic on Great Seneca Hwy. Adding another variable to that spot is an accident waiting to happen.

If folks visit the area or know it the way I do, they will also be left scratching their heads as to why anyone would want to build a building in that space considering that it is right on a busy two lane road and there is an overabundance of commercial space available in the area. Half of downtown Kentlands is empty commercial space. There are numerous empty buildings in the area where Everbrook could place the academy. There are also many better locations if they feel the need to build a new building, such as down on Key West Hwy near the hospital, on Muddy Branch Road north of Great Seneca, etc. etc.

TLDR: we like the green space and the lake just the way it is, traffic is already heavy enough in this area, there is no intelligent way to squeeze the academy into the proposed space, and it makes little sense to destroy a forest in order to create more commercial space when the area already has an overabundance of empty space that can be leased for the same purpose.

I'm happy to read this statement in public or answer any questions. Thank you for reading.

Sincerely,

James Hittinger
305 Lakelands Drive
240-454-4926

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:50 AM
To: 'Luke Goolsby'
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: Luke Goolsby <marylandluke@gmail.com>
Sent: Saturday, May 22, 2021 1:11 PM
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.

Hello,

I live in the Lakelands Community of Gaithersburg MD, and I am deeply concerned about project SDP-8551-2020.

Lakelands Dr and Great Seneca Highway is already a busy and difficult intersection and the addition of the Everbrook Academy will make this area a danger to the community. The increased car traffic will make this area dangerous to our children as non-residents would be flying through the area, which is home to many young families with children. Additionally, the increased traffic would be detrimental to the community, as an additional mass of cars would create massive backups.

My family and I highly object to this proposed plan and ask that you consider rejecting this project as it would so greatly effect our community.

Best regards,

Luke Anthony

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:53 AM
To: 'Chris O'Callaghan'
Subject: RE: 151 Lakelands Drive / SDP-8551-2020 AGAINST

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: Chris O'Callaghan <ch.ocallaghan@gmail.com>
Sent: Saturday, May 22, 2021 2:56 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive / SDP-8551-2020 AGAINST

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To whom it may concern,

I am strongly against the proposed development on Lakelands Drive for Everbrook Academy.

The proposed traffic pattern into and out of Lakelands Drive will severely impact traffic into and out of the Lakelands. Already in the morning and evening the line of cars and busses waiting to exit/enter onto/from Great Seneca Highway can stretch back several blocks. 100-140 additional cars exiting and entering Lakelands Drive at the proposed location will make the traffic situation untenable and dangerous.

Christopher O'Callaghan
954 Featherstone St (Lakelands)
Gaithersburg MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 10:56 AM
To: 'Susan Alderoty'
Subject: RE: Opposed to 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@gaitersburgmd.gov

From: Susan Alderoty <sdeckelboim88@gmail.com>
Sent: Saturday, May 22, 2021 5:22 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Opposed to everbrook academy

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

We are opposed to the parcel of land at the entrance into the Lakelands (at the corner of Lakelands Drive and Great Seneca Highway) being developed so that Everbrook Academy can build a pre-school.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:01 AM
To: 'ZHuen'
Subject: RE: 151 Lakeland's Drive or SFP-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: ZHuen <zhuen20878@yahoo.com>
Sent: Saturday, May 22, 2021 5:25 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakeland's Drive or SFP-8551-2020

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Writing you all to inquire how the decision was made to build another daycare here? We are surrounded by those. Across from RCES, at the synagogue, Kindercare and the name brand one down 124, also Franklin, the Academy, at the elementary/middle school for dufiefs, another in King Farm. You get the picture besides all the Nannies and any pairs we have here.

What happened to the Clyde's or some classy restaurant with music.

Thanks
Zena

[Sent from Yahoo Mail for iPhone](#)