

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:05 AM
To: 'Zhi-Long Chen'
Subject: RE: 151 Lakelands Drive (SDP-8551-2020)

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Zhi-Long Chen <chen_zhilong@yahoo.com>
Sent: Saturday, May 22, 2021 11:52 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive (SDP-8551-2020)

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

I am a resident in the Lakelands community. I am writing to express my concerns about the proposed development of Everbrook Academy near the entrance of our community. This will affect our community's traffic and safety in a very negative way. It will also have a negative impact on the environment.

Please consider our concerns, and stop the project.

-- Zhi-Long Chen
Lakelands resident

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:09 AM
To: 'Elie Canetti'
Subject: RE: Re 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

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

From: Elie Canetti <erdcanetti@gmail.com>
Sent: Sunday, May 23, 2021 12:56 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Re SDP 8551-2020

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

I understand a day care center is planned in Lakelands Park and some neighbors of mine are opposing it based on traffic concerns. It seems to me the interest of parents in having a convenient daycare center vastly outweighs whatever concerns there could possibly be about a few cars causing brief delays. I say this as a man whose children are long grown and out of the house. This seems to be NIMBYism at its worst.

Kind regards,

Elie Canetti

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:12 AM
To: 'Gina Carlton'
Subject: RE: Proposed Everbrook Academy Facility Development - Opposed

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: Gina Carlton <carlton.gina@gmail.com>
Sent: Sunday, May 23, 2021 7:57 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Proposed Everbrook Academy Facility Development - Opposed

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

Good morning,

I wanted to let the City know that I am a Lakelands resident and I am opposed to the Everbrook Academy project. There is an empty preschool next to Rachel Carson where the former Chesterbrook Academy was once located. Why not just use that existing building?

Thank you for your consideration,
Gina

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:16 AM
To: 'steven_levine@verizon.net'
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@gaitersburgmd.gov

From: steven_levine@verizon.net <steven_levine@verizon.net>
Sent: Sunday, May 23, 2021 9:09 AM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive

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

To whom it may concern

I have been a home owner in Lakelands for 21 years and I am opposed to building the Everbrook Academy on Lakelands drive. I will not only be a problem for people leaving and returning from work each day put will be an eye sore on property that is so pretty.

I am 100% against the building of this school.

Thanks,
Steve

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:19 AM
To: 'Barbara Friedlander'
Subject: RE: 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
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Jasmine.Forbes@gaitersburgmd.gov

From: Barbara Friedlander <barbara.friedlander@gmail.com>
Sent: Sunday, May 23, 2021 10:28 AM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Everbrook Academy

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

It is always lovely to have preschoolers in the neighborhood, yet that location is full of issues. We are already dealing with incoming and outgoing buses from Lakelands Park every day. There are times during the day it is almost impossible to get in and out of our neighborhood in a timely manner. When you are trying to get to work or an appointment, this is frustrating. The one line road in and out of Lakelands at Great Seneca is always congested in the mornings and evenings. Many serious accidents have happened at that intersection. A new school will add major traffic, provide even more congestion and cause accidents. A school has specific times that people go in and out. Please reconsider to a business that does not have the two hour morning, mid day and afternoon congregation of cars. This is better for the neighborhood, environment and will save lives by not causing accidents.

--

Barbara Friedlander, M.A, NBCT
University of Maryland College of Education Alumni Network President
[University of Maryland College of Education Alumni Network](#)



Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:23 AM
To: 'Yang Liu'
Subject: RE: 151 Lakelands Drive or SDP-8551-2020

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Yang Liu <liuyang.chicago@gmail.com>
Sent: Sunday, May 23, 2021 12:05 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive or SDP-8551-2020

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

Dear officer,

Regarding the proposed development on Lakelands Drive for Everbrook Academy, I would like to raise your attention that the current proposal could bring serious traffic and safety issues.

As normal, the busy window of the entrance of Lankelands Drive is between 6-9 am and 3-6 pm every business day, including residents' cars and school buses. Another 100-140 cars could overload the traffic in that area within the busy window and potentially bring safety concerns. As this is not only about Lakelands residents, but also for the kids and the families from Everbrook Academy, it had better look for another solution to resolve this issue.

Hope this information helps!

Thanks!

Regards,

--

Yang Liu, Ph.D.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:27 AM
To: 'Christina Twomey'
Subject: RE: 151 Lakelands Drive

Good Morning,

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

Regards,
Jasmine Forbes

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

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

From: Christina Twomey <christina.twomey@gmail.com>
Sent: Sunday, May 23, 2021 12:16 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'm a resident of the Lakelands community and concerned about the plans to potentially add a daycare/school off the entrance of our community. Traffic issues, safety, increased cut-thru traffic, and the elimination of green space, coupled with a diminished esthetic to our entrance are all key concerns.

I oppose this project.

Please keep me posted on the next public meeting or hearing. Thanks Christina Twomey

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:30 AM
To: 'svetlana.javeid'
Subject: RE: 151 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

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Jasmine.Forbes@gaitersburgmd.gov

From: svetlana.javeid <svetlana.javeid@gmail.com>
Sent: Sunday, May 23, 2021 12:23 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Dr

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

Greetings.

We're are the owners of the 926 Featherstone St. Townhome and we vote AGAINST the Everbrook Academy project. Our main concern is traffic congestion at Lakelands Dr/Great Seneca intersection and eliminating the green space that we love about our neighborhood. Please count our voice.

Best regards,
The Javeid family

Sent from my T-Mobile 5G Device

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:35 AM
To: 'Karen Lee'
Subject: RE: Lakelands Drive Proposed 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: Karen Lee <karenleeminfo@gmail.com>
Sent: Sunday, May 23, 2021 12:31 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Lakelands Drive Proposed Development

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

Dear Gaithersburg City planning officials,

I am writing to convey my concerns for the proposed development on Lakelands Drive for Everbrook Academy, a preschool, that is under your review.

We are concerned with the increased traffic into and out of the community. This is the main entrance and one of the most heavily used intersections to access the community. Limited lane availability and the existing bridge restrict traffic flow as it is. Entrance into and exiting the community is limited to one lane in and out.

We already have school buses and private vehicles pickup and drop off traffic to Lakelands Park Middle school which also utilizes this main entrance and has added to local traffic. As a result, traffic is congested during prime hours. Pedestrians, runners, strollers, and drivers must be vigilant to remain safe at the Lakelands Drive entrance. This entrance has seen some serious accidents, one of which involved my mom.

Unless the entrance to the Everbrooke Academy relocates to somewhere directly off of Great Seneca Highway and add an additional right turning lane such that it avoids further congesting Great Seneca Highway directly, we do not support this new school.

Residents in this community will be severely impacted. Kindly consider our resident feedback in your decision.

Gratefully,

Karen Lee
Lakelands resident

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:41 AM
To: 'Jeremy Plotnikoff'
Subject: RE: SDP-8551-2020

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Jeremy Plotnikoff <cheekyjeremy@mac.com>
Sent: Sunday, May 23, 2021 12:59 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: SDP-8551-2020

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

Hello-

I'm a resident of the Lakelands community and concerned about the plans to potentially add a daycare/school off the entrance of our community. Traffic issues, safety, increased cut-thru traffic, and the elimination of green space, coupled with a diminished esthetic to our entrance are all key concerns. I oppose this project.

Please keep me posted on the next public meeting or hearing.

Many thanks in advance

--

Jeremy Plotnikoff
Chris Botti Tour Manager
[713-412-8864](tel:713-412-8864)
cheekyjeremy@mac.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:45 AM
To: 'Kessler, Flora (AMV)'
Subject: RE: 151 Lakelands Drive/SDP-8551-2020

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
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Jasmine.Forbes@gaitthersburgmd.gov

From: Kessler, Flora (AMV) <FKessler@Asbury.org>
Sent: Sunday, May 23, 2021 1:21 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Cc: 'emkfrh@verizon.net' <emkfrh@verizon.net>
Subject: 151 Lakelands Drive/SDP-8551-2020

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

Good afternoon,

As an over 20 year owner in Lakelands, we would like to register our concern about the proposed development of 151 Lakelands Drive for the Everbrook Academy. The area near the light already has issues with backing up traffic and has been accident prone over the years. The development of this area will additional cars turning in and out of the driveway would definitely add to the burden of traffic and most likely have safety issues. This also decreases the green space and the ability of the tree area to block the already loud traffic noise on Great Seneca Highway. We believe it is detrimental to our lovely neighborhood.

Flora and Eric Kessler
415 Danbridge Street
Gaithersburg, Maryland 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:48 AM
To: 'Jon Sherman'
Subject: RE: New development lakeland 151

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: Jon Sherman <drjons Sherman@gmail.com>
Sent: Sunday, May 23, 2021 1:26 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: New development lakeland 151

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

Please do not develop this area especially into a school where hundreds of cars/buses will be coming out of Lakelands Drive which would cause a traffic nightmare.

I also believe this area should stay undeveloped and possible opportunities for the residence of the Lakelands/Kentlands/GAITHERSBURG to purchase this property needs to also be looked at to prevent further development.

Thank you

Dr. Jon Sherman

http://secure-web.cisco.com/14bBIIjLI2lxymOpGPBFHCnJOA1_vNOIqwne1-aQ5KuC-DkBuUda9FP-TBKTstHtaXYDnePZ613LFPjdHSLbrldYikkm1dOfB_YB9zhwy47aopQfYTNSfJ9N_5ERBEVRyWP7xOXBMUPEcK2-Jwv-ksi2NphNmVZ3WVksNk0jEj9vZyQH40oZ7wJ33XVDpBiSPg6t2vhO8tTz7amEDV5AjWxopXLbgft5UHyl49ATEHLxESZFDfXtb eQMZXwqBGr/http%3A%2F%2Fwww.bestfootcare.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:51 AM
To: 'Amanda Levin'
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: Amanda Levin <amanda.jeanne.levin@gmail.com>
Sent: Sunday, May 23, 2021 1:41 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.

Hi, I am a concerned resident of the Lakelands that doesn't want to see a new daycare developed near the lake and entrance to the neighborhood. Traffic isn't great as it is, and adding this type of business will make it many times worse.

Thank you,
Amanda Levin
662 Lake Varuna Mews

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:54 AM
To: 'Kristin Mohebbi'
Subject: RE: 151 Lakelands Drive or SDP-8551-2020

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Kristin Mohebbi <kristinmohebbi@gmail.com>
Sent: Sunday, May 23, 2021 1:55 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive or SDP-8551-2020

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

Hello,

I am a current lakelands resident and I would like to oppose the plans for building anything on the lot proposed. One for the amount to traffic congestion and accidents. The entrance will become even unsafe for residential walkers/bikers and children. This will also tamper with the neighborhood's beautiful natural aesthetic.

I would like to formally vote against this proposal. If this is not the proper way, please advise as soon as possible.

Thank you for all of the hard work that you do in our community.

Thanks!
Kristin Mohebbi
240-676-1253

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 11:57 AM
To: 'heather morales'
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@gaitersburgmd.gov

From: heather morales <grandeskinnylatte@gmail.com>
Sent: Sunday, May 23, 2021 2:02 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive

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

I am writing today as resident of Lakelands to oppose SDP 8551 2020. The intersection of Lakelands drive and Great Seneca cannot support the additional amount of traffic that will be caused by having the entrance on Lakelands Drive. The backups will cause additional traffic through the narrow crowded streets in the neighborhood. There is also the very high possibility that this business will not succeed due to the time it will take to get into and our of the location will deter busy parents.

I understand that the owner has a right to sell and develop the property but the existing recommendation will endanger the residents of Lakelands and diminish our property values.

Once developed, what options will we have to control the types of businesses that will replace such a center?

Heather Morales
702 Linslade St
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:00 PM
To: 'DEBRA RANSING'
Subject: RE: Everbook academy at entrance to Lakelands 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: DEBRA RANSING <dlransing@aol.com>
Sent: Sunday, May 23, 2021 2:18 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Everbook academy at entrance to Lakelands development

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

Hello

As a community member of the Lakelands since 1999, I have witnessed the growth and development of the Lakelands over the years. I love my neighborhood and have been actively involved in community activities. I am concerned about the proposed development of the plot of land at the entrance of the Lakelands. Placing Everbrook academy there would be a huge mistake. The entrance already has traffic concerns and adding over 100 extra cars for school drop-off and pickup daily would increase the traffic hazard that is already present. I do not think the Everbrook academy should be located on this plot of land. Please take the concerns of the neighborhood into consideration and not just take advantage of the financial benefits that developing this plot of land would bring to the developer.

Sincerely,

Debra Ransing
411 Danbridge street
240-281-6356

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:02 PM
To: 'Naseef Sami'
Subject: RE: 151 Lakelands Drive or SDP-8551-2020

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Naseef Sami <cmnsami@gmail.com>
Sent: Sunday, May 23, 2021 2:20 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive or SDP-8551-2020

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

Hello,

As a resident of the Lakelands/Kentlands, I was surprised to learn about the plan for development of Lakelands Drive project for this proposed day care center. I do not think it will serve the community and certainly ruin the green space, increase traffic and pollution and in general depreciate the value of the community.

Please reconsider this development!

Naseef Sami
924 Beacon Square Court
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:25 PM
To: 'wherethejunkgoes'
Subject: RE: 151 Lakelands Drive

Good Afternoon,

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

Regards,
Jasmine Forbes

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

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

From: wherethejunkgoes <wherethejunkgoes@aol.com>
Sent: Sunday, May 23, 2021 7:37 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.

As a resident of the Lakelands I'm TOTALLY AGAINST THE PLANNING, APPROVAL OR BUILDING OF the Everbrook Academy. This proposed project will have a totally negative effect on traffic, and etc. for a one lane each way road. Please consider this email as a vote AGAINST the project. If I need to make a formal vote AGAINST, please instruct me on how I can do this.

Phelps Street resident.

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:05 PM
To: 'Dana Feldman'
Subject: RE: 151 Lakelands drive

Good Afternoon,

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

Regards,
Jasmine Forbes

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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: Dana Feldman <dana@feldmanweb.com>
Sent: Sunday, May 23, 2021 3:01 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-

As a Lakelands resident I am fully opposed to this new building. This takes away from the beauty of the neighborhood. In addition, it creates more car traffic which is not what this neighborhood was designed for. This adds more safety concerns for many pedestrians and bikers.

I am so disappointed this would even be considered and I oppose this addition.

Thank you,
Dana Feldman
Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:10 PM
To: 'Frank Fergus'
Subject: RE: SDP-8551-2020

Good Afternoon,

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

Regards,
Jasmine Forbes

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

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

From: Frank Fergus <frankf444@gmail.com>
Sent: Sunday, May 23, 2021 3:04 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: SDP-8551-2020

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

I am opposed to the building of the Everbrook Academy on Lakelands Dr.
I am a Lakelands resident and I know how congested the traffic is in morning and afternoon. This should be built somewhere that can handle that kind of traffic.
Frank Fergus

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 12:13 PM
To: 'Matt Bernstein'
Subject: RE: Plan SDP 8551-2020 (151 Lakelands Boulevard)

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Jasmine.Forbes@gaithersburgmd.gov

From: Matt Bernstein <mmb Bernstein@gmail.com>
Sent: Sunday, May 23, 2021 3:47 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>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>; laurie_anne.sayles@gaithersburgmd.gov
Subject: Plan SDP 8551-2020 (151 Lakelands Boulevard)

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All, we live in the Lakelands neighborhood on Gatestone Street, the first street off of Lakelands Drive from the intersection of Lakelands Drive and Great Seneca Highway and write in opposition to the proposed development of Everbrook Academy. We almost exclusively use the Lakelands Drive/Great Seneca intersection to access our home.

We have numerous concerns about the proposal to build Everbrook Academy, including:

- Traffic study. As the City Council and commission have heard, there are many traffic concerns surrounding this intersection. Additionally, the traffic study was commissioned by the developer, and I have concerns that as a result, it may not have been conducted objectively. The conclusions the traffic study reached simply do not pass a common sense test.
- Congestion from Everbrook will result in additional traffic on surrounding Lakelands residential streets, including wear and tear on those residential roads. We also fear that people affiliated

with Everbrook will park in front of our homes since Everbrook won't have sufficient parking spaces to accommodate its students' parents during special events, which are frequent for children in the age bracket Everbrook is enrolling.

- How delivery trucks will fit onto the short stretch of Lakelands Drive leading into the daycare and when deliveries will be made.
- The vehicles and materials needed to construct a building of that size will significantly and adversely affect the intersection for a long period of time.
- How much light and sound pollution will affect Lakelands residents, both during construction and once construction is complete.

We attended a meeting that Classic and Everbrook held with the Lakelands HOA in October 2020, and I also attended the City of Gaithersburg meeting on May 7. The May 7 meeting made clear that the developer had not at all looked into, let alone addressed, the concerns raised by Lakelands residents at the October 2020 meeting, which is very troubling. If the developer made zero progress in seven months, it seems clear to us they are not concerned about the community and not working in good faith to arrive at a mutually agreeable resolution. Further to this point, it has come to our attention that the developer has recently reached out to the HOA and its management company asking them to identify parties to support their proposal, instead of addressing the numerous concerns of the multiple residents who are actively engaged with the HOA, City Council and the Planning Commission.

The developer has repeatedly made failed attempts over a number of years to develop this parcel of land because of its unwillingness to produce a proposal that does not create massive traffic, safety and noise issues for Lakelands residents. Classic has had ample time to address the issues raised by residents and members of the City Council and Planning Commission, and we respectfully request that you reject the proposal to develop the parcel given the numerous outstanding concerns and Classic's longstanding unwillingness to resolve them.

We appreciate your consideration and more detailed analysis of the above issues.

Best regards,
Matthew and Carly Bernstein