

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 9:50 AM  
**To:** 'Michon Frick'  
**Subject:** RE: 151 Lakelands Dr/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](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Michon Frick <[michonfrick@mac.com](mailto:michonfrick@mac.com)>  
Sent: Thursday, May 27, 2021 7:36 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.gov)>  
Subject: 151 Lakelands Dr/SDP-8551-2020

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

To whom it may concern,

I wanted to email to voice my sincere concern over the proposed Everbrook Academy. The intersection at that location is already backed up (pre-pandemic but also during the pandemic at times, which should tell you that it is a highly trafficked area). The addition of a school would take away already diminishing green space as well as cause safety issues to our neighborhood children and citizens. I know others also have concerns and I hope you listen and look at the area as a whole before proceeding. This proposed school will cause more issues than benefits.

Thanks for listening,  
Michon Frick

Michon Frick  
719 Lake Varuna Drive  
Gaithersburg, MD 20878

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 9:52 AM  
**To:** 'Gail Isaacson'  
**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  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Gail Isaacson <[gail@isaacson.com](mailto:gail@isaacson.com)>  
Sent: Friday, May 28, 2021 1:41 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto: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.

Please do not build a new day care on parcel in Lakelands. Too much congestion at that intersection already.

Thank you for your consideration.

Gail Isaacson  
Washingtonian Woods

## Jasmine Forbes

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:01 AM  
**To:** 'Cheryl Sbrockey'  
**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

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Planning and Code Administration  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Cheryl Sbrockey <[sbrockey1@verizon.net](mailto:sbrockey1@verizon.net)>  
Sent: Friday, May 28, 2021 3:06 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.gov)>  
Subject: 151 Lakelands Drive

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

Good Afternoon,

Re: the proposed development on Lakelands Drive for Everbrook Academy, I wish to voice my displeasure for the following reasons:

1. This development will increase the amount of traffic on Lakelands Drive and has the potential to adversely affect the safety of walkers and runners who use this route.
2. This development will change the character of the Lake Veruna area by removing green space, trees, and habitat for wild life. It has the potential to increase traffic noise and pollution.

Please do not build yet another building in this immediate area. Convert one of the empty buildings into the day care center. How about the building that used to house the O'Donnell s restaurant?

Thank you.

Cheryl Sbrockey

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:03 AM  
**To:** 'Elizabeth Whitehead'  
**Subject:** RE: Proposed Day Care at Lakelands Dr & Seneca Hwy

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](mailto:Jasmine.Forbes@gaitersburgmd.gov)

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**From:** Elizabeth Whitehead <mtnmama27@hotmail.com>  
**Sent:** Saturday, May 29, 2021 8:03 AM  
**To:** Planning External Mailing <Planning@gaitersburgmd.gov>  
**Subject:** Proposed Day Care at Lakelands Dr & Seneca Hwy

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

Dear Gaithersburg Planning,

First, I greatly appreciate the ease of reviewing proposals online! Well done and thank you.

Second, as a resident of Lakelands, I support adding day care in our actual neighborhood assuming the need for it has been demonstrated. The proposed location seems tight (very close to both Lake Varuna and a major road) and the additional traffic will be a headache, but I can see from the plans that the city's requirements in both those arenas appear to be met. I will mourn the loss of trees and a nice public fishing and sitting area yet can see that this piece of land was originally designated for business use...sigh. I give my reluctant support to this project, mostly because I think it meets an important need.

Sincerely,  
Elizabeth W Whitehead  
530 Leaning Oak St, Gaithersburg, MD 20878

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:07 AM  
**To:** 'Nick Sbrockey'  
**Subject:** RE: SDP 8551-2020 (Lakelands Drive)

Good Morning,

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

Regards,  
Jasmine Forbes

Jasmine Forbes, Planner II  
Planning and Code Administration  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Nick Sbrockey <[nsbrockey@gmail.com](mailto:nsbrockey@gmail.com)>  
Sent: Saturday, May 29, 2021 12:10 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.gov)>  
Subject: Ref: SDP 8551-2020 (Lakelands Drive)

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

This email states my OBJECTION to the proposed Development of the Everbrook Daycare Center at the intersection of Lakelands Drive and Great Seneca Highway.

The addition of the Daycare Center would cause increased traffic problems at an already overloaded intersection. Lakelands drive is only two lanes and already has excessive traffic, being one of only two eastbound traffic exists from the Lakelands. This will cause rush hours delays, and could pose a safety hazard should people need to exit the community in an emergency. Also delay first responder access to the community.

The additional traffic entering Lakelands drive from Great Seneca in the mornings would cause a back up of vehicles at the light on Great Seneca Highway, resulting in additional safety concerns. There are already frequent traffic accidents on this stretch of Great Seneca due to high traffic speeds and lack of visibility around the curve.

The proposed development would also spoil the beauty of a wooded area, and reduce the appeal to potential shoppers, dinners and customers of local businesses in this area.

There are presently a great number of vacant commercial properties in the Kentlands/Lakelands area, as well as the Quince Orchard and Muddy Branch Malls and along Quince Orchard Road and Darnestown Road. There is no shortage

of space that requires the removal of so many trees and the paving over of forest land, and the resulting impact on the local environment.

If developed, this Day Care center will in a few years be one more empty building with a "For Lease" sign, adding to the growing visual impression of an economically depressed area.

I hope you will consider these observations and reject the Everbrook development plans.

Thank you for your attention to the matter.

Nick Sbrockey  
Gaithersburg / Lakelands Resident

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:28 AM  
**To:** 'TIM CAIN'  
**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**

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[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

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**From:** TIM CAIN <thecaingang@comcast.net>  
**Sent:** Sunday, May 30, 2021 10:21 AM  
**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.**

To Whom It May Concern,

As someone who lives in the Lakelands, I wanted to voice my opinion regarding the proposed development of Everbrook Academy on Lakelands Drive. I think it is a horrible idea. There is significant traffic at that intersection including several buses in the morning and the thought of adding 100-140 more cars in a relatively short window of time is asinine; putting even 30 or 40 more cars in and out of that area will wreak havoc on commuters heading to work and students heading to school. Cyclists and jogger that frequent the sidewalk on both sides of Great Seneca Highway will be at increased risk. There have been a number of major accidents at that light, including fatalities, and I have no doubt that overloading that intersection with more cars will drive that number up.

I understand there are tax and revenue implications for the City of Gaithersburg and you have to consider business options like private academies but I hope and pray that you will put the safety of the citizens of Gaithersburg ahead of Everbrook's business interests.

Please contact me if you have any questions or concerns.

Regards,

Tim Cain  
641 Lake Varuna Drive  
Gaithersburg, MD 20878  
[thecaingang@comcast.net](mailto:thecaingang@comcast.net)

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:32 AM  
**To:** 'Ken Savell'  
**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**

---

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[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

---

**From:** Ken Savell <savellkss@comcast.net>  
**Sent:** Sunday, May 30, 2021 3:15 PM  
**To:** Planning External Mailing <Planning@gaitthersburgmd.gov>  
**Subject:** RE: 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 the Planning Commission:

I have read all of the attached exhibits/letters from other residents of Lakelands and Kentlands and concur 100% with all that has been said in opposition to this proposed development.

Rather than stare at a bunch of legal documents, site plans, pictures, and drawings, etc., how about stepping out from your offices to walk the property and surrounding area in person? And stand along the lake shore where the proposed driveway would be placed. Just stand and listen to the buffer that separates the residential from the highway.

To build on this site after the passage of so much time from the original development nearly 25 years ago, no matter how legal and well intended, would indeed destroy what little sense of serenity and setback from Great Seneca that is the entrance to the Lakelands.

Adding ingress/egress on Lakelands Drive itself would just result in even more traffic in the remainder of the neighborhood as people will seek to avoid the intersection altogether in the mornings and afternoons. And, let's

be honest - parents are going to speed and be otherwise distracted in their effort to both deliver their children to the school and be on time to work and returning in a hurry to avoid the late charge for picking their kids up late on the way home from work. See Rachel Carson and Lakelands Park for comparison. The traffic through the neighborhood in the morning for LPMS is already horrific and dangerous.

The neighborhood streets turned out to be too narrow to handle the existing traffic let alone the increase that will occur both from the academy itself and residents seeking to avoid the intersection altogether.

715 Linslade Street  
Gaithersburg,MD 20878

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:34 AM  
**To:** 'William Simmelink'  
**Subject:** RE: Subject: 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**

---

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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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**From:** William Simmelink <bill@simmelink.onmicrosoft.com>  
**Sent:** Monday, May 31, 2021 6:52 AM  
**To:** Planning External Mailing <Planning@gaithersburgmd.gov>  
**Subject:** Subject: 151 Lakelands Drive or SDP-8551-2020

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I just became aware of this and am ***strongly opposed***. It will ruin our very nice community here in Kentlands.

As you turn into the entrance of The Lakelands (from Great Seneca Highway), you are currently met with the beautiful lakes and forest on either side. For me personally, entering that space is where the work day ends, and home begins. There is a proposal to build a huge daycare center on the right hand side right as you pass the Lakelands Gate.

William Simmelink  
(240) 306-0188

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:37 AM  
**To:** 'Jeff Lebowitz'  
**Subject:** RE: Reject Development of Everbrook Academy on Lakelands Drive

Good Morning,

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

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

---

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[Jasmine.Forbes@gaitersburgmd.gov](mailto:Jasmine.Forbes@gaitersburgmd.gov)

**From:** Jeff Lebowitz <jeff@mortech-llc.com>  
**Sent:** Monday, May 31, 2021 8:04 AM  
**To:** Planning External Mailing <Planning@gaitersburgmd.gov>  
**Subject:** Reject Development of Everbrook Academy on Lakelands Drive

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

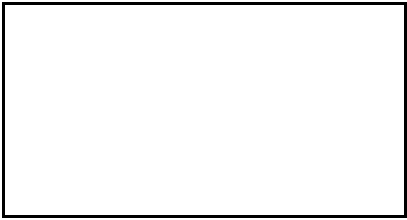
### Do Not Approve Development of Everbrook Academy in Lakelands

It is the consensus of Lakelands landowners that development of the Everbrook Academy will irreparably harm their enjoyment from owning and living in the Lakelands.

The only beneficiaries from the development will be the owner of the development site and the owners and employees of Everbrook. The approximately 8,000 residential taxpayers of Lakelands/Kentlands lose with increased road traffic and loss of natural environment.

Current landowners/residents have an harmonious relationship with the current configuration of the development site. The vast majority disapprove of the Everbrook Academy.

Current landowners (taxpayers) believe that the City is obligated to preserve their economic, social, and environmental interests and reject development of the parcel.



(203) 738-9429

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:40 AM  
**To:** 'Chris Knaus'  
**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  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Chris Knaus <[cknaus34@gmail.com](mailto:cknaus34@gmail.com)>  
Sent: Monday, May 31, 2021 10:43 AM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.gov)>  
Subject: 151 Lakelands Drive / SDP-8551-2020

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

I'm writing to voice my displeasure with the proposed development on Lakelands Drive.

Please don't tear down all those pretty trees. It seems so wasteful, especially while there are so many other open commercial sites that need tenants and a preschool that is vacant in the Kentlands!

Sincerely,  
Chris Knaus

724 Linslade St.  
Gaithersburg, MD 20878

(240) 750-5923

## Jasmine Forbes

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:45 AM  
**To:** 'A Arora'  
**Subject:** RE: 151 Lakelands Dr / 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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[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

**From:** A Arora <duck.donald@gmail.com>  
**Sent:** Monday, May 31, 2021 4:05 PM  
**To:** Planning External Mailing <Planning@gaitthersburgmd.gov>  
**Subject:** 151 Lakelands Dr / SDP-8551-2020

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

Dear Sir/Madam

We are residents of the lakelands community. We have significant concerns with the proposed development of the Everbrook Academy at 151 Lakelands Dr. This development is detrimental to the environment, traffic, and safety of residents in the following ways:

- Traffic: The 100+ cars entering and exiting this facility every morning and afternoon need to turn into Lakelands Dr and then exit from there back to the Hwy. This would increase the congestion on Lakelands Dr traffic light considerably, causing delays for community residents in entering and exiting the community. The entrance to Everbrook from Lakelands Dr is of significant concern as that segment of the road is narrow and it is very easy for drivers to block oncoming traffic, and increasing the time for everyone to get on (and off) to (and from) the highway.
- Safety: The increased volume of cars and congestion in the area is unsafe for pedestrian traffic as well as bikers, especially since many cross the Hwy during those times. Increased volume, delays due to queue ups cause drivers to make risky turns and ignore the safety of others. Further, this is a pre-school and it has a lake on one side, and a high speed highway on the other.

- Environment: The current green space with tall trees is a natural ecosystem around the lake. This also provides a natural sound and visual barrier from Great Seneca Hwy. The environment around the lakes and the creek should be given a priority and not torn down for further construction in the area.

I urge you to reconsider this plan as there would be significant traffic impact, safety issues and environmental impact from this proposed change. Please contact us via email or phone if needed.

Thanks

Anubhav Arora

301-512-0828

905 Rockborn St, Gaithersburg.

**Jasmine Forbes**

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:49 AM  
**To:** 'golda\_66@yahoo.com'  
**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  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: [golda\\_66@yahoo.com](mailto:golda_66@yahoo.com) <[golda\\_66@yahoo.com](mailto:golda_66@yahoo.com)>  
Sent: Monday, May 31, 2021 4:57 PM  
To: [planning@gaithersburgmd.com](mailto:planning@gaithersburgmd.com); Planning External Mailing <[Planning@gaithersburgmd.gov](mailto:Planning@gaithersburgmd.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.

Good Afternoon,

>  
> This is to add my name to the list of those in opposition to the development of a daycare center at the entrance to the Lakelands. The area is already densely populated. Adding a commercial building with an entrance on Lakelands Drive would add to the traffic congestion at this intersection. That intersection is already unsafe due to cars speeding down Great Seneca with cars exiting the Lakelands onto a somewhat blind corner when turning right off of Lakelands Drive. If traffic is blocked at the entrance to the daycare center, this will create a dangerous situation for cars turning into the neighborhood from Great Seneca. Please reconsider commercial development at that site.

>  
> Sincerely,  
>  
> Jill Johnson  
> Lakelands Homeowner

## Jasmine Forbes

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:53 AM  
**To:** 'Borkat, Jarrod'  
**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**

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[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

---

**From:** Borkat, Jarrod <BorkatJ@ebsi.com>  
**Sent:** Monday, May 31, 2021 10:39 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.**

Dear City of Gaithersburg,

I'm writing to express a few concerns with respect to the daycare that is being built at the entrance of Lakelands community. First, I would kindly request that the consideration is given to the architectural style of the building such that it fits with the community. Second, while I suspect appropriate measures will be taken to prevent any safety concerns associated with having children in close proximity to the pond behind the daycare center, I do believe this would and could jeopardize the safety of some of the children. Thirdly, I sincerely hope that the traffic study has been conducted or will be conducted to understand the impact of traffic coming into and out of the parking lot and or the Lakelands neighborhood. This intersection is already dangerous and traffic is likely to be slowed down significantly due to the increased traffic. Based on my limited observation at another daycare facility, it appears the traffic projections by the builder are being under represented.

Thank you for taking the time to review my concerns.

Regards,  
Jarrod

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**Jasmine Forbes**

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 10:56 AM  
**To:** 'Gordon Hall'  
**Subject:** RE: Concern on Plan SDP 8551-2020 (151 Lakelands Drive)

Good Morning,

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

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaitersburgmd.gov](mailto:Jasmine.Forbes@gaitersburgmd.gov)

---

**From:** Gordon Hall <gordonho99@yahoo.com>  
**Sent:** Monday, May 31, 2021 10:53 PM  
**To:** Planning External Mailing <Planning@gaitersburgmd.gov>  
**Subject:** Concern on Plan SDP 8551-2020 (151 Lakelands Drive)

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

To whom it may concern,

I am a resident of Lakelands and I have a concern regarding development plan SDP 8551-2020 on 151 Lakelands Drive. The development of a daycare/early childhood education building with entrance directly on the narrow Lakelands drive will severely impact the safety of Great Seneca Hwy and Lakelands Dr intersection. I oppose such development unless a thorough independent traffic safety study has been conducted, shared, and reviewed with the community. The construction project could also impact the aquatic life in Lake Varnuna which is adjacent to the lot.

Sincerely,

Gordon Hall

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 3:33 PM  
**To:** 'Peggy Kwong'  
**Subject:** RE: Opposing plan: SDP-8551-2020 (151 Lakelands Drive)

Good Afternoon,

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

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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

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**From:** Peggy Kwong <peggy\_kwong@yahoo.com>  
**Sent:** Tuesday, June 1, 2021 11:37 AM  
**To:** Planning External Mailing <Planning@gaitersburgmd.gov>  
**Subject:** Opposing 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 whoever it may concern,

My name is Peggy Hall, I've been living in Lakelands for almost 20 years. I have a huge traffic concern about the development over on 151 Lakelands Drive. The morning and afternoon rush hour traffic on Lakeland Dr. can be a nightmare sometimes. School buses traveling in and out during school hours are adding hazards to the intersection. I oppose the idea of developing a daycare because the new development will impact the traffic of that intersection and increase the risk of traffic incidents. I have eye-witnessed a traffic accident at the intersection of Great Scena Hwy and Lakelands Drive. I can't imagine putting more stress on everyone who travels through the intersection and putting many young children at risk for entering their daycare every day. I am opposing the development of 151 Lakelands Drive.

Best regards,  
-Peggy

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 3:39 PM  
**To:** 'Lea Binder'  
**Subject:** RE: Opposition to Proposed Everbrook Academy at 151 Lakelands Drive

Good Afternoon,

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

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

**From:** Lea Binder <binder.lea@gmail.com>  
**Sent:** Tuesday, June 1, 2021 11:46 AM  
**To:** Planning External Mailing <Planning@gaitthersburgmd.gov>  
**Subject:** Opposition to Proposed Everbrook Academy at 151 Lakelands Drive

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

Dear Planning Commission,

As a resident of Lakelands, I am writing to express my strong opposition to the development of the Everbrook Academy at 151 Lakelands Drive.

The current intersection at Lakelands Drive and Great Seneca is a very challenging traffic location. In addition to there having been numerous accidents, including several fatalities, there is already way too much traffic at this intersection and the addition of a daycare center would only exacerbate this problem. There are too many cars trying to exit Lakelands Drive in the morning and this often causes a substantial backup down Lakelands Drive. For cars trying to turn left, it is particularly challenging since the red light is nearly 2.5 minutes so if you miss that brief green light, you are stuck for several more minutes. I have tried turning left and been stuck at the beginning of the lake and can see

the light turn green, but don't get anywhere close to it because there are simply too many cars trying to exit. Most mornings, the cars trying to exit Lakelands Drive onto Great Seneca extend halfway or more from the intersection to Gatestone. For residents heading to work, especially those turning left, this is already a painfully long wait to exit the community. Adding a daycare center will only increase the traffic at this intersection when the majority of people are commuting in and out of Lakelands. Furthermore, the duration of construction to build the daycare center will also be a significant burden on traffic patterns for this area.

Even if a traffic study has been or will be conducted, it will not provide an accurate estimate of the impact of adding a daycare center and an estimated 140 new cars. Currently, there are numerous residents still working from home with their offices still closed, but expected to open by the fall or end of the year. With so many residents working from home, the traffic might not appear to be significant, but that is going to change once workplaces are back to normal following the COVID pandemic. Exiting Lakelands Drive each morning is already very burdensome to residents, and the proposal to build a daycare center will make this so much worse and be very frustrating to residents, as well as to families trying to enter and leave the daycare center each day.

In addition, I am strongly against the development at this location that will destroy the current wooded area. I enjoy entering my community on Lakelands Drive with a beautiful lake and trees. To tear trees down and build another structure ruins the appeal of entering Lakelands Drive. I live on Lake Varuna Drive and my family and I frequently take walks to the lake to enjoy the scenery and watch the wildlife. That side of the lake is currently being used by the community to enjoy nature and this proposal will destroy that. In order to build the daycare center, a substantial amount of trees will be cut down, which are currently the home to deer and other animals. In an era where we have been trying to be more environmentally conscientious, we should be making more effort to develop new buildings in areas that do not require demolishing nature.

Building the daycare center on Lakelands Drive will be detrimental to the Lakelands community. This is unnecessarily destructive to the beautiful woodlands around Lake Varuna and offers no reasonable benefit to offset the negative impact it will create. There is already a preschool within the Kentlands and at least 3 other daycare/preschool centers within 1 mile of our neighborhood. The developers should select a different plot of land that will not destroy so much wooded area and create a huge traffic burden on residents. There are numerous other areas that are clear of trees to cut down and in less heavily trafficked intersections for the community and will be much less detrimental to residents. I urge you to NOT approve the proposal to build the Everbrook Academy at 151 Lakelands Drive.

Thank you,  
Lea Binder

Lakelands Resident on Lake Varuna Drive

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 3:42 PM  
**To:** 'Lisa Schrier'  
**Subject:** RE: 151 Lakelands Drive / SDP-8551-2020

Good Afternoon,

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

Regards,  
Jasmine Forbes

Jasmine Forbes, Planner II  
Planning and Code Administration  
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[Jasmine.Forbes@gaitersburgmd.gov](mailto:Jasmine.Forbes@gaitersburgmd.gov)

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

From: Lisa Schrier <[lschrier@stwfir.com](mailto:lschrier@stwfir.com)>  
Sent: Tuesday, June 1, 2021 12:17 PM  
To: Planning External Mailing <[Planning@gaitersburgmd.gov](mailto:Planning@gaitersburgmd.gov)>  
Subject: Sub: 151 Lakelands Drive / SDP-8551-2020

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Council and Planning Commission:

I oppose this planned building site for the daycare center as inappropriate for this location. This intersection is dangerous. There are approx. 200 cars exiting the community between 7-8am. Should you check traffic patterns and compare them with county and state agency records you will find serious accidents with major damage to property and person there. A busy daycare site there amplified the likelihood of a traffic fatality with all the liability risk and exposure to the town associated with that, not to mention the human cost.

I strongly encourage the City of Gaithersburg to reconsider. Not to mention the vista area is so beautiful.

There has to be other options for the land including just leaving it alone. As a 19 year resident of the Lakelands this isn't the first time a developer has tried to build on the property. There are numerous empty buildings in the Kentlands/Lakelands including the property next to RCES. Have Everbrook Academy move there.

Very respectfully,

Lisa Schrier  
409 Stonemason Drive  
Gaithersburg, Maryland 20878  
301-221-3113

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, June 1, 2021 3:46 PM  
**To:** 'Brittany'  
**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  
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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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

From: Brittany <[bklabanoff@gmail.com](mailto:bklabanoff@gmail.com)>  
Sent: Tuesday, June 1, 2021 12:28 PM  
To: Planning External Mailing <[Planning@gaithersburgmd.gov](mailto: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 longtime Lakelands resident, I strongly oppose the development at 151 Lakelands Drive. I fear for the safety of all residents including my children who like to walk safely throughout this beautiful neighborhood. This development will cause an immense amount of traffic as well as non residents using it as a cut through. Please keep our neighborhood, families and most importantly, our children safe and free from this development.

Thank you,  
Brittany Klabanoff

Sent from my iPhone