

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 9:01 AM
To: 'Sheldon Cann'
Cc: muddybranchalliance@gmail.com
Subject: RE: 151 Lakelands Drive - SDP-8551-2020

Good Morning,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Sheldon Cann <scann945@gmail.com>
Sent: Tuesday, June 1, 2021 4:46 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>; Environment External Mailing <Environment@gaithersburgmd.gov>
Cc: muddybranchalliance@gmail.com
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,

Thank you to the City for providing a space for public commentary and access to the proposed Everbrook Academy project documents. I am a 21-year resident of the Lakelands Community and am well aware of the building codes, community rules, and Gaithersburg regulations that make us a desirable community.

In reading through all the information from the initial plans to the current commentary, one thing has become clear:

- the developer and the City seem determined to build out this property, despite the difficulties it presents and against all common sense.

1. The dangerous traffic situation this development will create has already been well described by others. I would ask the City to clarify 3 items on this point:

- The only existing traffic study was commissioned by the developer and conducted in January 2020 by an out-of-area company (Hanover, MD). Will the City allow an updated, independent traffic analysis to be performed with local input? This could be done in Fall 2021, when return-to-work and school traffic patterns are

reestablished. Please respect and trust your tax-paying Lakelands residents when they tell you traffic conditions will only get worse in the neighborhood with a preschool at our entrance.

- Please clarify the assumption that the State will not allow a new access entrance to the property from Great Seneca Highway. From what I could read, the State did not specifically deny this. Nor did I see an official proposal made to the State to request a turn into the property from the existing dedicated turn lane on southbound Great Seneca Hwy. If this can possibly be an alternative to future backups on Lakelands Drive, it should be properly researched and proposed.

- What is the plan for emergency vehicle access to either the school or the neighborhood, when the inevitable accident blocks all traffic on narrow Lakelands Drive?

2. This development will destroy a mature forest and wooded buffer that adjoins the already sensitive Muddy Branch Watershed.

- JM Forestry Services (Waldorf, MD) March 2021 letter to the City's Rob Robertson details a "Forest Conservation Plan" which calls for the removal of 8 "specimen" trees (24 inches or more in diameter), while keeping only 3 specimen trees located outside the construction zone. Not even mentioned is the assumed destruction of the rest of the smaller trees and vegetation on the property. "Conservation" ? This permanently cuts down a 2-acre forest.

- This proposal also requests a waiver from the City's own tree conservation ordinance to cut down a 37-inch diameter specimen red maple, justifying that it would create a "hardship" for the owner/developer if the City's ordinance to preserve such trees was followed. Please. As Lakelands homeowners, we must abide by strict regulations not to disrupt any vegetation without permission, especially along the Muddy Branch Creek valley. Yet a developer wants to raze most of a buffer forest for commercial development? The short, new trees planted for "reforestation" will take decades to grow and will never replace the beautiful tree canopy bordering the lake.

- The runoff from the new building/parking hardscape will still flow into Muddy Branch Creek just across Lakelands Drive, adding to its erosion and pollution.

The City's own Stormwater Management Program webpage states:

"Stormwater runoff picks up trash and toxins including fast-food wrappers, cigarette butts, used motor oil, lawn chemicals, and pet waste. This water travels into catch basins and through storm drain pipes & ditches, and discharges untreated into our local streams."

- The 2-acre hardscape of the proposed school and parking lot will certainly overflow into Lake Varuna and Muddy Branch, despite catch basins and culverts built into the property. What is the plan to preserve Lake Varuna, already suffering from run-off issues?

3. The City should consider a land swap with the owner/developer to offer a more appropriate property for the school.

- Just because the 20+ year old Master Development Plan and zoning designated a mixed use property on this site, does not mean that a large building must be shoe-horned into a difficult location.

- Changes to the original plan have already occurred with other nearby parcels: like the "swap" of the large parcel with the County which allowed the building of Lakelands Park Middle School (which now contributes to our traffic issues). The City has remaining large parcels, for example around the County Police Headquarters along Edison Drive, which have good side road access and open land suitable for a preschool.

- The City could then create a more suitable park at 151 Lakelands Drive for all to enjoy walks, fishing and an accessible green space.

I urge the City to take a step back in this process, follow its own principles, and consider the residents' viewpoints before this development becomes a headache for all of us.

Thank you,
Sheldon Cann

945 Rockborn Street

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 1:05 PM
To: 'Virginia B. Joehl'
Subject: RE: Wote NO Day care on Lakelands Drive

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Virginia B. Joehl <virginiajoehl@gmail.com>
Sent: Tuesday, June 1, 2021 6:01 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: Wote NO Day care on Lakelands Drive

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

PLEASE do not approve this. We really can not afford the traffic congestion this would create at that intersection.

Also, we already have daycare center in the neighborhood. You should make it a nature center. We really need this insulation from Great Seneca.

Virgin B. Joehl
417 Main Street

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 1:08 PM
To: 'Tlieberthal@gmail.com'
Subject: RE: Opposition to Everbrook Academy in Lakelands

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: City of Gaithersburg <webmaster@gaitersburgmd.gov>
Sent: Tuesday, June 1, 2021 4:46 PM
To: EnerGov-Admin <EnerGov-Admin@gaitersburgmd.gov>
Subject: Opposition to Everbrook Academy in Lakelands

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Terry Lieberthal
Site Visitor Email: Tlieberthal@gmail.com

I oppose the plan for the Everbrook Academy for three reasons 1) the intersection is dangerous , with frequent accidents, and adding 150 additional cars during the rush hour will only increase the risk of someone getting hurt.

2). The traffic study was flawed and did not include the potential of 10-13 school buses plus the City after school activities bus to and from Lakelands Park Middle School at the same hour
The right turn to turn into the driveway comes on fast and is a sharp turn

3). There is a blind teen who uses the sidewalk in front of the entrance to cross the driveway to access the bus system

I have the bus routes from MCPS to add to the record

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 1:17 PM
To: 'Levy, Michael'
Subject: RE: Opposition email regarding Everbrook Academy project in Lakelands

Sensitivity: Confidential

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Levy, Michael <michael.levy@philips.com>
Sent: Wednesday, June 2, 2021 10:39 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Opposition email regarding Everbrook Academy project in Lakelands
Sensitivity: Confidential

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

Good Morning,

I am writing this letter in opposition to the Everbrook Academy project at the entrance to the Lakelands. My focus on this note relates to the fact that the project would result in the removal of over 400 trees. These trees and this property are one of the HIGHLIGHTS of our community. They provide a buffer to the sound from Great Seneca (and it's ever increasing traffic flow), and they create a beautiful ambiance when you are coming into the Lakelands, and when you are leaving.

This area has been untouched for 20 years, and both original owners and those of us who have moved here over the years have had zero expectation until now that this would be changed. While not totally accurate of course, please see the photo rendering below and on the attached WORD Document. This is a picture of the view we have right now...and what we could potentially be seeing if 3+ acres of trees are razed. I do realize a few trees on the shore of Lake Veruna may remain but I could not edit this perfectly, though it does depict what I think would a fairly accurate view.

This is not in the spirit and atmosphere of the Lakelands, the building is not in scope of the rest of the community residences, and it will be an eye sore we should not have to endure.



Regards,

Michael D. Levy

	<p>Philips Healthcare Service Solutions Account Manager</p>
<p>Michael D. Levy Imaging, Ultrasound, Multi Vendor, MA @ TC</p>	<p>Office - 240-690-4915 Mobile - 301-325-0095 Email - Michael.levy@philips.com</p>

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Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 1:21 PM
To: 'Carla Simon'
Subject: RE: Ever took academy

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
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Jasmine.Forbes@gaithersburgmd.gov

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

From: Carla Simon <carlasimon54@gmail.com>
Sent: Wednesday, June 2, 2021 10:53 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Ever took academy

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

I just want to voice my opposition to the location of the proposed Everbrook Academy at Lakelands... the cutout for the entrance is entirely too close to the entrance intersection and at drop off and pick up times there will be a possibility of a backup from Great Seneca onto Lakelands Dr. there have been accidents as it is at that entrance and the location of this entrance will be a nightmare in the making. Thank you for considering my point of view as a Lakelands resident.

Carla Simon

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 1:26 PM
To: 'Tina Wright'
Subject: RE: NO to Everbrook Academy

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

From: Tina Wright <tinawright@gmail.com>
Sent: Wednesday, June 2, 2021 12:07 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Cc: Chris Wright <chriswright28@gmail.com>
Subject: NO to Everbrook Academy

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

To whom it may concern,

As Lakelands residents, we oppose the proposal to develop the parcel of land at the entrance into Lakelands to build a pre-school. This structure will depreciate the value and attractiveness of the community, create traffic issues for school children, pedestrians, and residents, and is unnecessary and harmful to both the ecology and economy as we emerge from the pandemic.

The entrance of the community currently is a screened transition between a busy Great Seneca Highway and a dense residential area. For many, this is the hallmark of coming home and leaving cares behind for the next day. Placing a commercial establishment here will completely obliterate that. It is not only the visual aspects, but also the audio aspects when preschool kids are out to play. Serenity is out the door. The neighborhood will become less attractive, and the residents here will take their money elsewhere, with the retail in Midtown following close behind.

The two-lane entrance is already tight, and turning (right) onto Great Seneca is a challenge during morning rush hours. Great Seneca is frequently backed up, so even the traffic signal doesn't always help. Adding more traffic

in and out of this tight space only exacerbates this issue. During the morning rush, this will also impact the school buses coming in to Lakelands Park MS as well as morning joggers.

Finally, as we emerge from Coronavirus Quarantine, many businesses are reducing their office footprint or have gone out of business. Chesterbrook Academy, a preschool that was located next to Rachel Carson ES, closed down during the pandemic. My company office in the Rio is relocating to a much smaller space. As you drive around Gaithersburg, you see many vacant retail spaces from businesses that didn't make it through the pandemic. With plenty of commercial space available, there is no reason to further damage the nature around us or take revenue away from existing commercial property owners.

Please DO NOT APPROVE the Everbrook Academy proposal.

The Wrights, Lakelands Residents

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 2:59 PM
To: 'Laura Griffith'
Subject: RE: Everbook development

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

From: Laura Griffith <laura_griffith@yahoo.com>
Sent: Wednesday, June 2, 2021 1:56 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Everbook development

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

I am writing to you in reference to the planned Everbrook development. I am in opposition to this plan due to the additional issues it will cause at an already busy and dangerous intersection (Lakelands drive/Great Seneca). Most concerning would be the possibility of a backup of cars on Lakelands drive trying to turn right into Everbook leaving cars turning into Lakelands backed up onto Great Seneca Highway. Additionally, it was not clear to me if the traffic study covered the times when school busses are also entering and leaving the neighborhood via that intersection. This needs to be considered as well.

Laura Griffith
615 Pheasant Street
Gaithersburg MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, June 2, 2021 3:03 PM
To: 'Derek Colen'
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

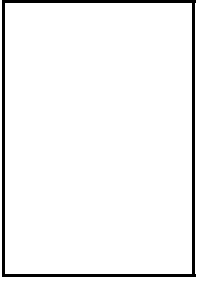
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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

From: Derek Colen <dscolen@gmail.com>
Sent: Wednesday, June 2, 2021 2:09 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive or SDP-8551-2020

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

I am a resident of the Lakelands community and I oppose this development on Lakelands Drive for Everbrook Academy. I am a local Realtor and work in the neighborhood as well. Overall I do not think this development is ideal for this location due to traffic, safety of our children, vehicles, pedestrians and dogs, and is not the right project for this location.

I do think a nice park or dog-park would enhance that space and be more beneficial to the area.



Derek Colen
5-Star Mobile Signing Agent
Mobile 202-680-3457
www.MoCoMobileNotary.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, June 3, 2021 2:33 PM
To: 'joshaharris@gmail.com'
Subject: RE: Everbrook Academy-Lakelands

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: joshaharris@gmail.com <joshaharris@gmail.com>
Sent: Wednesday, June 2, 2021 3:51 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Everbrook Academy-Lakelands

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

We strongly oppose the development of the parcel of land at the entrance into the Lakelands. Doing so will create more traffic at the community entrance on a very dangerous intersection where cars drive extremely fast. It will also remove the beautiful greenery at the Lakelands entrance with an unappealing commercial building.

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, June 3, 2021 2:37 PM
To: 'Ronda Hartzel'
Subject: RE: 115 Lakelands Drive

Good Afternoon,

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

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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

From: Ronda Hartzel <rondasworld@hotmail.com>
Sent: Wednesday, June 2, 2021 3:32 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 115 Lakelands Drive

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

To Whom it may concern

I am writing to you about the proposed development on Lakelands Drive for the Everbrook Academy.

I am OPPOSED to this project due to the following reasons:

- The amount of traffic it will bring by having the entrance and exit on Lakelands drive which will affect the ability to smoothly get into and out of the community throughout the day. This is especially concerning during rush hour traffic.
- The added staff and attendees may need to park within the community which will also cause more traffic and backup in the community due to the limited amount of parking spaces allotted within the Academy.
- The queuing of parents to pick up and drop off their children will make the entrance off of Great Seneca unusable and causing continual back ups

- Even if the City of Gaithersburg performs Traffic studies it is not an adequate representation due to many people currently working from home and also children not attending school in person. The amount of drivers will be significantly less currently due to the current situation caused by COVID.
- This will affect walkers trying to cross not only the proposed entryway from Lakelands drive but also their ability to smoothly cross Great Seneca.
- This will eliminate green space in our community which will affect a variety of animals within their habitat.

I strongly oppose this project due to the negative impact it will have on the Lakelands community. I have lived in this community off and on since 2001 due to being assigned to this area with the Navy. I retired a few years ago and chose to make Lakelands my permanent home due to the quiet and peaceful community. I hope we will continue to preserve our community and keep this space green. I truly wish for the Lakelands community to purchase this piece of property but that's another topic for another time.

Please feel free to reach out to me with any questions or concerns. I appreciate you taking your time to listen to my opinion.

v/r

Ronda Hartzel
314 Chestnut Hill Street
Gaithersburg MD 20878
240-499-4916

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, June 3, 2021 2:41 PM
To: 'Hoch, Michael'
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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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitthersburgmd.gov

From: Hoch, Michael <michael.hoch@nfp.com>
Sent: Thursday, June 3, 2021 12:28 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: 151 Lakelands Drive SDP-8551-2020

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Good afternoon,

To say I am upset or concerned about the planned development on Lakelands Dr. for Everbrook Academy is an understatement. I have lived in the Lakelands for 20 years the thought of having the an entrance at that location seems absurd. The intersection at Lakelands and Great Seneca is already a very dangerous intersection, by adding additional traffic seems to further add to the issue. Aside from that the logistics just do not seem to lend for said development. Build a walk develop the lake and make this a beautiful part of the community do not plopp some school that is horrible mistake.

I will further join community to stop this from moving forward.

Michael

Michael Hoch

Senior Advisor
Wealth Management
6500 Rock Spring Drive | Suite 410 | Bethesda, MD 20817
T: 301.581.7363 | M: 301.370.7093 | Business Text Line: 202-389-9585
michael.hoch@nfp.com | <https://wealthteam.nfp.com/>

To schedule meeting with Michael use this link: <https://go.oncehub.com/michaelhoch>



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Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, June 3, 2021 2:45 PM
To: 'Mark Mathewson'
Cc: Chinyere Mathewson; Maya Mathewson; board@lakelands.org
Subject: RE: Everbrook Academy Plan

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: Mark Mathewson <mathewsonmd@gmail.com>
Sent: Thursday, June 3, 2021 7:58 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Chinyere Mathewson <chinyeremathewson@gmail.com>; Maya Mathewson <nicolemathew@icloud.com>; board@lakelands.org
Subject: Everbrook Academy Plan

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

Good morning planning commission,

We are residents of the Lakelands community and writing to voice our strong objection and concern about the planned development location for Everbrook academy. In particular we are concerned about the danger that will be created at the major intersection of Great Seneca and Lakelands drive, and the major amount of increased congestion it will create to neighborhood roads and infrastructure.

What the Plan Has Failed to Address

We feel the following issues, at minimum, must be researched and addressed before this plan should move forward:

- The true impact on Lakelands Road traffic specific to morning and evening rush hour, rather than averaging the impact over a span of time.
- The likelihood of a backup between Great Seneca Highway and the Everbrook entrance.
- The effect of traffic exiting from Everbrook and attempting to turn left onto Lakelands Road.

- Added traffic on surrounding Lakelands streets from traffic turning right onto Lakelands Road.
- The impact on Lakeland residents utilizing the entrance.
- The impact on elementary school bus stops within the community, particularly those using the Great Seneca Highway entrance and that at the intersection of Lakelands Road and Linslade Street.
- How and when deliveries to the daycare will be handled.
- How delivery trucks will fit onto the short stretch of Lakelands Drive leading into the daycare.
- How many employees the daycare will have.
- How much light and sound pollution will affect Lakelands residents.

In addition, we are concerned about the critical loss of green space that adds character and value to the Gaithersburg community as a whole, and in the potential for negative property value impact for Lakelands and Kentlands homeowners that could come with it. I believe there are several other suitable options/projects proposed and available to the landowner that could generate economic value while avoiding the concerns above. We urge that you strongly consider these implications in the final decision making for this project.

Thanks for your attention.

Mark & Chinyere Mathewson

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, June 3, 2021 4:48 PM
To: 'Jozyann'
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. The Planning Commission will make a recommendation to the Mayor and City Council on June 16th. The Mayor and City Council will make a final action on this application on July 19th.

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: Jozyann <jozyann@gmail.com>
Sent: Thursday, June 3, 2021 4:41 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.

151 Lakelands Drive Proposal

Dear Gaithersburg City Council Members,

I strongly oppose the proposed development of the Everbrook Academy daycare center project on Lakelands Drive in its present form. It would be a serious disruption of traffic to Lakeland residents, and Everbrook attendees as well. This hardship would be due to major traffic problems at the intersection of Lakelands Drive and Great Seneca Highway. I feel that the city of Gaithersburg should consider relocating the entrance and exit from Lakelands Drive to Great Seneca Highway.

For these reasons and others, I therefore respectfully urge the members of the City Council not to approve this proposal in its current form. I would like to request notification when the City Council hearings are being scheduled on this proposal. I thank you for your consideration in this matter.

Sincerely,

JoAnn Weiss

Jasmine Forbes

From: Jasmine Forbes
Sent: Friday, June 4, 2021 3:01 PM
To: 'Marybeth Athanas'
Subject: RE: Proposed Everbrook Academy

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, AICP
Planner II
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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 Jasmine.Forbes@gaithersburgmd.gov

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

From: Marybeth Athanas <marybeth148@gmail.com>
Sent: Thursday, June 3, 2021 5:54 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Proposed Everbrook Academy

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Hello,

I am a Lakelands resident writing to express my opposition to the proposed Everbrook Academy at the Lakelands entrance. This will destroy the beautiful natural entrance and calming feeling it provides to both residents and visitors. Please do not move forward with this proposal.

Thank you
Marybeth Athanas

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Friday, June 4, 2021 3:05 PM
To: 'Deborah Fegley'
Subject: RE: Everbrook Academy

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, AICP
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: Deborah Fegley <djf216@yahoo.com>
Sent: Friday, June 4, 2021 8:44 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Everbrook Academy

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Good Morning,

I am against the proposed entrance to Everbrook Academy on Lakelands Drive in Gaithersburg. The light at the end of Lakelands Drive, where it intersects with Great Seneca Highway already gets backed up during the morning rush hour (during non-Covid times, which we're returning to). Not only will an entrance to a daycare center exacerbate the existing problem, the traffic pattern of people departing from the daycare center and making a left-hand turn to exit the center to get to the light at Great Seneca will be hazardous. I know from firsthand experience. My children attended a daycare center with a similar traffic pattern and there were daily instances of near misses, aggressive driving, or car accidents.

Please reconsider the plan for the entrance/exit to Everbrook Academy and move it off of Lakelands Drive and onto Great Seneca Highway.

Sincerely,
Debbie Fegley

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:07 PM
To: 'DROZDOVITCH VLADIMIR'
Subject: RE: 151 Lakeland 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, AICP
Planner II
Planning and Code Administration

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Jasmine.Forbes@gaithersburgmd.gov

From: DROZDOVITCH VLADIMIR <drozdovitch@msn.com>
Sent: Friday, June 4, 2021 3:46 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakeland Drive / SDP-8551-2020

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Dear Madame, Sir,

I would like to express my deep concern about the proposed development of Lakelands Dr for Everbrook Academy. My wife, three children and I **are totally against the proposed construction** as it will destroy the green space in our beautiful neighborhood and create traffic and safety problems for Lakeland residents. Sincerely,

Vladimir Drozdovitch,
Head of household
526 Bright Meadow Dr
Gaithersburg MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:12 PM
To: 'Susanne Goldsmith'
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, AICP
Planner II
Planning and Code Administration

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Jasmine.Forbes@gaitersburgmd.gov

From: Susanne Goldsmith <susannegoldsmith@hotmail.com>
Sent: Monday, June 7, 2021 11:56 AM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive

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To whom it may concern,

We would like to petition against building on 151 lakelands drive. My family and I have lived in the Kentlands for 15 years and love that little forest area. My boys 10 and 8 are now old enough to appreciated it's beauty. We live so close to our neighbors that this is a much needed space, In addition, there are a number of options for child care all with in miles (childtime, kindercare, nist, goddard, Franklin, robinsnest) and the chesterbrook academy building can be used.

Thank you for your consideration.
Susanne and Ken Goldsmith

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:19 PM
To: 'David Sotsky'
Subject: RE: AGAINST 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, AICP
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: David Sotsky <dsotsky1@gmail.com>
Sent: Saturday, June 5, 2021 1:33 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: AGAINST 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 am a resident of the Lakelands neighborhood with my family including 2 children (14 and 16) and just learned of this proposal to build the 151 Lakelands Drive Everbrook Academy in our neighborhood.

We are **TOTALLY AGAINST** this proposal to allow the Everbrook Academy to be built in our Lakeland's neighborhood for a multitude of reasons. These reasons, include:

1. TRAFFIC DISASTER:

- The traffic on Great Seneca Highway is **ALREADY** a complete disaster in **BOTH** directions during peak driving times in the morning and afternoon.
- It takes 10 minutes to get from Muddy Branch Road traffic light to turn into our neighborhood at Lakelands Drive during peak rush hour periods **which is just 1 mile.** Same thing on the Darnestown Road side to enter our neighborhood to Main Street.
- **This adds to already overwhelmed and overburdened roads to support the massive overbuilding in our area for traffic during all times of the week.**
- Adding a new school at the **ENTRANCE** of our neighborhood will bring us past a breaking point of stressful commuting.
- **The TRAFFIC BACK UP ONTO GREAT SENECA WILL GROW EXPONENTIALLY IN BOTH DIRECTIONS DUE TO THE NARROW TURN LANE INTO THE NEIGHBORHOOD EVERY DAY. THERE HAS ALSO BEEN MULTIPLE ACCIDENTS RIGHT AT THAT INTERSECTION.**

2. ENVIRONMENTAL DISASTER:

- This project will **DESTROY** 3.5 acres of trees and unique habitat for birds and animals that live in this wooded area given the body of water that is a part of habitat.
- It destroys important shaded areas by the lake.
- It increases the risk of polluting the lake which water dependent animals depend.
- **It destroys the CHARACTER AND IDENTITY of our neighborhood as the woods and trees surrounding the lake in THE LAKELANDS is part of the character of our neighborhood and has been so since it's founding.**
- Tearing the trees down and adding a busy school destroys the peaceful setting that has defined the entrance of our neighborhood. Those trees are a **PART** of our neighborhood.
- **Green space and serenity is part of the IDENTITY of our neighborhood.**

SIDE NOTE: Gaithersburg government council voted AGAINST putting a Cell Phone Tower near our neighborhood because they said it was an environmental issue. OUR ENTIRE NEIGHBORHOOD LIVES WITH POOR CELL PHONE CONNECTIVITY, WHICH IS A SAFETY RISK AND QUALITY OF LIFE ISSUE. They vote against a necessary wireless cell phone tower for 'environmental reasons' but they propose tearing down 3.5 acres of trees and habitat for a TAX REVENUE GENERATING SCHOOL? Nobody believes that.

3. SAFETY RISK:

- Lakelands has a lot of children in this neighborhood that ride bikes in the neighborhood streets, skateboard in the streets, roller skate in the streets, and play and cross the streets many times without paying as much attention as they should.
- **LAKELANDS STREETS ARE INCREDIBLY NARROW.** Increasing traffic in and out of the neighborhood with people rushing to drop their kids off is a **DANGER.**
- The Lakelands **ONLY** has 2 main entrances into the neighborhood -Lakelands Drive and Main Street. (not including entrances from Kentlands Shopping Center.)
- We will now have strangers, who do not live in our neighborhood, driving through our neighborhood streets from all directions to try and access the Everbrook Academy. We already have a lot of traffic due to MCPS Lakeland's Park Middle School that has suffered from overcrowded classrooms with OVER 1000 students that attend. Many take school buses to get to the school which also pack our neighborhood streets.
- Rushhour causes stress and rushing. Especially due to traffic back ups and being late. **Building this academy in our neighborhood dramatically increases the risk that there could be accidents in our neighborhood due to the cramped and narrow streets and increased traffic during peak times**

4. QUALITY OF LIFE DESTRUCTION

- Our neighborhood is our home. Our Lakeland's Community and neighborhood has a culture to it. Knocking down the trees, which increases traffic, reduces greenspace, increase probability of accidents, and bringing strangers into and through our neighborhood is unfair and over burdensome. We **ALREADY** have a MCPS public school in the heart of our neighborhood. Adding **ANOTHER** school or commercial entity is **WRONG.** We do **NOT** want strangers driving through our neighborhood streets where our children play. We dont want to increase the traffic back ups **EVERY SINGLE DAY THAT WE ENTER AND LEAVE** our neighborhood. **THIS IS NOT FAIR.**

5. TAX DOLLARS AND VOTING

- **WE PAY AN EXORBITANT AMOUNT OF PROPERTY TAXES TO LIVE IN THE LAKELANDS. MORESO THAN MANY OTHER NEIGHBORHOODS AND COMMUNITIES.**

- **AS A RESULT, WE HAVE A RIGHT TO OPPOSE A CHANGE AS SIGNIFICANT AS THIS ONE THAT WILL HAVE SUCH A DIRECT IMPACT ON OUR NEIGHBORHOOD, FAMILY, AND DAILY QUALITY OF LIFE.**
- **WE WILL ORGANIZE AND CAMPAIGN AGAINST ANY ELECTED OFFICIAL THAT VOTES TO APPROVE THIS PROJECT IN FUTURE ELECTIONS AS THIS DIRECTLY IMPACTS OUR QUALITY OF LIFE.**

6. ALTERNATIVES

- **There are many alternative locations that should be considered that will have less of a negative impact on the neighborhood and the environment.**

PLACING THIS ACADEMY ON LAKELANDS DRIVE WILL HURT OUR COMMUNITY AND NEIGHBORHOOD FOR ALL OF THE REASONS MENTIONED ABOVE. WE RESPECTFULLY REQUEST THAT YOU RECONSIDER THE LOCATION OF THIS ACADEMY AND FIND A MORE SUITABLE AND VIABLE ALTERNATIVE THAT DOES NOT CAUSE THE INEVITABLE DEVASTATION TO OUR COMMUNITY THAT WE KNOW WILL HAPPEN AS A RESULT.

I WOULD APPRECIATE A WRITTEN RESPONSE TO THIS LETTER.

THANK YOU,

**DAVID SOTSKY
602 PHEASANT STREET
GAITHERSBURG, MD 20878**

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:21 PM
To: 'Mike Plunkett'
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, AICP
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

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

From: Mike Plunkett <mike601us@yahoo.com>
Sent: Saturday, June 5, 2021 4:40 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakelands Drive

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I am a resident of The Lakelands and I am strongly opposed to the development of Everbrook Academy.

Mike Plunkett
433 Lakelands Drive

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:25 PM
To: 'newms118@gmail.com'
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, AICP
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

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

From: newms118@gmail.com <newms118@gmail.com>
Sent: Saturday, June 5, 2021 11:42 PM
To: Planning External Mailing <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.

Hello,

My name is Bryan Newman and I live at 707 Lake Varuna Drive. My work requires me to leave early and I take lakelands drive to get on the highway. This road is always backed up, even now. So adding Everbrook academy at the entrance DOD of lakelands drive is a terrible idea given the current layout of the road. Just think of a simple example, people leaving this academy and having to turn left out of it onto lakelands drive. One single car doing this will significantly disrupt the flow of traffic and the green light is not a long light. If this road gets backed up significantly, what is the lakelands community plans to address this? It's simple, if this academy is going to be built, then the lakelands drive absolutely must be widened to accommodate this. Constructing it now with no plan is unacceptable.

Thanks,

Bryan Newman