

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:28 PM
To: 'Melissa Smith'
Subject: RE: 151 Lakelands Dr.

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: Melissa Smith <melissa.o.smith@gmail.com>
Sent: Sunday, June 6, 2021 8:37 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: 151 Lakelands Dr.

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

To Whom It May Concern,

We have lived in the Lakelands since 2003, and we are very concerned about the proposed development on Lakelands Drive for the Everbrook Academy. The entrance to this proposed development would create a huge amount of traffic and congestion at the entrance to the Lakelands affecting drivers, school buses, and walkers/runners during peak driving hours. This is very unsafe and creates concerns about traffic at the entrance to our community. I do not believe that this is good use of the green space and will be a huge disruption to the entrance to our community.

Sincerely,

Melissa Smith
(concerned resident)

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:31 PM
To: 'Patricia McCafferty'
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

From: Patricia McCafferty <mccafferty1219@gmail.com>
Sent: Sunday, June 6, 2021 8:40 AM
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.

Dear Planning Commission,

I am writing to express my extreme displeasure with the plans to build Everbrook Academy on Lakelands Drive in Gaithersburg.

As a resident of the Lakelands for 20+ years, I am very aware of our traffic patterns and the narrow nature of our streets (purposely designed this way in the New Urbanist model of community planning). Even with the current middle school and DOZENS of buses that make their way in and out of our community during the school year, it is often a challenge to get to work if I want to use Great Seneca Highway. Often I time my commute around the mass influx of busses and cars (from parents bringing their kids to the middle school) that slows traffic on Great Seneca and RT 28.

Now to be told that another school is being planned at 151 Lakelands Drive and the impact this will have on resident's ability to get in and out of our community to get to work is just beyond belief.

As I've stated we already are dealing with school buses coming in and out in support of the Middle School. We also have buses for Rachel Carson ES students that navigate our neighborhood. Special needs buses (my one son utilizes this transportation option through middle and high school) as well as private school are also in our neighborhood and still need to get in and out.

We just have no more room for additional buses and cars at one of just TWO critical entries into our community to clog up what is already a challenging commute for residents in this community.

There is plenty of empty office space and other buildings being underutilized in this county that could be transformed into a productive school space. May I suggest the commission look at the model of Fusion Academy based at 275 N Washington St Suite 200, Rockville, MD 20850 which took an unconventional office space above retail stores and has developed a vibrant and successful school experience for its students?

No to Everboork Academy on Lakelands Drive.

Thank you for your time and consideration.

Best,

Patricia McCafferty
946 Rockborn Street, Gaithersburg

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:35 PM
To: 'David L'
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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Jasmine.Forbes@gaithersburgmd.gov

From: David L <riker45@gmail.com>
Sent: Sunday, June 6, 2021 4:04 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.

I hope I am not too late to voice my serious concern about the proposed development of the Everbrook Academy on Lakelands Drive.

I just do not understand how this proposal can be thought of as smart development given the traffic problems it will cause in Lakelands as well as on Great Seneca Highway: Buses entering and exiting Kentlands for both Everbrook as well as Rachel Carson and other schools. Commuter traffic exiting the Kentlands at the same time as buses and staff are trying to access the entrance to Everbrook. Traffic backing up onto Great Seneca Highway or into the Kentlands. This is just a disaster in the making.

I also think developing the parcel of land at the entrance to the Lakelands will destroy what is now the beautiful entrance way to our community as well as deprive Lakelands residents from being able to enjoy the banks of the nearby lake. And, that does not even speak to the inevitable destruction of the nearby wildlife environment and wooded area.

Surely there is enough unused office or school space in this area such that we do not need to erect yet another building, one that will have so many negative consequences on traffic, on the character of our community and our environment.

I urge you to vote against this proposed development.

David Levy
240-506-8540 (cell)
946 Rockborn St.
Gaithersburg, MD 20878

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:40 PM
To: 'Ashley Ruttenberg'
Subject: RE: Everbrook Proposal

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: Ashley Ruttenberg <ashleyruttenberg@gmail.com>
Sent: Monday, June 7, 2021 10:28 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>; CityHall External Mail <cityhall@gaithersburgmd.gov>; Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>
Subject: Everbrook Proposal

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

Good morning,

I am a resident of the Lakelands, having just moved to the area in early 2020. One of my favorite things about the area is my ability to take my kids into nature by simply walking out my door. The National Arbor Day Foundation even named Gaithersburg a "Tree City" for the 32nd year in a row!

I just learned of the proposal from Everbrook Academy to build a preschool on the corner of Lakelands Boulevard. I cannot express how disappointed I was to read that our local leaders were considering this proposal.

This proposal will involve tearing down some of the gorgeous trees and flattening the ground to build yet another preschool. Having hiked there many times with my children, I can tell you that there is a large family

of deer that live there. There are foxes, rabbits, birds, chipmunks, squirrels, and other wildlife who call that area home. You would be displacing all of them if this proposal is allowed to move forward. When that happens, it forces animals into neighborhoods, causing property damage and bringing the threat of animal-borne disease.

In addition to the natural beauty that will be robbed of the lakeland residents, I imagine it could impact other things such as property values, the natural reduction of flooding, pollutants, and property damage that flora provides, and it will become a sore thumb in the midst of beauty. Not having this space and the animals and plants that call it home will affect our local children's exploration , imagination, and love for nature.

It is especially difficult for me to understand the need for more buildings when there are plenty of vacant buildings listed for sale or lease. We do not need more buildings! We need more conservation of the things that are truly necessary to our species survival.

I was under the impression that I had moved to a place that valued the benefits of the natural landscape and believed in the preservation and protection of our planet. While one building might not make a large difference to you, it makes an enormous difference to those who live next door to it, and sets the precedent that we should re-use what we already have available rather than demolish more land for another new building. Taking a stand sets the standard for our children to learn from. What should we show them we value the most?

Please, I beg you, do everything in your power to prevent this pillaging of our land. There is more at stake than what may appear on the surface.

Best,

Ashley Ruttenberg

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:42 PM
To: 'Marisa Kish'
Subject: RE: 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, 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

From: Marisa Kish <mkish@Greshamcahn.com>
Sent: Monday, June 7, 2021 10:55 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020 (151 Lakelands Drive)

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

To whom it may concern - As someone who lives in the Kentlands and works in the Lakelands, I write to support the proposed use of the daycare facility at 151 Lakelands Dr. This proposal seems well thought out, and a great use for that particular parcel. I also think that the daycare provides a much needed service in the neighborhood.

Thank you.

-Marisa Kish
413 Tschiffely Square Rd

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:46 PM
To: 'Ivan Reisberg'
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



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Jasmine.Forbes@gaithersburgmd.gov

From: Ivan Reisberg <imivanjay@gmail.com>
Sent: Monday, June 7, 2021 11:20 AM
To: Planning External Mailing <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.

Dear Gaithersburg Planning Team,

I've lived in Gaithersburg for my entire adult life and witnessed so many farms and green areas give way to new residential, retail and commercial development. As a result, I've also watched I270 expand from a 4 lane highway to a 12 lane parking lot.

I love our neighborhood and support smart and well thought out development. However, I don't believe the proposed development for the Everbrook Academy falls into this category. This project would carve into the Lakelands park area, displace wildlife and healthy/peaceful greenspace, further increase traffic entering and exiting our neighborhood and increase the already dangerous congested traffic conditions. I moved into this neighborhood to avoid the congestion and enjoy the parks and greenspaces.

There appear to be so many alternative locations to develop a daycare center within a few miles of the proposed location. Unfortunately, there are too many businesses that have closed over the last year that are available to consider. What about the Chesterbrook Academy in the same neighborhood? Why leave a prior day care center

in the same neighborhood sit vacant while heavy equipment destroys a forest and wildlife sanctuary to build another one.

Please reject the proposal and keep our neighborhood safe and green.

Thank you,

Ivan Reisberg
622 Still Creek Lane

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:48 PM
To: 'Ovi Ghosh'
Subject: RE: 151 Lakelands Drive - halt school construction

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@gaitersburgmd.gov

From: Ovi Ghosh <ovighosh91@gmail.com>
Sent: Monday, June 7, 2021 11:33 AM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive - halt school construction

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

To whom it may concern,

I recently learned that Lakelands forest is set to be destroyed in order to make way for a school. I would like to petition against this decision due to the devastating effects this construction would have on the local flora and fauna. Please reconsider destroying this beautiful slice of nature. Schools can be built elsewhere and there are already so many preschools in the area!

Thanks,
Bidesh Ghosh

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 12:55 PM
To: 'Lauren Nova'
Subject: RE: 151 Lakelands Drive - please halt construction

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@gaitersburgmd.gov

From: Lauren Nova <lksiewertsen@gmail.com>
Sent: Monday, June 7, 2021 12:34 PM
To: Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: 151 Lakelands Drive - please halt construction

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

Hello,

I understand there are plans to destroy the Lakeland forest in order to build a preschool. As a resident of Gaithersburg, this is devastating news. The small pockets of nature in Gaithersburg are precious assets of this city and allow the flora and fauna of the area to live peacefully, as well as enriching the lives of the residents and greatly enhancing the value of living here. Tearing down the forest will negatively affect the lives of many people and displace many animals. I urge you to please save the forest and prioritize preserving the wildlife that is here when there are already so many developed areas. Sharing this space with the local wildlife is my favorite part of living here, and the city's appreciation of nature makes me grateful to be a resident.

Thank you,
Lauren Siewertsen

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 2:26 PM
To: 'Yuliya Podlesny'
Subject: RE: Lakelands/ Everbrook Academy 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, 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

From: Yuliya Podlesny <y.podlesny@gmail.com>
Sent: Monday, June 7, 2021 1:16 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Lakelands/ Everbrook Academy development

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

Dear Gaithersburg planning commission,

As a ten-year resident of Lakelands, I am writing to express my concern about the plan for Everbrook Academy development in the way it is planned. My concerns primarily with the safety of the intersection, traffic increase, and loss of green space that doubles as a sound barrier.

- **Safety:** that intersection is unsafe as it is with frequent accidents that lead to several deaths. You are putting lives in danger by not modifying the intersection. In fact, you must consider exhausted and distracted parents of youngest kids who have to deal with sleep deprivation while listening to crying babies in their cars and navigating that intersection.
- **Traffic:** while COVID lockdown has impacted traffic patterns, I can speak of pre-pandemic times when we had rush hour traffic backing up past the lake into the neighborhood. The school busses use that intersection as well. The academy probably triples the current issue with its traffic cutting into the neighborhood exit and blocking the entrance line as people tend to do that. This will back traffic up to Great Seneca.
- **Sound barrier:** as our city grows and Great Seneca will see more traffic, its noise level will increase. There are currently no noise barriers to account for that, and the green space does the trick for now. By removing this green space that our City is recognized for, which is used by residents for walks, you are creating a new problem of noise pollution not only for residents but for those very kids who will be in

the academy. As a parent of two kids, I can assure you that kids experience on the playground of my daycare is a major part of the consideration when selecting a quality daycare-will my kids spend time outside, is there are shade, and will they enjoy it—having a major highway right next to the academy is rarely attractive. Furthermore, there is enough evidence that proximity to major freeways increases the probability of developing diseases such as cancer and asthma due to road pollution.

I ask you to please reconsider the plan, make it safer, and do not destroy our green space.

--

Sincerely,
Yuliya Podlesny

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, June 7, 2021 4:59 PM
To: 'Stefanie Levy '
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. My apologize for getting back to you late in your previous email. The conservation easement (Liber 10449-Folio 635) was on the site plan for the Lakelands back in 1992, but it was never recorded in the plat for the property. The previous site plan which showed a restaurant for this site had intended to dissolved the easement, but the restaurant was never developed. The Applicant plans to revised the easement boundary and plan a reforestation of 0.37 acres and preserve 0.36 acres existing forest. Easements can be dissolved along with the site plan and there is precedent. If you have any additional questions, please let me know.

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: Stefanie Levy <ssmdlevy@comcast.net>
Sent: Monday, June 7, 2021 9:52 AM
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.

To the Planning Commission, City Council and Professional Staff,

I am a Lakelands resident concerned that the proposed development violates a perpetual Afforestation and Forest Conservation Easement and Agreement ("the Agreement") created in June of 1992. If allowed, development will have a permanent and devastating effect on the environment the easement was created to protect.

Initially, I can't find reference in the staff summary to this long-standing easement, yet exhibit 35C identifies said easement and includes a hand written note "to be revised". If this issue is not already under review, I respectfully request that one be done. I have contacted the planning department and spoke to Sam Copelan, who advised me that a conservation planner would follow up with me, but to date, I have followed up with Mr. Copelan but not heard back from anyone.

It appears that the Applicant has proposed some sort of reforestation plan in Exhibit 31, but I cannot discern whether this plan is meant to address the removal of 400+ trees or is specific to the easement area in question. In any event, I have the following comments:

As noted in the Agreement, scenic views, natural conditions, open spaces, green areas, animal refuges and natural habitat for flora and fauna were important to the city back in 1992 when the easement was granted. That specific and contiguous area was most likely selected for a reason. What would justify releasing the applicant from the obligation imposed by the Agreement?

If that specific area was worthy of protection 30 years ago, then dependency of flora, fauna and wildlife on each other has only deepened over the last 30 years, and is even more worthy of protection today. Proposed reforestation will not serve to mitigate the damage done to wildlife. Planting trees between the development and Lake Varuna is not an even trade. Those immature trees will be subject to runoff from the building and parking lot and will never achieve the stature of the trees cut down within the easement, nor will they create the natural border between Great Seneca Highway and the Lakelands that the trees within the easement currently provide.

When the original Lakelands residents were presented with the site plans 30 years ago, the footprint of the development encompassed 6000 ft.², yet the current proposal utilizes 12,900 ft.², leaving one to wonder if the additional footage is being taken through a violation of the easement.

I find it noteworthy that the Applicant is the Grantor of the easement. We are not talking about a conveyance of ownership during the 30 years since the easement was created. The applicant knew, or should have known, the nature of the property and the restrictions on the property that he purchased and abide by them.

Due to the likelihood that the proposed development is encroaching on the perpetual easement and therefore violating the 1992 Agreement, I hope that you will investigate further. It would be a shame for the environment and the residents of the Lakelands to bear the brunt of the effects from this proposed development.

Thank you.

Stefanie Levy
927 Linslade Close

Sent from [Mail](#) for Windows 10

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:01 AM
To: 'Monny Rivera'
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, 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@gaitersburgmd.gov

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

From: Monny Rivera <monicar1220@yahoo.com>
Sent: Monday, June 7, 2021 5:40 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.

To whom this may concern,

Why? Why would anyone want to sandwich a daycare in between a highway and a lake is beyond me. Not to mention that that turn is already very congested with out the addition of parents trying to drop off their kids. There are a plethora of vacant buildings in the kentlands begging for new tenants choose one of those and leave our forests alone. I see deer, heron and geese enjoying that area. Stop pushing out our wildlife and respect that we in the lakelands/kentlands area enjoy our isolated nook. This is an unacceptable plan and would damage what we live about our homes so much.

Sincerely,
Monica Goldberg

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:06 AM
To: 'Kristina Serino'
Subject: RE: New preschool lakelands.

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, 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@gaitthersburgmd.gov

From: Kristina Serino <kserino13@gmail.com>
Sent: Monday, June 7, 2021 2:58 PM
To: Planning External Mailing <Planning@gaitthersburgmd.gov>
Subject: New preschool lakelands.

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I'd like to propose that you use one of the many businesses that have closed due to covid to be used as a preschool. Taking children to see the wildlife that would be misplaced and most likely die because of your useless need to build yet another piece of property would be a much better option. I am strongly opposed to this.

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:08 AM
To: 'Melissa Pappas'
Subject: RE: Preschool in Lakelands

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, 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

From: Melissa Pappas <mpappas@athenaconsultingllc.com>
Sent: Monday, June 7, 2021 3:13 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Preschool in Lakelands

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

This email is to indicate my opposition to building a preschool at the entrance to the Lakelands. This will cause extreme traffic issues And destroys a beautiful area along the way.

Regards,

Melissa Pappas | Chief Executive Officer

506 Main St, Suite 215, Gaithersburg, MD 20878

Main [240-396-5495](tel:240-396-5495) | Fax [240.396.4110](tel:240.396.4110) | mpappas@athenajobs.com | www.athenajobs.com

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:10 AM
To: 'lisa@wbig.com'
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, 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

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

From: lisa@wbig.com <lisa@wbig.com>
Sent: Monday, June 7, 2021 4:37 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.

Good afternoon:

I am opposed to the proposed development of the parcel of land in the Lakelands at 151 Lakelands Drive.

That intersection at Great Seneca and Lakelands is already a dangerous and crowded intersection. The traffic nightmare it will create will tremendously affect the quality of life for Lakelands residents like myself.

In addition to the traffic implications of this proposal, I am concerned about the environmental impact and the displacement of wildlife, who are finding fewer and fewer places to live.

This is a huge issue for me, my family, my neighbors and the entire community. The beautiful entrance to the Lakelands (and the green space surrounding it) is one of the reasons I wanted to purchase a home here. I do not want to see this destroyed.

Please do not approve the current proposal for a childcare/preschool building. It is the wrong place for such a facility.

Lisa Berigan
712 Market St E

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:13 AM
To: 'Teresa Polino'
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

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

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

From: Teresa Polino <tmpolino@aol.com>
Sent: Monday, June 7, 2021 4:38 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Plan SDP 8551-2020, 151 Lakelands Drive

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

Good afternoon,

I am writing with regards to the planned development at the corner of Great Seneca Highway and Lakelands Drive. I am concerned that the proposed childcare center will create a significant and dangerous traffic situation due to the likelihood of significant increased traffic during what is already the busiest times for that intersection. The traffic situation is exacerbated by the fact that Great Seneca is both a busy and fast highway, the driveway would be very close to the intersection, and Lakelands Drive is only one lane in each direction.

I am also concerned about the environmental effects of such facility at this location which currently has many trees and backs onto a lake. Finally, I believe the use is not consistent with the development plans for the community as it will diminish, if not totally destroy, the ability of our community to enjoy the public area around the lake.

If the community needs such a child care facility, it seems there could be another location that would be both safer and more environmentally friendly, and which would not cut off the ability of our community to enjoy such a precious element of nature.

Respectfully,
Teresa M. Polino

Lakelands Resident

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 9:27 AM
To: 'Caren Bancroft'
Subject: RE: Everbrook Academy proposal

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, 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

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

From: Caren Bancroft <carenbancroft@aol.com>
Sent: Monday, June 7, 2021 5:07 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Everbrook Academy proposal

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

Good afternoon,

I moved to Lakelands in 2003 to become a part of this amazing community specifically to have my child attend Rachel Carson ES because it was regarded as one of the best elementary schools in the county. Since then my son completed middle school at Lakelands Park and just recently graduated from Quince Orchard High School. We love this community and all its amenities - the quaintness, the picket fences, the green spaces, and all the trails and lakes. The proposal from Everbrook Academy to build a preschool on the corner of Lakelands & Great Seneca saddens me as it will involve tearing down the precious trees and leveling the property at the Lakelands Drive entrance to build this preschool.

The beautiful entrance will be replaced by one big traffic nightmare (blocking and backing up traffic in an already congested intersection!) that will impact resident property values and it will become one big eye sore at the entrance to our quaint community. It is especially difficult for me to understand the need for new buildings when there are clearly plenty of vacant buildings listed for sale or lease in Lakelands/Kentlands.

We need conservation of green spaces not new construction. I was under the impression that I had moved to a place that valued the benefits of nature. While one building might not make a large difference to you, it makes an enormous difference to those who live next door to it. We should set a precedent to re-use what is available rather than demolishing more land for yet another new building. Let's teach our children that we should conserve our beautiful land and we all should reduce, re-use, and/or recycle when possible! That includes Everbrook, too. They should re-evaluate what is already available within our community without drastically impacting the community intended to support it.

Please do everything in your power to prevent the development of this beautiful property, for the sake of Lakelands and the Gaithersburg community.

Regards,
Caren Bancroft

Sent from my iPhone

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 12:39 PM
To: 'Dave Dahl'
Subject: RE: Opposition to plan 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

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

From: Dave Dahl <dave.dahl@me.com>
Sent: Monday, June 7, 2021 5:54 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Opposition to plan SDP 8551-2020

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

Hello,

I am vehemently opposed to the proposed daycare facility at 151 Lakelands Drive.

Every weekday during the school year, I see countless parents in their cars, lined up along Main Street while waiting to pick up their child from Lakelands Park school. This would also happen on Lakelands Drive as parents line up to pick up their child from this proposed daycare facility. It will render that entrance/exit to our community unusable, twice a day. What about emergency vehicles that need to enter? Will residents need to drive out to route 28 to exit and then drive the few miles to get back around?

This is common sense stuff. It's a narrow, curved road that abuts a state highway where heavy traffic usually travels between 50-65mph. It's already a dangerous intersection. This proposal will not only make it more dangerous, it will make it more deadly. There WILL be fatal accidents that occur due to the high speed, and sudden braking to make that sharp turn. Many of the fatalities could be children who were being dropped off.

In the interest of safety, traffic problems, and wildlife preservation, I urge you to reject this proposal. A daycare facility would be most welcome in our community, but not on this parcel. There are already many vacant buildings that would be ideal locations.

Thank you,

David Dahl
712 Market Street E
Gaithersburg, MD, 20878
312-608-1006

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 12:42 PM
To: 'Lilly Reed'
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

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: Lilly Reed <LReed@StElizabethSchoolMD.org>
Sent: Monday, June 7, 2021 6:07 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 am writing to express my concern regarding the proposed build out on 151 Lakelands Drive. Having lived in the Lakelands community since 2000, I find it unnecessary to build a structure in front of a beautiful wooded entrance to our community. The useless means in tearing down trees and disturbing/displacing wildlife adjacent to Muddy Branch creek system would be a terrible idea! Not to mention the horrific traffic it will cause with our current traffic patterns and school busses. I would also believe tearing down and flattening the beautiful wooded area would impact property value, destroy flooding patterns, increase pollutants and property damage that this wooded area provides. Our children and many more children in the community enjoy this area to explore, learn and play with what nature offers. I find it difficult to understand the need for more buildings when there are several vacant buildings and or space in the area of the Kentlands and shops.

Please. Do not build.

Thank you.

Lilly and Kevin Reed

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 12:45 PM
To: 'Nelle Grace Lucas'
Subject: RE: Lakelands/Seneca

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

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

From: Nelle Grace Lucas <nellegracelucas@gmail.com>
Sent: Monday, June 7, 2021 6:40 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Lakelands/Seneca

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

As a town home owner in the Lakelands, 579 Market Street East, I cannot do marine the selection of that parcel of land for any commercial building, even a daycare. We have only been owners of our townhome since the end of April; however, it does not take a rocket scientist to see the traffic horrors. Getting out of the subdivision on that Lakelands drive onto a road with traffic is difficult enough. With cars lined up for drop off and pick up, this will be an accident haven. True we are new to the area, but this construction makes no sense. Catherine (Nelle) Lucas. 579 Market Street East, Gaithersburg, MD 20878. 208-757-0004

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, June 8, 2021 12:47 PM
To: 'denise cherry'
Subject: RE: Lakeland 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
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: denise cherry <denisecherry95@icloud.com>
Sent: Monday, June 7, 2021 7:05 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Lakeland Drive

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

Dear Planning Commission Members:

Please use empty buildings that we already have littered throughout Gaithersburg for your day care plans. Why not use the empty Walnut Hill shopping center right on 355?

It is reckless to destroy the ecosystem at Lakeland. We must learn to recycle everything including structures if we want to help address our climate emergency.

Sincerely,
D Cherry
Gaithersburg Resident