

From: Robert Owolabi <ROwolabi@mdot.maryland.gov>
Date: July 15, 2021 at 1:18:10 PM PDT
To: Anthony Berger <Anthony.Berger@gaithersburgmd.gov>
Subject: RE: Intersection Safety Concerns: MD 119 and Lakelands Drive

Good Afternoon Anthony,

This is in further response to your residents' traffic and safety concerns at the subject intersection in Montgomery County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) District Three traffic engineering staff has completed its study and is writing to provide you with the results.

You forwarded community concerns regarding the intersection of MD 119 and Lakelands Drive. The primary concern was the unprotected left turn movement from northbound MD 119 onto Lakelands Drive. An additional concern was the right turn movement from Lakelands Drive onto southbound MD 119.

Our review included an assessment of pedestrian and traffic volumes, AM and PM peak hour observations, sight distances, and a careful review of the most recently available three-year police-reported crash data. The count revealed relatively high left-turning volume from northbound MD 119 onto Lakeland Drive in the afternoon, which was confirmed by our peak hour observations. Additionally, it was confirmed that the existing left-turn signal operates under exclusive-permissive phasing. This means that the left turn is given its own green arrow, after which motorists are allowed to turn when they feel comfortable to while northbound and southbound are given a green indication.

When conducting observations for left-turn phasing requests, we make note of any failed cycles that occur during the study period. A failed cycle is when a vehicle is queued up to turn when the left turns green, and is unable to make the turn by the time the light turns red. We did not observe any failed cycles. Queues typically cleared when given the green arrow, and most vehicles were able to safely find gaps in oncoming traffic during the permissive phase. Sight distance was found to be adequate for turning vehicles at this intersection. For these reasons, we do not recommend any changes at this time.

Furthermore, the right turn queue from Lakelands Drive is typically able to fully clear the intersection at the end of the approach's green time. Sight distance was also found to be adequate for this movement, and therefore, we do not recommend any changes for the Lakelands Drive right turn at this time.

You also forwarded community concerns regarding the intersection of S. Frederick Ave (MD 355) and S. Westland Drive. That study is still in progress and we will share our findings with you once it is completed.

Thank you again for sharing your concerns. Should you have any questions or require any additional information, please do not hesitate to contact my traffic engineer, Alex Yelin, at 301-513-7361 or ayelin@mdot.maryland.gov. Mr. Yelin will be pleased to assist.

Regards,
Bob



Robert O. Owolabi
Team Leader/Transp. Engineering Manager II
District 3 Traffic Engineering Section
Gaithersburg – Montgomery County

From: Anthony Berger <Anthony.Berger@gaitthersburgmd.gov>
Sent: Wednesday, June 2, 2021 3:58 PM
To: Robert Owolabi <ROwolabi@mdot.maryland.gov>
Subject: Intersection Safety Concerns

Good Afternoon Bob,

We have had recent opportunities for discussion with a few of our neighborhoods here in Gaithersburg and two intersections have come up that residents feel have some safety concerns. I was hoping you would be willing to put these two intersections into your queue for review.

They are:

- 1.) Intersection of Great Seneca Highway (MD 119) and Lakelands Drive – Primary concern is the unprotected left turn movement from NB 119 to WB Lakelands Drive. Also of concern but to a lesser degree is the right turn movement from Lakelands Drive EB to SB 119.
- 2.) Intersection of S. Frederick Ave (MD 355) and S. Westland Drive – Primary concern is with U-turns at the intersection as well as pedestrian safety. Also of concern is the unprotected left turn phases in both NB & SB 355.

I appreciate your consideration of this request. I am also more than happy to meet with you to discuss either in the field or via video chat.

Thanks,
Tony



Anthony Berger, PE | Director of Public Works

City of Gaithersburg | 800 Rabbitt Road | Gaithersburg, MD 20878

O(240) 805-1265 | M(240) 753-2910 | www.gaitthersburgmd.gov



Please consider the environment before printing this email.

From: Robert Wu <robert.wu@gaithersburgmd.gov>
Sent: Tuesday, June 29, 2021 7:06 AM
To: Burton Goldstein <Burton@bgcommunications.com>
Cc: Doris Stokes <Doris.Stokes@gaithersburgmd.gov>
Subject: Re: Lakelands and Everybrook Academy

Mr. Goldstein,

Thank you for reaching out on this matter. As this is a development application, I am only permitted to consider matters in the public record. I am also not permitted to have ex parte communications with respect to this matter so I must decline your meeting request. I am including the City Clerk on this email so that your correspondence may be included in the public record.

Rob

On Jun 29, 2021, at 5:25 AM, Burton Goldstein <Burton@bgcommunications.com> wrote:

Robert:

By now, you have probably had the opportunity to see my comments on the proposed use of the parcel of land still owned by Classic Homes, only accessible at a point on our entry road. They want to build "Everybrook Day Care", and the project address is 151 Lakelands drive.

I noticed the white zoning change signs, and was late getting involved. I have found a few homeowners upset, and asked by others, but all-in-all, there just seems to continue to be apathy towards this, and everything else. People seem to be continuing their year long "not doing much".

But evidently this project has been approved by the planning folks, and will now be presented to the mayor and city council for your decision.

Personally, I am appalled that things like the bare essential emergency standards of the past, that were the deal breaker over the years, seem to be being bypassed now. The traffic to be created, will adversely impact our community, as well as that on Great Seneca Highway. And if we are to believe the reason for doing this, the need for more "day care", there is a perfect location ready to be reused, within two miles away.

I have to assume that the owner of this piece of land that has sat for these two decades, wants to sell it. Hang that sale on

something that might be of interest today, and in the time when attention to many things, might be at its lowest.

I would very much like to discuss this with you, and answer any questions you might have. I would love to meet you out here, and take a walk down there together. Perhaps there is something that I have not been aware of, that is having an impact on this decision. But for the life of me, I cannot see how anyone can possibly think this is a good idea.

Please contact me. Thank you.

Burton Goldstein, 414 Chestnut Hill Street, Gaithersburg, Maryland 20878, 301.548.9555, 301.325.9995 (mobile)

Burton Goldstein ° b.g. communications, inc. ° 301.548.9555
414 Chestnut Hill Street ° Gaithersburg, Maryland 20878
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From: John Schlichting <John.Schlichting@gaithersburgmd.gov>
Sent: Monday, June 28, 2021 11:02 AM
To: Burton Goldstein <Burton@bgcommunications.com>
Cc: Gregory Mann <Greg.Mann@gaithersburgmd.gov>; Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: RE: Lakelands and Everybrook Academy

Good morning Burton,

I hope all is well with you and your family. Here is the link to the Project Page for the proposed Everbrook Academy at 151 Lakelands Drive:

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

The Planning Commission recommended approval to the Mayor & Council on June 16. The Mayor and Council record closes at 5 PM tomorrow June 29 and Policy Discussion is scheduled for July 19.

All the best,
John

<image001.png> **John Schlichting** | Director, Planning and Code Administration
City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877
Desk (240) 805-1062 | Mobile (240) 421-0812
John.Schlichting@GaithersburgMD.gov

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

From: Burton Goldstein <Burton@BGCommunications.com>

Sent: Friday, June 25, 2021 4:18 PM

To: John Schlichting <John.Schlichting@gaithersburgmd.gov>

Subject: Lakelands and Everybrook Academy

John -- Burton Goldstein here, 414 Chestnut Hill Street, Lakelands. I was original VP when we first started the Lakelands HOA, with Steve and Tom. For the past two decades we have been trying to figure out a viable use for that parcel of land, from Clyde's, to a docs-in-the-box, but this plan is by far the worst. What is the status, and is there anything else that we/I can/should do? Hope all is well. Thanks.
-- bg

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- Burton Goldstein 9 b.g. communications, inc. 9 301.548.9555 • 414 Chestnut Hill Street 9 Gaithersburg, Maryland 20878 • [Burton@BGCommunications.com](mailto:Burton@BGCommunications.com) 9 [http://secure-web.cisco.com/1JRBYVcw\\_G33apjjbeCxhJBfmKPRTN0Hedu1vwWQU-vtfMdLykpNfEQGWDbKf2pheiLnc0J0\\_wm\\_c1KbsSQT5iTKKjZ8W84gpAGzhWoqYzFrMd3IFF272YnaLY9\\_5pwYAdjrqV43ZOqKw7XFZWI5Z4ExRk7lzQPqKJa80fHHZYnEs40qD1vAnFLgtxaHJXqNgQeRhdwBzm6iUEtjVm4q9fon8FuzjY0grYzVII8IREx0N9PKtwAKcJlauQ8ilyBECIUXp7ZPkUZJwKpMzJNvLDg/http%3A%2F%2Fwww.BGCommunications.com](http://secure-web.cisco.com/1JRBYVcw_G33apjjbeCxhJBfmKPRTN0Hedu1vwWQU-vtfMdLykpNfEQGWDbKf2pheiLnc0J0_wm_c1KbsSQT5iTKKjZ8W84gpAGzhWoqYzFrMd3IFF272YnaLY9_5pwYAdjrqV43ZOqKw7XFZWI5Z4ExRk7lzQPqKJa80fHHZYnEs40qD1vAnFLgtxaHJXqNgQeRhdwBzm6iUEtjVm4q9fon8FuzjY0grYzVII8IREx0N9PKtwAKcJlauQ8ilyBECIUXp7ZPkUZJwKpMzJNvLDg/http%3A%2F%2Fwww.BGCommunications.com) 9 W3HFX • telephony 9 audio 9 video 9 data -- since 1983 • commercial & residential telephone systems • (Sent from my mobile device, where there is no spell check)

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