

Lane, Brittany

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SEP 09 2013

From: Bea Strattner <gjstrattner@gmail.com>
Sent: Monday, September 09, 2013 9:11 AM
To: MCP-Chair
Subject: Very concerned about the development plans around Clarksburg

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier:

I am writing to you very concerned about the development plans in Clarksburg. The amount of new housing units greatly threaten one of the few untainted creeks that are left in Montgomery County. In addition having an Outlet Mall does not make any sense for the community. Aside from the treat to our water supply, the Mall and additional housing will further establish Rt. 270's status as one of the areas largest parking lots, and clog Rt. 355 beyond imagination.

In short, we do need additional housing. Plenty of houses for sale in the area. We do not need a mall that serves no local interest. The mall will create low paying service jobs with salaries that no local can live on. There are three outlet mall in our vicinity, Hagerstown, Gettysburg and Leesburg.

Before considering any further development, Montgomery County needs to improve access to public transportation. More express buses, creating better access to the Marc train and metro. Expansion of Metro or light rail to Frederick. Those are development plans that truly would help the area. Creating yet another city center for Clarksburg, is an environmental disaster and a recipe for traffic gridlock. These plans only serve the developers, not the local population.

I sincerely hope that the Planning Board will reject these plans, because they do not serve the interest of the area and its residents.

Thank you for taking my concerns into consideration.

Bea Strattner

MCP-CTRACK

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SEP 05 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Bob Stilwell <bob.stilwell@verizon.net>
Sent: Thursday, September 05, 2013 3:45 PM
To: MCP-Chair
Cc: councilmember.andrews@montgomerycountymd.gov;
councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; Dolan, Mary; Lazdins, Valdis; Russ,
Gregory; oemail@montgomerycountymd.gov; kathleen.dumais@house.state.md.us;
brian.feldman@house.state.md.us; aruna.miller@house.state.md.us
Subject: Outlet mall north of Clarksburg??? Are you KIDDING???

WHATEVER ARE YOU THINKING??

To put a major commercial development at the northernmost reach of the Rt. 355, two-lane access road into Clarksburg, MD that is already at saturation? I spent two years lobbying for a simple pass-by lane on Rt. 355 at the West Old Baltimore Rd. left turn site just to keep the traffic from backing up to south of Rt. 27 during evening rush hour. Now it only backs up past Brink Rd. to the recreational area, and you are considering allowing a new major commercial draw that will multiply traffic on Rt. 355 beyond tolerance? Why would ANYONE consider allowing something so absurd before the necessary infrastructure is in place, if at all? And to make the proposal even more ludicrous, this would put it at the very exit at I-270 where that interstate already reduces northbound from three lanes (four if you include the merge lane from Rt. 121) to just two, a veritable nightmare for evening rush hour traffic. Yeah, let's make that even worse by throwing in some outlet mall traffic! How brilliant!

Why?

Oh! Wait! This is Montgomery County, MD, the county that never met a source of new tax revenue it didn't love (to wit, the only county in the United States that's in the beer, wine, and liquor business, and then undercuts its commercial customers' beer and wine prices in its own county stores—what a great business model that is, but, of course, ANYTHING for more revenue). And how much more tax revenue will this mall bring in? And potentially the one across the interstate as well? For just how much new tax revenue is the county willing to prostitute the promised, sensible development of Clarksburg?

To hell with the agriculture reserve, with five-acre minimum residential zoning, with preservation of ecologically-sensitive headwaters, with the long-standing Clarksburg Master Plan and its carefully-laid-out development process for Clarksburg Town Center (which has still not been fulfilled), with the impact on Clarksburg residents who believed that Master Plan and moved to Clarksburg fully expecting the promises of a more pastoral and walker-friendly way of life (what dupes!).

Yeah, to hell with all of that—THIS, AFTER ALL, MEANS MORE TAX MONEY TO SPEND!

Rest assured on this point, though: I will be an active lobbyist and campaign agent to remove anyone from county government, up to and including the county executive, who has a hand in approving this proposal to go forward.

Robert G. Stilwell
Clarksburg, MD

MCP-CTRACK

From: Roger Ge <rogerge9@hotmail.com>
Sent: Wednesday, September 04, 2013 8:46 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: concern over Clarksburg mall

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SEP 04 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Francoise,

I am writing to express my concern regarding a mall in Clarksburg area. My biggest concern is the traffic.

Right now, I leave house around 6:00am but the traffic is already very busy on weekdays. I just can't imagine how busy it will get with a new mall in the area!!!

I would appreciate your consideration and make Clarksburg a liveable place.

Thanks,
Roger

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SEP 04 2013

**OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

From: pin zhang <zhangpinaileen@hotmail.com>
Sent: Wednesday, September 04, 2013 8:49 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: no mall in Clarksburg please

Dear Francoise,

I have been very frustrated by the misinformation given out by developers regarding building a mall in Clarksburg area.

Clarksburg is already very congested. The new mall will only bring disaster to traffic.

No mall in Clarksburg please!!!

*Thanks,
Pin*

MCP-CTRACK

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SEP 04 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Aileen Zhang <nist1025@outlook.com>
Sent: Wednesday, September 04, 2013 9:17 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: a mall will ONLY bring traffic disaster to Clarksburg area

Dear Francoise,

A mall will only bring traffic disaster to Clarksburg area which is already terrible now. I hope that the planning board can reconsider the plan.

Developers have been giving out a lot of misinformation!

Thanks,
Aileen

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SEP 04 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Lily Liu <seekthegod@hotmail.com>
Sent: Wednesday, September 04, 2013 9:59 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: concern over what will Clarksburg mall bring us

Good Morning Francoise,

As a resident of Clarksburg Town Center, I am very concerned on what a mall will bring us in Clarksburg. Despite all the misinformation given out by developers, I can only think about traffic, crime, environment.

I wouldn't write this email to express my concerns if I could think about one thing positive.

I would appreciate it if you can reconsider about the plan to build a mall in Clarksburg.

Thanks,
Lily

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MCP-CTRACK

From: Aileen Zhan <nist1026@hotmail.com>
Sent: Wednesday, September 04, 2013 10:21 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: Clarksburg mall

SEP 04 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Good Morning Francoise,

I have been receiving a lot of flyers from developers promising what a positive impact Clarksburg mall will bring us. But I am just not convinced by their claims.

I can only foresee traffic woes that it will bring to busy 355. I leave home for work before 7am and get home around 4pm every day but the traffic is already very busy WITHOUT a mall. I can't imagine how bad the traffic will be WITH a mall.

We just can't afford any more traffic congestion. Please reconsider your plan of building a mall in Clarksburg area!

Thanks,
Aileen

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SEP 04 2013

**OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

From: Julie Glassman <julieglassman07@outlook.com>
Sent: Wednesday, September 04, 2013 10:36 AM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: mall in Clarksburg area

Hi Francoise,

Please reconsider the decision of building a mall in Clarksburg area ...

It will only make the traffic worse. I can't imagine how early I will have to get up in the morning to beat the traffic.

Thanks,
Julie

MCP-CTRACK

From: Priscilla borchardt <priswb@verizon.net>
Sent: Tuesday, September 03, 2013 8:39 PM
To: MCP-Chair
Subject: Clarksburg Issues

RECEIVED

SEP. 04 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Madam Chair,

I have lived in Clarksburg for 16 years. I am asking you to PLEASE consider the environmental damage that construction will do to Ten Mile Creek. Seriously - that is a source of drinking water! It will never recover from damage.

Also, it takes me at least 30 minutes to drive just TWO miles to get home due to traffic congestion. Putting in an outlet mall in that area will only exacerbate this problem. I urge you to consider the Premium Outlets at Cabin Branch because they at least have access to 270, and will not affect a pristine creek.

Thank you for your consideration,

Priscilla Borchardt
Clarksburg

September 4, 2013

To: Planning Board Chair Francoise Carrier
Members of the Montgomery County Planning Board
Montgomery County Council

I am writing to express my concern regarding the recommendations about Stage 4 of the Master Plan for development in Clarksburg. Here are the motivating forces that compelled me to write this letter tonight.

- 1) As I was driving home on Monday, a kid, probably about 14 years old, was walking on the side of 355. He was on the shoulder of the road, probably heading home from a friend's house. It was not dark out, yet he was almost struck by a car, not because he was doing anything wrong but because the road is not safe! The road does not have adequate shoulder in many places. Where are our priorities??? More traffic congestion and pedestrian traffic in the community, when the basic infrastructure of existing roads has not been addressed is bad public policy. Please support a walkable Town Center.
- 2) Have you seen the 4-color glossy advertisement put out by Pulte Homes? It is horrifically misleading, one has to search for the author, and they are asking for community members to sign the card and send it in to "Preserve Clarksburg's Future"...Ridiculous. Something is REALLY WRONG if a developer has to initiate grassroots lobbying efforts and hire an ad firm. Please reject this proposal.
- 3) The proposed outlet Mall on the Miles Copola 355 is going to add to the already bad traffic on 355. Please reject this proposal. During rush hour, it takes me longer to drive between Germantown and my home, than it does for me to drive from Baltimore City to the County region. I am not alone when I say that I no longer shop in Montgomery County because of the traffic and hassles of parking ect. The truth is I often head West and shop/support businesses in Frederick.
- 4) Ten Mile Creek should be protected from all development and be part of the Ag Reserve. I would prefer to take my kid looking for salamanders than shop for an expensive purse or the "upscale shopping and dining experience" so they claim. I am mortified that I have to even write about this. We have an opportunity to protect a beautiful stream that feeds the Seneca Reservoir and we should take it, for generations to come. Upscale shopping can and should occur elsewhere.

My husband and I bought property in 2009 and moved out to Clarksburg because we were fed up with the development and resulting congestion in down county. Now it looks like we are at high risk for more of the same. I strongly encourage you to scale back Stage 4 of the Master Plan. The developers may want it, but the **informed** community does not.

Thank you for taking the time to read my concerns.

Joanne Ogaitis
23711 Peach Tree Road
Clarksburg MD 20871
Phone 240-676-3672

MCP-CTRACK

From: Billie Leff <billie_m@rocketmail.com>
Sent: Saturday, August 10, 2013 6:29 PM
To: MCP-Chair
Subject: opposed to clarksburg stage 4

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AUG 12 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Planning Board Members:

we live on Comus road on the way to Sugarloaf mountain and in the ten mile creek headwaters. since we bought our house in 2006 we have seen people go faster on comus road and more and more traffic on 355 which really is not working. if you approve the development planned for phase 4 our quality of life will go further down and we will move. please consider that and do not approve outlets or dense urban development. we have no amenities or safe places for our kids to play. shopping and more people will not fix either. thanks for your time.

the Leffs