From:

Diane Husereau <dhusereau@aol.com>

Sent:

Friday, October 30, 2015 10:19 AM

To: **Subject:** MCP-Chair; Bello, Michael

OFFICE OF THE CHAIRMAN THE MARYLAND-NATIONAL CAPITAL

PARKAND PLANNING COMMISSION

I understand there is a plan for constructing a new housing development of 180 houses which will feed into Q.O High School. I want to express my concern over this.

Quince Orchard High School and Plan for new House Development

Q.O. is already over population and there is no funds to address expansion in the near future. The intersection at Q.O. is already very congested. Adding more traffic to this intersection and having more children having to cross this intersection is a plan for disaster. Look how many children have died at the intersection of Quince Orchard crossing to get to Seneca Valley. The intersection where Q.O is is significantly more congested. The land planned for development is not classified for homes. How is the developer being allowed to circumvent the system for zoning?

Please stop the process to allow this development and make developer follow the appropriate zoning process.

REGEWED

UCI 3 0 2015

From:

simonne lynch <Simace@verizon.net>

Sent:

Friday, October 30, 2015 2:20 PM

To: Subject: MCP-Chair

Darnestown Road development

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

To whom it may concern:

We are vehemently opposed to any development of the land on Darnestown Road and Quince Orchard Road (next to Safeway) to be developed.

We frequently loose electric power here. The Grid is inadequate. I fail to see how adding 180 units to an already overburdened Grid will help.

Also, the schools and other aspects of the infrastructure cannot withstand this much additional housing.

I realize that the City of Gaithersburg needs money to fix their falling down wall (Quince orchard Rd Kentlands) but annexing

parts of Montgomery County to add to their tax revenue is not the way to do it.

I am a resident of North Potomac and have no wish to be a part of the City of Gaithersburg.

That particular piece of property would be surrounded completely by North Potomac and we don't need the City of Gaithersburg in our back yard. In addition, a six story building would be completely out of place on this property.

I would suggest that the City of Gaithersburg develop land within their city limits.

Mark and Simonne Lynch 12122 Pawnee Drive North Potomac, MD 20878

From:

William Ennis <debraennis54@aol.com>

Sent:

Friday, October 30, 2015 1:41 PM

To:

MCP-Chair

Subject:

Johnson property Rte 28 annexation

Dear Sir,

I am against any proposal to annex above property to City of Gaithersburg. If high density building were to take place too many traffic jams and congestion would only make matters worse. The roads cannot handle the volume. Just witness for yourself what happens at rush hour, the high school traffic and walking traffic. It is already a dangerous corridor and against all common sense to do this.

Debra Ennis 12812 Doe Lane Darnestown, MD 20878

DEGEWED

NUV OZ ZUTJ

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

From: Yixing Han <yixinghan@gmail.com>
Friday, October 30, 2015 11:16 PM

To:

Bello, Michael; MCP-Chair

Subject: RE: Orchard Hills - CORRECTION - COMMUNITY RESPONSE URGENTLY NEEDED TODAY

We are the residents at the Orchard Hill community right next to the undeveloped land. The proposal crowding up apartments and townhouses at this well-designed community really made us panic and concerning about the following issues:

First of all, more houses will definitely made the community more crowded, which even make the situation worse is most of the houses will be apartments, condos and townhouses. 180 new families moving into this community probably will double the population (not sure about the family numbers now, just estimated). We are worrying about if the traffic, the stores, schools child care, elder care, health care, etc. will be imbalanced after the community overfilled with people and that will be harmful for the resident families. Facilities should be set up together with houses to make a harmony community, however, we did not see plans about this in the proposal. It is too a irresponsible proposal for the community to be accepted.

Another essential concern would be the security. We are right next to the undeveloped area and recently deal very well with wild animals in the woods. The proposal will crowd with people who will take the wild animals' home and bring potential security concerns to our house and family. Developing is always good, however, we also need to communicate with nature, woods, animals besides communicate with people. Necessary index for all of the cities with good reputation is the natural and ecological balance. We live there to make this place better and we should maintain it as good as possible. To this point of view, take the green to build houses is not a wise idea.

We stand STRONGLY AGAINST this irresponsible proposal.

Residents at McDonald Chapel Dr.

From:

Diane Husereau <dhusereau@aol.com>

Sent:

Friday, October 30, 2015 10:19 AM

To: **Subject:** MCP-Chair; Bello, Michael

Quince Orchard High School and Plan for new House Development

OFFICE OF THE CHAIRMAN THE MARYLAND-NATIONAL CAPITAL

PARKAND PLANNING COMMISSION

I understand there is a plan for constructing a new housing development of 180 houses which will feed into Q.O High School. I want to express my concern over this.

Q.O. is already over population and there is no funds to address expansion in the near future. The intersection at Q.O. is already very congested. Adding more traffic to this intersection and having more children having to cross this intersection is a plan for disaster. Look how many children have died at the intersection of Quince Orchard crossing to get to Seneca Valley. The intersection where Q.O is is significantly more congested. The land planned for development is not classified for homes. How is the developer being allowed to circumvent the system for zoning?

Please stop the process to allow this development and make developer follow the appropriate zoning process.

REGEWED

UCI 3 0 2015

From:

simonne lynch <Simace@verizon.net>

Sent:

Friday, October 30, 2015 2:20 PM

To: Subject: MCP-Chair

Darnestown Road development

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

To whom it may concern:

We are vehemently opposed to any development of the land on Darnestown Road and Quince Orchard Road (next to Safeway) to be developed.

We frequently loose electric power here. The Grid is inadequate. I fail to see how adding 180 units to an already overburdened Grid will help.

Also, the schools and other aspects of the infrastructure cannot withstand this much additional housing.

I realize that the City of Gaithersburg needs money to fix their falling down wall (Quince orchard Rd Kentlands) but annexing

parts of Montgomery County to add to their tax revenue is not the way to do it.

I am a resident of North Potomac and have no wish to be a part of the City of Gaithersburg.

That particular piece of property would be surrounded completely by North Potomac and we don't need the City of Gaithersburg in our back yard. In addition, a six story building would be completely out of place on this property.

I would suggest that the City of Gaithersburg develop land within their city limits.

Mark and Simonne Lynch 12122 Pawnee Drive North Potomac, MD 20878

From:

William Ennis <debraennis54@aol.com>

Sent:

Friday, October 30, 2015 1:41 PM

To:

MCP-Chair

Subject:

Johnson property Rte 28 annexation

Dear Sir,

I am against any proposal to annex above property to City of Gaithersburg. If high density building were to take place too many traffic jams and congestion would only make matters worse. The roads cannot handle the volume. Just witness for yourself what happens at rush hour, the high school traffic and walking traffic. It is already a dangerous corridor and against all common sense to do this.

Debra Ennis 12812 Doe Lane Darnestown, MD 20878

同區區W區D

OFFICE OF THE CHAIRMAN

THE MARYLAND-NATIONAL-CAPITAL PARK AND PLANNING COMMISSION

From: Yixing Han <yixinghan@gmail.com>
Friday, October 30, 2015 11:16 PM

To: Bello, Michael; MCP-Chair

Subject: RE: Orchard Hills - CORRECTION - COMMUNITY RESPONSE URGENTLY NEEDED TODAY

We are the residents at the Orchard Hill community right next to the undeveloped land. The proposal crowding up apartments and townhouses at this well-designed community really made us panic and concerning about the following issues:

First of all, more houses will definitely made the community more crowded, which even make the situation worse is most of the houses will be apartments, condos and townhouses. 180 new families moving into this community probably will double the population (not sure about the family numbers now, just estimated). We are worrying about if the traffic, the stores, schools child care, elder care, health care, etc. will be imbalanced after the community overfilled with people and that will be harmful for the resident families. Facilities should be set up together with houses to make a harmony community, however, we did not see plans about this in the proposal. It is too a irresponsible proposal for the community to be accepted.

Another essential concern would be the security. We are right next to the undeveloped area and recently deal very well with wild animals in the woods. The proposal will crowd with people who will take the wild animals' home and bring potential security concerns to our house and family. Developing is always good, however, we also need to communicate with nature, woods, animals besides communicate with people. Necessary index for all of the cities with good reputation is the natural and ecological balance. We live there to make this place better and we should maintain it as good as possible. To this point of view, take the green to build houses is not a wise idea.

We stand STRONGLY AGAINST this irresponsible proposal.

Residents at McDonald Chapel Dr.