

ATTACHMENT 3

Bello, Michael

From: Jen Legge <jll813@yahoo.com>
Sent: Thursday, October 29, 2015 11:53 PM
To: Bello, Michael
Subject: Johnson Property

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary School, but will be attending Quince Orchard High School in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I am writing to say I am against this proposal for the following reasons:

1. It is my understanding that since 1971, municipalities are precluded from offering zoning as an incentive to annexation. The proposal for the Johnson property is at a substantially higher density than authorized by existing county zoning.
2. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.
3. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street. Addressing traffic concerns would be the County's responsibility as Route 28 is not in the City's jurisdiction.
4. The proposal had very little green space and was rejected by the County for traffic and school capacity reasons and the County recommended park area instead.

Thank you for your time and consideration in not approving this proposal.

Sincerely,

Jennifer Legge

12733 Triple Crown Road

ATTACHMENT 3

Bello, Michael

From: sarah.fulton@comcast.net
Sent: Thursday, October 29, 2015 11:53 PM
To: Bello, Michael
Cc: npcaorg@gmail.com
Subject: Development at Quince Orchard and Darnestown Roads

Dear Mr. Bello, I want to register my strong opposition to the proposed new development mentioned above. The population density proposed is extremely high and would change the nature of our community. Our current system of small business malls and separate, low-level housing is preferable. We do not need these massive projects. They are unpleasant to shop in and do not provide the more relaxed housing patterns we currently enjoy. If we wanted urban density we would move to D.C. where there are more cultural amenities than exist in concrete condo megaliths. What you are proposing is a lifeless desert. Why? Who profits?
Sarah Fulton

Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has.
-Margaret Mead

ATTACHMENT 3

Bello, Michael

From: Dee Weiss <dcopl@aol.com>
Sent: Thursday, October 29, 2015 11:52 PM
To: Bello, Michael
Subject: input on johnson property

I do not think it is a good idea to build high rises and such there. It is a good corner and does not need further development.

Thanks,

Dee Weiss
301-980-0518

ATTACHMENT 3

Bello, Michael

From: Monica Spurgeon <chowspurgeon@gmail.com>
Sent: Thursday, October 29, 2015 11:48 PM
To: Bello, Michael
Subject: Please Say No to Annexation and Expansion

Dear Mr. Bello,

I am a resident of North Potomac near Jones Lane Elementary School. My children attend Jones Lane ES, Ridgeview Middle School and eventually will go to Quince Orchard High School. I am deeply concerned about the proposed annexation and redevelopment of the Johnson property off of Route 28/Darnestown Road by the City of Gaithersburg.

- Please do not approve the proposal to add 180 new houses behind Safeway. The Quince Orchard cluster is already overcrowded, the intersections of Route 28 & Quince Orchard Road, as well as at Route 28 & Riffle Ford Road are already overwhelmed with congestion. And there are safety issues for the children who cross near the high school.
- Please do not make a hasty decision without delving deeper into the critical situation. There has been no review of how this will affect our schools, the immediate surrounding areas, and the traffic congestion. The persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.
- Please do not approve a proposal that was already rejected by the County because of traffic and school capacity issues.

I ask you to take a step back and please say No to the proposal.
Thank you for your consideration.

Sincerely,
Monica Spurgeon
12504 Shoemaker Way

ATTACHMENT 3

Bello, Michael

From: Rhea Karavangelos <rdkara@gmail.com>
Sent: Thursday, October 29, 2015 11:45 PM
To: Bello, Michael
Subject: "The Gateway"

Good evening Mr. Bello,

I would like to request that the proposed "Gateway" community be evaluated for its impact on traffic around QO and where would all of the additional students go. The plan the interim Superintendent just submitted certainly does not include plans to have an additional students from the additional 180 homes.

Have you ever taught a class in a portable classroom? Have you had your child receive their education in a portable classroom? Please have a plan for where all of these students will go before building.

Thank you,

Rhea Karavangelos
Thurgood Marshall Elementary School Parent

ATTACHMENT 3

Bello, Michael

From: Becky Krimstein <bkrimstein@gmail.com>
Sent: Thursday, October 29, 2015 11:41 PM
To: Bello, Michael
Subject: Proposed Development in Quince Orchard

Dear Michael,

I am writing to ask that you do whatever you can to stop the proposed development in Quince Orchard that is said to include a 6 story building with 180 housing units, within a stone's throw of QO high School and Ridgeview Middle School. I have lived in the area for 20 years and have watched as the area has grown beyond capacity. As a mom who is worried about the safety of her son, I am very concerned of what this could mean in the future as kids walk to and from QO. The congestion in rush hour now is unbelievable, and 180 new housing units could devastate the area with the traffic it would bring especially in an area where kids walk to and from school. If it would help for me to send you a video of the traffic in the area at rush hour, I would be happy to do that. As a citizen of the area, I am happy to do whatever I can to help stop this prosed development in our area.

Thanks,
Becky Krimstein
(301)325-6428

Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: Carolknoblach@gmail.com
Sent: Thursday, October 29, 2015 11:40 PM
To: Bello, Michael
Subject: Development of our neighborhood

Dear Mr. Bello,

I just read of the plans for changing the zoning rules for the Quince Orchard/Rte. 28 location. I am not in favor of this happening. This location is currently a traffic nightmare at many times during the day. With the addition of more cars on our already crowded roads, movement through this location will be prohibitive. With this increase traffic, the safety of our HS students who are often pedestrians on these roads, will be in jeopardy. One only needs to experience this location during a week's time to understand the enormity of this decision. Football games, Quince Orchard staff and students, cars moving north of Route 28, and the general neighborhood traffic is just about tolerable now. We do NOT need more development in this area. Please do not allow this to happen. This would absolutely cause me to re-evaluate my residency in Montgomery County. I have been a resident for 48 years and am a teacher in MCPS. People's voices are rarely heard over the power and money of developers in MY county. Please hear our voice now, do not allow this to happen!

Respectfully,

Carol Knoblach

Sent from my iPad

ATTACHMENT 3

Bello, Michael

From: Mark O'Connor <k.mark.oconnor@gmail.com>
Sent: Thursday, October 29, 2015 11:33 PM
To: Bello, Michael
Subject: Johnson Property

Mr. Bellow,

I am writing to express my concern about building out the Johnson property in Gaithersburg off of Route 28, near Quince Orchard High School. Adding 180 dwellings to an already overcrowded area will present many challenges to both Quince Orchard High School as well as the surrounding infrastructure. Creating a situation where an entire community will be walkers to QOHS is unsafe and just compounds an already overcrowded situation at QO. Adding homes in an area that is already highly congested will obviously make the area even more congested.

Needless to say, I vehemently disapprove of this action. The county should pursue one of its earlier plans of making this a park area.

Regards,
Mark O'Connor
207 Sportsman Way
Gaithersburg, MD 20878

ATTACHMENT 3

Bello, Michael

From: Stacy K. <thestacy@gmail.com>
Sent: Thursday, October 29, 2015 11:32 PM
To: Bello, Michael
Subject: Annexation of Johnson Property

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary School and will be students at Ridgeview Middle School and will go on to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead.

Thank you for your time and consideration in not approving this proposal.

Sincerely,
Stacy Kravitz
12401 Triple Crown Road

ATTACHMENT 3

Bello, Michael

From: Susan Hayashi <shayashi@jbsinternational.com>
Sent: Thursday, October 29, 2015 11:29 PM
To: Bello, Michael
Subject: Development Concerns - Rte 28/Quince Orchard Road - Johnson Farm

Dear Mr. Bello:

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I am writing to say that I am strongly against this proposal for the following reasons:

1. **Traffic/Congestion:** Congestion at the intersection of Route 28 and Quince Orchard Road is already extremely problematic. It defies logic that a development of this size can be approved without adjustments made to both traffic patterns and schools crowding. An approval for residential and business development simply cannot be allowed without careful assessment of the impact on traffic and schools in particular. Once the assessment is complete, plans to address traffic problems and schools need to have dedicated resources to implement the plans at the time of building a new development (not after). Without this in place, this development should be approved.
2. **School Crowding:** At the recent public meeting it was suggested by the developers that school crowding is an MCPS problem because there is crowding across the county. This is an irresponsible response from the developers and should not be accepted by the city/county. The bottom line is that the problem is exasperated when new developments have been approved and the developers have not fully been required to address the impact on schools (i.e., provide the county with resources to address the impact on school crowding). Any new development should be required to provide the necessary resources to address its impact the schools in advance of the development being built.
3. **Green Space:** The county prides itself on green space. The current proposal has very little green space and was rejected by the county for traffic and school capacity reasons. The county recommended a park area instead. This development is not consistent with how the county plans its space and thus should not be approved.

We rely on our public officials to enhance our communities and advocate on our behalf. The development fails to enhance our community and should not be approved. We appreciate you advocating on our behalf so that our community is not negatively impacted. We are tired of developers being allowed to create new developments that enhance their profits at the expense of our community.

Thank you!
Susan Hayashi
North Potomac, MD
Potomac Chase / Fox Hills community near Jones Lane Elementary School

ATTACHMENT 3

Bello, Michael

From: pkcochrane@comcast.net
Sent: Thursday, October 29, 2015 11:13 PM
To: Bello, Michael
Subject: Annexation of Johnson Property by City of Gaithersburg

Good Evening Mr. Bello,

As a resident of the Potomac Chase/Fox Hills community off Jones Lane, I am writing to express my concerns about the proposed building on the Johnson property. As a family that chose this neighborhood specifically because it has a lovely neighborhood feel with a school and green space for the kids, I am opposed to the plans for a highly developed "urban" gateway to the city of Gaithersburg. As we do not live within city limits, I am not interested in seeing them encroach urban type growth in our neighborhood.

In the years we have lived here, we have seen all of the green space disappear. Schools are chronically overcrowded and traffic on Darnestown Road has grown to the point that it barely moves during rush hour(s). The corner lights on Darnestown Road and Quince Orchard Road have been expanded multiple times to improve traffic flow, yet this congestion is not even part of the plan.

It is our belief that this project will have negative impacts that exceed any positive impacts, particularly on congestion, schools and community.

Thank you for your consideration.

Patricia Cochrane
12532 Falconbridge Dr

ATTACHMENT 3

Bello, Michael

From: Kelley Osborne <osborne0228@aol.com>
Sent: Thursday, October 29, 2015 11:03 PM
To: Bello, Michael
Subject: Just Say No

Mr. Bello,

I understand that the property behind Safeway is in the planning stages to be re zoned for the development of new homes and town homes.

I feel that this is a bad idea. This is going to add to the currently overcrowded Quince Orchard High School. It will add to all ready dangerous intersection which will also affect the safety the students.

Please just say NO TO THE DEVELOPMENT BEHIND THE QUINCE ORCHARD SAFEWAY.

Sincerely,
Kelley Osborne
Parent of two students at QOHS

Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: Gail Isaacson <gail@isaacson.com>
Sent: Thursday, October 29, 2015 11:08 PM
To: Bello, Michael
Subject: Stop the development of too many houses behind Safeway across from QOHS

Dear Mr. Bello,

PLEASE DO NOT allow the development of 180 new homes behind the Safeway.

The area is already congested and Quince Orchard HS is already over capacity. As it stands now, QO is a fabulous high school, but this kind of development would hurt the school, the traffic increase would be untenable and it is simply too much development in an already over-crowded area.

I beg you not to allow this to happen.

Most sincerely,

Gail Isaacson

QOHS parent and Washingtonian Woods resident

ATTACHMENT 3

Bello, Michael

From: Harris <hpovich@verizon.net>
Sent: Thursday, October 29, 2015 11:08 PM
To: Bello, Michael
Subject: Johnson Property

Dear Mr. Bello,

It has come to my attention that the Johnson Property at the corner of Route 28 and Quince Orchard Road could possibly be rezoned for high rise buildings. I would like to voice my opinion about this matter. There has been a lot of development and potential development (ie: Bates Farm) in the North Potomac area. I believe further development would be a detriment to the current and future residents in the area. I recognize the potential job and tax benefits, but they would in my opinion be more than offset by the traffic, school crowding, and overall urban transition of this suburban (and at one time in the not too distant past rural) area. Thank you for your consideration in this matter.

Sincerely,

Harris Povich

Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: trupti MISTRY <trupti30@yahoo.com>
Sent: Thursday, October 29, 2015 11:01 PM
To: Bello, Michael
Subject: Johnson/Land Quince Orchard Rd

Dear Mr. Bello:

I am a member of the Potomac Chase / Quail Run community near Jones Lane Elementary. My children attend Quince Orchard High school and I have recently put my youngest in private school due to over crowding in the elementary & middle school but will attend Quince Orchard in a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

Thank you for your time and consideration in not approving this proposal.

Sincerely,
Trupti Mistry
Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: Tulasi Hardwick <hardwickfamily4@gmail.com>
Sent: Thursday, October 29, 2015 10:59 PM
To: Bello, Michael
Subject: Concern for overcrowding

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary School and will be going to Ridgeview Middle Quince Orchard High school in the future.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

Thank you for your time and consideration in not approving this proposal.

Sincerely,
Tulasi Hardwick
Lloydminster Drive

Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: Kathryn Brower <kathrynb7@hotmail.com>
Sent: Thursday, October 29, 2015 10:57 PM
To: Bello, Michael
Subject: Opposed to Annexation of Johnson Property to Gaithersburg

Mr Bello,

We would like to record our concerns over the proposed annexation of the Johnson property to the City of Gaithersburg and the proposed over development on this property. The schools in this area include a lot of walkers who need to cross Rt 28 or walk along Quince Orchard Road during rush hour periods. The traffic is already quite heavy and additional 180 homes would inevitably exacerbate this problem. Additionally the schools in this cluster are full or over capacity. We strongly oppose Mr Johnson's proposal.

Thank you for your consideration,

Kathryn and Dan Brower
12532 Carrington Hill Dr
Gaithersburg, MD 20878

ATTACHMENT 3

Bello, Michael

From: Gail Gomila <gailgomila@aol.com>
Sent: Thursday, October 29, 2015 10:46 PM
To: Bello, Michael
Subject: Johnson Property Annexation to City of Gaithersburg

Dear Mr. Bello,

I am a resident of Potomac Chase. My community will be severely negatively impacted if the subject Annexation is approved.

The development proposed makes no provision for the tremendous increase in traffic the planned 180 homes will cause. The development proposed makes no provision for the stress these homes and new population will cause in the already over-crowded nearby schools.

Th development proposed makes no provision for the ware and tear on an already traffic heavy Rt. 28. This road is not maintained by the City of Gaithersburg.

Th development proposed, in the long term part of the plan, will eliminate the local services and business our community depends upon: that is, the Safeway, CVS, local bank and eventually add a high-rise building in that area which will be completely out of character with the surrounding area.

It is my great concern that this proposed development will negatively impact my property value by creating a very dense housing area which will bring so many problems to our local area; traffic, increased over-crowding of nearby schools, loss of local services, that my investment in my home will only decrease.

I urge you with all possible haste to reject this ill-conceived proposed annexation of the Johnson property to the city of Gaithersburg.

Sincerely,

Gail A. Gomila
26 Lloydminster Court
North Potomac, MD. 20878
Phone: 301-926-3908

Sent from my iPad

ATTACHMENT 3

Bello, Michael

From: Peter Poggi <peter.poggi@yahoo.com>
Sent: Thursday, October 29, 2015 10:50 PM
To: Bello, Michael
Subject: Johnson Property Annexation??

Mr. Bello,

I just learned of this tonight. I can tell you that this idea really concerns me as I'm sure it will my neighbors. I would like to obtain details of this plan as soon as possible so that this information can be made readily available to everyone in this local area.

Regards,
Pete

ATTACHMENT 3

Bello, Michael

From: emclegg@gmail.com
Sent: Thursday, October 29, 2015 10:50 PM
To: Bello, Michael
Subject: Stop overcrowding

To whom this may concern,

I urge you to reconsider construction of additional housing at the intersection of QO and Darnestown Rd. This area is already grossly overcrowded and can not handle further development. It will have disastrous results in the schools surrounding the area not to mention adding a traffic nightmare.

Thanks for your consideration!

Erin Clegg

ATTACHMENT 3

Bello, Michael

From: Corie Reuschlein <reuschleins@yahoo.com>
Sent: Thursday, October 29, 2015 2:51 PM
To: Bello, Michael
Subject: Johnson property

Hello,

I am a lifelong resident of Montgomery county and 13 year resident of the Willow Ridge neighborhood off of Darnestown Road.

I am writing to express my great concern with the rezoning and planning of the Johnson property. The annexation of the 23-acre property without an understanding of plans for its development could have a significant detrimental impact on nearby residents, including my family.

We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area would have a very significant impact on traffic congestion, school populations, and infrastructure.

I respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thank you for your consideration,
Corie Reuschlein
301-538-8393

Sent from my iPhone

ATTACHMENT 3

Bello, Michael

From: Carly Woolheater <carlywoolheater@gmail.com>
Sent: Thursday, October 29, 2015 2:26 PM
To: Bello, Michael
Subject: Johnson Property - Petition for Annexation

Dear Mr. Bello,

I am writing in regards to the recent petition for annexation of the Johnson Property - known as the Parcel Numbers 06-02952493, 06-02952482 and 06-03411400 and also known as 12201 Darnestown Road, 12251 Darnestown Road, 12301 Darnestown Road, and 12311 Darnestown Road in Montgomery County, Maryland.

The property owners are requesting annexation to the City of Gaithersburg and requesting zoning of property to be changed to MXD from R-200. In an initial community meeting the owners, with their attorney, presented a preliminary plan of up to 180 residential units on 14 acres of the 23 acre property, with further development (proposed residential / commercial mixed) on the remaining 9 acres.

As residents of the adjoining community, Orchard Hills, we have significant concerns that the intent of the annexation is to evade Montgomery County's Master Plan for the area to "retain the existing residential and commercial zones and maintain the established character of these neighborhoods (pg. 63)." By putting in high density housing and mixed use commercial / residential into a primarily single-family residential neighborhood, the existing neighborhoods are likely to see material impacts to property values and quality of life.

We respectfully request that you delay any decisions of annexation of this property until the impact to the surrounding community can be more thoroughly investigated, communicated, and if necessary, mitigated.

Thank you very much for your consideration.

Kind Regards,
Carly Woolheater
12157 McDonald Chapel Drive
Gaithersburg, MD 20878
615-513-3457

ATTACHMENT 3

Bello, Michael

From: Emily Bosco <emilybosco@rocketmail.com>
Sent: Thursday, October 29, 2015 2:39 PM
To: Bello, Michael
Subject: Quince Orchard area Annexation

Hi Mr Bello,

Annexation of the 23-acre Johnson property without an understanding of plans for its development could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thank you for a logical and respectful approach to a very concerning issue!

Sincerely,

Emily Bosco

Willow Ridge Resident

ATTACHMENT 3

Bello, Michael

From: Bill and Carol Scott <scott97@comcast.net>
Sent: Thursday, October 29, 2015 2:49 PM
To: Bello, Michael
Subject: Annexation of Johnson Property

Dear Mr. Bello,

I am a resident of Willow Ridge, the neighborhood adjoining the Johnson property currently being considered for annexation into the city of Gaithersburg. I attended the information meeting Tuesday evening with the Johnsons' team/representatives, and am vigorously opposed to this annexation. This annexation, without an understanding of plans for its development, could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Sincerely,
Carol Scott
12507 Carrington Hill Drive
Gaithersburg

ATTACHMENT 3

Bello, Michael

From: Sze, Deborah <Deborah.Sze@sodexo.com>
Sent: Thursday, October 29, 2015 2:52 PM
To: Bello, Michael
Subject: RE Annexation of Johnson Property on Route 28 in Gaithersburg

The annexation of the 23-acre Johnson property without a complete understanding of plans for its development could have a significant detrimental impact on nearby residents in terms of traffic congestion and local school capacity. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. I respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly. I would think that the initial development would be at the same lot size as was approved for the Hidden Ponds development.

Thank you for your consideration.

Deborah Sze
Willow Ridge development resident

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ATTACHMENT 3

Bello, Michael

From: Hoffman, Lindsay <Lindsay.Hoffman@montgomerycountymd.gov>
Sent: Thursday, October 29, 2015 1:01 PM
To: Bello, Michael
Subject: FW: Proposed annexation - (Katz Webform)

Here are two emails from Katie Rapp on the Johnson annexation...

Lindsay J. Hoffman
Legislative Senior Aide
Office of Councilmember Sidney Katz
direct: 240-777-7817

From: Katie Rapp [mailto:wookyluvr2002@yahoo.com]
Sent: Thursday, October 29, 2015 6:51 AM
To: Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>
Cc: Munish Mehra <mmehra@qbiop.com>
Subject: Re: Proposed annexation - (Katz Webform)

Hello again. I thought of one more question. Who is the best person at the county planning dept to answer questions? I realize that the annexation is probably a done deal and the question is moot, but I would like to check the accuracy of some things that were said by Russell Johnson and his attorney about the reasons they are seeking annexation.

They said that the county recommended townhouses for the western 14 acres. This is not my reading of the great seneca master plan, it says single family homes and townhouses (which sounds like a mix to me). Actually, it says parks, but I know that the Johnsons offered the land at a price the parks dept couldn't pay 5 years ago. That was an easy out for them on that.

And then the great seneca plan mentions rezoning could be requested to allow townhouses. My reading is that it's zoned for 30 single family homes now, and they could request rezoning to allow a mix of single family and townhomes. I'm wondering if my reading is accurate and how many units max would be allowed on the 14 acres if it were rezoned in the county.

Russell and Stuart claimed that "the county wanted townhouses" and that they were doing us all a favor by choosing to be annexed because they thought that would be just awful for the property and Gaithersburg offers better alternatives... they made it sound like it would be better for the community. When asked about density, they claimed that they could do the exact same thing, county or city, and they chose city because it's "easier to work with the city."

I'd like to check the accuracy of "we could do the same exact thing, city or county." For one, it sounded like they can do apartments/condos under the city MXD, which would not be allowable by the county. So I'm guessing the max density is higher under MXD. Also, I'm guessing that even

though the Johnsons said the 14 acres that surround their neighborhood "would always be residential" that MXD actually enables them to mix some commercial into it, which they could not do under the county.

ATTACHMENT 3

I thought clearly if they could do the exact same thing in the county (which they repeated multiple times) that they would not be going through the trouble and expense to be annexed. Just fact checking. Let me know who best to send my questions to at county planning.

Thank you,
Katie

From: Katie Rapp <wookyluvr2002@yahoo.com>
To: Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>;
"COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV"
<COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV>; Munish Mehra <mmehra@qbiop.com>
Sent: Wednesday, October 28, 2015 11:27 PM
Subject: Re: Proposed annexation - (Katz Webform)

Hello Lindsay and Councilmember Katz,

I appreciate your interest in this issue. I have copied you on a msg I sent to Mr Robinson with questions. Thank you for that contact in the City of Gaithersburg.

I talked to Phil Andrews after the community meeting on the Johnson property the other night and I asked for his advice. He said councilmember Katz is the man with the connections in Gaithersburg and the best person to ask for advice.

So my question for you is this. The community is highly concerned about the Johnson property annexation and rezoning. There were possibly 75-100 people at the Johnson property the other night. It was standing room only. There was 2 hours of Q&A. People have grave concerns about the number of residential units (we were told 180 when the current R-200 zoning would only allow 30 single family homes), the amount of commercial development, the height (6 stories!), the impact on overcrowded schools, the ridiculous traffic on 28, the safety of QOHS students, etc.

People are concerned on many levels. It was said by several people to Russell Johnson, let's be honest, this is just lucrative for you, it's not about improving the community. Johnson's attorney Stuart Barr said at one point something like "We never said this was going to make people happy, but it's the best we can do." To me (and I'm sure most people there) it sounded like a lot of lines. It sounded like they want to squeeze as much out of the land as they can possibly squeeze.

We understand the issue here is that the county can't stop the annexation. Phil explained that if the county doesn't approve the annexation, then the rezoning is delayed by 5 years, but the annexation can't be stopped.

I want your honest opinion... what can we do as a community to have a positive impact on how and what happens on the Johnson property, which literally reaches into our neighborhoods. We are greatly concerned that once it is annexed, there is no meaningful community input on it because the surrounding community members aren't Gaithersburg voters.

ATTACHMENT 3

We need your advice. This is going to change the nature of our whole Quince Orchard community in a very profound, and we think negative way.

Thank you for serving the community for so long. I know you care. I look forward to your reply or feel free to call me at 301-330-9370 (evenings).

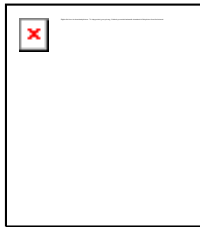
Katie Rapp
Willow Ridge Civic Assn

From: Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>

To: wookyluvr2002@yahoo.com

Sent: Tuesday, October 27, 2015 3:01 PM

Subject: Re: Proposed annexation - (Katz Webform)



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

SIDNEY KATZ
COUNCILMEMBER
DISTRICT 3

Dear Ms. Rapp,

Thank you for your email regarding the proposed annexation of the Johnson property into the City of Gaithersburg. My name is Lindsay Hoffman and I work with Councilmember Katz on matters related to land use. He and I have discussed your email and he has asked that I write back on his behalf.

The County Council does not oversee annexations but we have been following this matter. Unfortunately, at this late hour, no one from our office is available to attend tonight's meeting. We do hope, however, that you and your community will be there to gather additional information and air your concerns. You may also wish to contact the City of Gaithersburg's Long Range Planning Manager, Rob Robinson, at 301-258-6330/rrobinson@gaitersburgmd.gov. He has asked that questions be directed his way.

Thank you for sharing your concerns as this situation develops,

Lindsay

ATTACHMENT 3

Lindsay J. Hoffman
Legislative Senior Aide
Councilmember Sidney Katz
direct: 240-777-7817

STELLA B. WERNER COUNCIL OFFICE BUILDING • 100 MARYLAND AVE, 6th FLOOR • ROCKVILLE, MARYLAND 20850
240/777-7966 OR 240/777-7900 • MD RELAY - DIAL 711 • FAX 240/777-7989
COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV • WWW.MONTGOMERYCOUNTYMD.GOV



ATTACHMENT 3

Bello, Michael

From: Hoffman, Lindsay <Lindsay.Hoffman@montgomerycountymd.gov>
Sent: Thursday, October 29, 2015 1:02 PM
To: Bello, Michael
Subject: FW: Questions re Johnson property

Also – here's what she sent to Rob Robinson late last night. I left him a message a little while ago and plan to speak with him, as well.

Lindsay J. Hoffman
Legislative Senior Aide
Office of Councilmember Sidney Katz
direct: 240-777-7817

From: Katie Rapp [mailto:wookyluvr2002@yahoo.com]
Sent: Wednesday, October 28, 2015 11:06 PM
To: rrobinson@gaithersburgmd.gov
Cc: Munish Mehra <mmehra@qbiop.com>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>
Subject: Questions re Johnson property

Hi Mr. Robinson,

Councilmember Katz's office recommended I contact you with questions.

1. If the whole 23 acres is annexed and rezoned MXD is there any requirement that it be developed in phases the way the Johnson's presented it to us Tues evening? That is, is there a requirement that the western 14 acres always be residential? Or would he have the option of doing commercial on the whole 23 acres (mixed with residential)?
2. When MXD property is redeveloped, is there any requirement to inform adjoining property owners and HOAs?
3. Because this would be city property and the surrounding residents are in the county and not Gburg constituents, there is quite a lot of concern about what we perceive will be a lack of interest on the city's part to care about our input. I don't expect you to respond to that, but it's an issue that's creating a great deal of dis-ease about the annexation. We'll have this little sliver of city in our midst and no say about it and no representatives on our side.
4. Community members are hugely concerned about the impact of high density housing like this on the schools and roads which are both saturated. The Johnson's response was pretty much that those issues don't enter into their plans for annexation and aren't dealt with until much later in the development process. There is a great deal of community concern about the impact of this type of development on the quality of life for the whole Quince Orchard area and especially directly surrounding the high school with it.

ATTACHMENT 3

5. On that topic, I saw in the Gburg master plan the intent in annexing and rezoning all the corners surrounding QOHS and the word "gateway" is used for this area. Why? I understand gateway for Rio/Crown since they're near 270 and a lot of people enter the city there. I don't understand it on the western edge, with low density rural development in Darnestown and the ag reserve beyond. Why plan to create a built up "gateway" at QO/28?

6. Are roads really not considered in the plan? The Johnsons said since these are state routes it's not dealt with by the city and as far as they know SHA hasn't been involved yet. Is this a city planning issue to get SHA involved? And how wide could they make 28? The bottleneck at Riffle Ford is so ridiculous now. I live in Willow Ridge and we simply can't use the Copen Meadow exit for left turns at morning or evening rush. The area needs better infrastructure to accommodate current traffic. How can you plan for and approve higher density development when the infrastructure isn't there?

7. Back to the Johnson property, if the land is annexed/rezoned, is there a timing requirement for redevelopment of the current commercial properties? That is, could they leave the Safeway as it is for 20 years before they decide to do anything? Or do they submit plans with the rezoning request and have a timeline for implementing them? What's the max commercial development on the whole 23 acres?

8. It sounded like the concept plan was all that was required for the annexation/rezoning. How much is allowed to change from the concept plan to what is eventually built? And how are nearby homeowners and HOAs involved if it is annexed? Are there requirements for informing us of plans and do we have the right to comment at hearings (again an issue for us since we aren't city residents and we doubt that anyone would listen).

9. What is the maximum number of residential units that can be built on the whole property? What is the maximum height? Can they be rental units? Is there a cap on the percentage of rentals?

Thanks for helping us understand a little better what this annexation would mean for our surrounding community. I'm sure I will have more questions and I appreciate your time.

Katie Rapp
Willow Ridge Civic Assn

ATTACHMENT 3

Bello, Michael

From: Tim Allemong <tallemong@gmail.com>
Sent: Thursday, October 29, 2015 3:21 PM
To: Bello, Michael
Subject: Concerns regarding the Johnson Property Zoning in Gaithersburg

Michael:

I am a resident of Willow Ridge, living on Copen Meadow Drive, right behind the Johnson property. I share the concern of the vast majority of our community regarding the zoning of the property.

Annexation of the 23-acre Johnson property without an understanding of plans for its development could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thank you,

Tim Allemong

Tim Allemong

~~~~~

[tallemong@gmail.com](mailto:tallemong@gmail.com)



## ATTACHMENT 3

**Bello, Michael**

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**From:** kevin kettleman <kjkettleman@yahoo.com>  
**Sent:** Thursday, October 29, 2015 4:14 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Property Annexation

Dear Michael,

My name is Kevin Kettleman and I'm a member of Willow Ridge Civic Association, and owner of one of the properties surrounding the Johnson's property.

A very large group of us (75 to 100) from neighboring areas attended the meeting last evening on Johnson's property related to the annexation to the City of Gaithersburg and are very concerned. The majority of people in attendance felt that what was being proposed would:

1. Significantly increase traffic in an area that is already congested resulting in safety concern for QOHS students and residents in the area.
2. Significantly burden elementary, middle and high schools in the area that are already overcrowded.
3. Have a further burden on utilities and infrastructure in the area not to mention the environment.
4. Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg.
5. We realize the property needs to be developed. We feel there are alternatives that, though less lucrative to the owners would be better suited for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, A recreation center, A School, Single family homes, etc.

With kind regards  
Kevin Kettleman  
16033 Copen Meadow Dr.  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jeanette Janota <JJanota@asha.org>  
**Sent:** Thursday, October 29, 2015 4:04 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property (Darnestown Road and Quince Orchard Road)

Mr. Bello,

I have been a resident of Willow Ridge since 1997 and am dismayed by the proposal for the city of Gaithersburg to annex the Johnson Property at Darnestown Road and Quince Orchard Road. Since I've lived here, there has been an unacceptably high increase in the amount of traffic, particularly on 28. It has become nearly impossible to make a left turn out of the neighborhood during morning and evening rush hours. It's a wonder there has not been a serious accident at the intersection.

The feel of the area is suburban, but the annexation would nullify that. What we need is more open space: a park? tennis courts? a pool?

I am 100% against the annexation of the Johnson Property by the city of Gaithersburg.

Jeanette Janota, PhD  
12537 Fostoria Way  
Gaithersburg (or Darnestown or North Potomac), MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Julie Kettleman <jkettleman@gmail.com>  
**Sent:** Thursday, October 29, 2015 3:58 PM  
**To:** Bello, Michael  
**Subject:** Johnson Redevelopment

Dear Sir:

Where are all those people going to exit the property?

Julie Kettleman

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 4:17 PM  
**To:** Bello, Michael  
**Cc:** Councilmember Katz  
**Subject:** Johnson property

Hi Mr. Bello,

Councilmember Katz's office told me you are working on the recommendations on the Johnson annexation today. We did not realize it would happen this quickly or we would have gotten comments to you sooner.

I served as Willow Ridge Civic Assn president for 11 years, including when they proposed the expanded garden center in 2004-5 and their effort to get the R-200 property rezoned in 2009. I continue to serve on the Willow Ridge Civic Assn board. I have been a resident of Willow Ridge since 1999. It's a great community to raise my family in. I am an active community member, I have two children in MCPS (Thurgood Marshall ES and Ridgview MS). I work at NIST, so I am both living and working in this community, I love it here, I am deeply invested in it.

I have deep reservations about this plan for annexation and rezoning of the Johnson property. I shared my reservations with the community last week and we were able to get about 75-100 people out to the Johnson's information session on Tuesday evening of this week. It was standing room only. That session was 2 hours of Q&A where people expressed deep reservations about this plan and the impact it will have on the entire Quince Orchard area. This is a serious change in the nature of land use in our community, it affects a lot of people, and the community is very concerned.

I want to make clear that as a community, we always understood that the 14 acres of Johnson property that literally reach into our backyards in Willow Ridge, Orchard Hills, and Hidden Ponds, would be low-density residential development since they are zoned R-200. As far as I know, residents would be pleased to support the development of the property with single family homes. Also, there are already townhouses in Willow Ridge and Orchard Hills. My guess is that there would be community support for a similar townhouse community (say 20 units like in Willow Ridge) along with single family homes on the Johnson property. I think this would always have been fine with the community and would fit in with the area.

No one (as far as I know) gave any resistance to the Johnson's getting a special exception on the 14 acres. This pre-dates my living in the community, but the original owners in Willow Ridge have told me that the Johnsons said they just wanted to relocate greenhouses that were being displaced when Thurgood Marshall ES was built. The Johnsons assured neighbors at that time that this is all they planned for the land.

However, we were surprised to learn that they had other plans (maybe all along). The special exception allows a number of uses other than single family homes, including a garden center. The community was shocked with the 2004 proposal for the expanded garden center. I was heavily involved with negotiations on this project with the Johnson family which resulted in the plan for the garden center on the 6 acres closest to 28. This plan was, as you know, approved. The Johnson's decided not to build.

### **ATTACHMENT 3**

Five years later I received notice that they wanted to get it rezoned for commercial use. This was a shock. This property literally is in our community's backyard. It is not appropriate to have commercial development in our backyard. When I let the community know about the plan, quite a lot of people expressed their unhappiness about it and wrote to the planning board. The Johnson's backed off that effort quickly.

There was talk of selling it the parks dept, but they offered it at a price the parks dept could not pay. I'm sure they knew that when they offered it at that price. They were just paying lip service to the planning department's recommendation in the Great Seneca Master Plan that it be used for parkland.

This was disappointing, as of course, was their decision to request annexation by the city of Gaithersburg. We did not understand the implications of this and that they would be able to get the annexation so easily. This I have only come to understand this past week. It is very disappointing that we have no say on this.

Again, I am sure the community would support single family homes and perhaps 20 or so townhomes on this property. It would not cause a huge burden on the schools, it would not cause a huge amount of additional traffic.

To be honest, we have felt tricked by the Johnson family. Tricked 10 years ago when they used the special exception that no one objected to for a purpose no one had envisioned and that in fact the Johnson's had never mentioned wanting to do.

We felt tricked when they tried to get it rezoned commercial. They waited 5 years, which is long enough for a lot of communities to lose their institutional memory, for neighbors to sell homes and move, for community associations to change over and for no one to remember what has happened.

I remember clearly what has happened. The Johnsons have continued to push here and push there in order to get higher density and/or commercial use of the property. Russell Johnson and Stuart Barr presented it to us the other night as if they are doing their best to create a beautiful thing for the community. It was clearly understood and voiced by quite a large number of people attending the session that everyone understood this was about the Johnsons cashing in on the land and nothing else.

This is the perception. That Gaithersburg annexation will enable them to do things with the land that they would not be able to do in the county. Johnson and Barr said over and over again that this was not the case, that indeed they could do the same thing, county or city. They told us that they could get the same density in the county that they're claiming they're going to do under the annexation (they said 180 units on the 14 acre western section). They said the county "actually wants just townhouses there" which is not how I read the master plan and I am not sure, but I do not think you would allow that density. In any event, I do not for one minute believe that there is no benefit to them getting annexed or they wouldn't go to this trouble and expense to get the annexation.

This is a big deal for the Quince Orchard area. The schools are overwhelmed with kids already. This will add to it. The principals of QOHS, Ridgeview and TMES have been alerted just this week and have expressed grave concerns about it. This is overwhelming to them. It's also a safety issue for QOHS students who are right across the street.

Route 28 is backed up to Muddy Branch every evening rush as it is. Willow Ridge essentially cannot use the Copen Meadow exit to make left turns from the community during morning or afternoon rush.

There are accidents there all the time. All the times that they do not all get into the official records, but ask my neighbor who has lived at the entrance to Willow Ridge for 30 years and he will tell you he sees accidents out his window all the time.

### ATTACHMENT 3

I feel, and I'm not exaggerating, like the Johnsons have us under siege and they have found a way to make the most money off this property and keep the community out of the loop. By getting annexed they can do higher density, they can do commercial with MXD, they can put a six story building up there and we will no longer have a say because we, the community that surrounds the land, will be in a different jurisdiction. We lose our voice and representation when they get annexed.

I realize that there is little we can do to stop the annexation. It sounds like it is essentially a business transaction now between the city and the Johnsons. I am very sad about this as I believe it will hugely affect the entire Quince Orchard area in a very negative way. I am sad that we will have no say about what the Johnsons do in the future, because I have learned from a lot of years of experience with them that they are not straightforward, trustworthy people to work with. I know that is strong language, but I feel very strongly about this right now.

I am heavily invested in this community and I am very unhappy that the Johnsons are able to do this with land that we all thought would be developed with single family homes years ago. We wish the property had been sold with the Hidden Ponds land and developed at the same time to save us all from these headaches, but I believe that the Johnsons planned for this all along and have simply implemented this plan step by step over a long period of time. It is very disappointing that this is the way land use can be manipulated in Montgomery County.

I hope you can use these comments in your report. I wish I could have gotten the word out to my community so that more people could comment directly to you, as I know that many, many people feel that this is deeply wrong and will have an extremely negative impact on our community which we love and are invested in.

Katie Rapp  
12515 Carrington Hill Drive  
Gaithersburg MD 20878  
301-330-9370

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bob\_McCartin@Dell.com  
**Sent:** Thursday, October 29, 2015 3:55 PM  
**To:** Bello, Michael  
**Cc:** mindy.mccartin@gmail.com  
**Subject:** Johnson Property Annexation by city of Gaithersburg

I am writing to express my opposition to this annexation attempt. I have lived in Willow Ridge since 1987. I do not need high density housing 100 years from my door. Please make sure this does not happen.

Thanks

Bob McCartin

## ATTACHMENT 3

**Bello, Michael**

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**From:** Munish Mehra <mmehra@qbiop.com>  
**Sent:** Thursday, October 29, 2015 3:48 PM  
**To:** Bello, Michael  
**Cc:** Katie Rapp (wookyluvr2002@yahoo.com)  
**Subject:** Concerns of annexation of Johnson's Property to City of Gaithersburg and proposed development

Dear Michael,

My name is Munish Mehra and I'm president of Willow Ridge Civic Association, one of the properties surrounding the Johnson's property.

A very large group of us (75 to 100) from neighboring areas attended the meeting last evening on Johnson's property related to the annexation to the City of Gaithersburg and are very concerned. The majority of people in attendance felt that what was being proposed would:

1. Significantly increase traffic in an area that is already congested resulting in safety concern for QO students and residents in the area.
2. Significantly burden elementary, middle and high schools in the area that are already overcrowded.
3. Have a further burden on utilities and infrastructure in the area not to mention environment.
4. Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg.
5. We realize the property needs to be developed. We feel there are alternatives that, though less lucrative to the owners would be better for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, A recreation center, A School, Single family homes, etc.

With kind regards  
Munish Mehra

Munish Mehra, PhD  
Managing Director,  
Quantum BioPharma  
A Quantum Change Group Company  
12500 Copen Meadow Ct.,  
Gaithersburg, MD, 20878  
Ph: 240-477-3700  
Email: [mmehra@qbiop.com](mailto:mmehra@qbiop.com)

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Jeff Sabin <jeffreysabin@gmail.com>  
**Sent:** Thursday, October 29, 2015 4:44 PM  
**To:** Bello, Michael  
**Cc:** Elizabeth Sabin  
**Subject:** MAJOR CONCERNS Johnson's Land Development

Michael, I just left you a voice-mail re: the Johnson's land development proposal for which you're finalizing the annexation draft plan today. This whole proposition is extremely concerning with respect to increased route 28 traffic/noise (my Carrington hill home directly backs to 28) and lower property values due to increased population density and subsequent impact on already limited school capacities and infrastructure. Of course, the proposed development will also greatly change the look and feel of the whole area; most of us bought properties here because we desired the more suburban vibe of the area. Very, very concerning.

Please give me a call at 301-651-8626 at your earliest convenience. Thanks-

Sincerely,

Jeff Sabin

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tricia Barrett <tambarrett02@aol.com>  
**Sent:** Thursday, October 29, 2015 5:07 PM  
**To:** Bello, Michael  
**Cc:** Katie Rapp; Munish Mehra  
**Subject:** Fwd: Concerns of annexation of Johnson's Property to City of Gaithersburg and proposed development

Dear Michael,

Although I was not able to attend the meeting yesterday I share the concerns voiced by my neighbors about this annexation. Munish did an excellent job covering the range of issues we see with the plans and I just wanted to add my support to the message he sent you earlier today. Please do not move forward with this action which will significantly impact the character of our community in ways that will primarily benefit the current property owners. As I understand it they have sat on this property and not followed through on several prior development plans that would have been more in keeping with the area (e.g. a garden center) but less profitable to them.

I would be happy to speak further on the subject if that would be of help.

Tricia Barrett  
Willow Ridge Resident

Sent from my iPad

Begin forwarded message:

**From:** "Munish Mehra"  
**Date:** October 29, 2015 at 3:47:38 PM EDT  
**To:** <[Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org)>  
**Cc:** "Katie Rapp" <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>  
**Subject:** **Concerns of annexation of Johnson's Property to City of Gaithersburg and proposed development**

Dear Michael,

My name is Munish Mehra and I'm president of Willow Ridge Civic Association, one of the properties surrounding the Johnson's property.

A very large group of us (75 to 100) from neighboring areas attended the meeting last evening on Johnson's property related to the annexation to the City of Gaithersburg and are very concerned. The majority of people in attendance felt that what was being proposed would:

1. Significantly increase traffic in an area that is already congested resulting in safety concern for QO students and residents in the area.
2. Significantly burden elementary, middle and high schools in the area that are already overcrowded.
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4. Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg.

- ATTACHMENT 3**
5. We realize the property need to be developed. We feel there are alternatives that, though less lucrative to the owners would be better for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, A recreation center, A School, Single family homes, etc.

With kind regards  
Munish Mehra

Munish Mehra, PhD  
Managing Director,  
Quantum BioPharma  
A Quantum Change Group Company  
12500 Copen Meadow Ct.,  
Gaithersburg, MD, 20878  
Ph: 240-477-3700  
Email: [mmehra@qbiop.com](mailto:mmehra@qbiop.com)

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## ATTACHMENT 3

Bello, Michael

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**From:** Wayne Hsin <wyhsin1972@hotmail.com>  
**Sent:** Thursday, October 29, 2015 5:55 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Property annexation

Dear Mr.Bello,

I am a resident of Willow Ridge subdivision, which is located next to the purposed Johnson property annexation. I was informed by our civic association for the proposed annexation today.

I was shock to know the proposal including to annexe the property to city of Gaithersburg and change the zoning to MZD; and the owner of the land plans to build up to 180 residents in phase 1, and more for phase 2.

I don't think the proposal is fair or appropriate. First, the traffic around the Johnson's property is already very congested. I think with additional 180-360 residents , it will make the traffic much worse. Second, surrounding neighborhoods, Orchard Hill , Willow Ridge, and Hidden Ponds are zoning for R-200. The purposed new development of Johnson property will have great negative impact on the surrounding neighborhoods, such as overflow traffic, noises and other negative impacts. Furthermore, the landscape of these neighborhoods will be changed and negatively impacted base on the Montgomery county master plan. Third, the schools in these neighborhoods are already overcrowded. Without additional capacities of schools, the purposed plan will have devastated impact on the students. Last, with additional residents in this area, it might have to expand traffic infrastructure. My neighborhood, Willow Ridge was disturbed and negatively impacted when RT 28 was expanded last time. It is not fair or appropriate for us.

I think the land owner of Johnson property tries to annexation of the land to City of Gaithersburg, so he doesn't have to communicate with surrounding neighborhoods. It is neither fair or appropriate for his strategy. I am deeply disturbed.

I understand land development is necessary. However, in order to preserve our neighborhoods, sir, **I urge you to recommend the proposal with less number of resident/commercial units and smaller size of development.** Many thanks.

Sincerely,

Wayne Hsin  
Willow Ridge

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chris Brady <chris2x2@hotmail.com>  
**Sent:** Thursday, October 29, 2015 6:06 PM  
**To:** Bello, Michael  
**Subject:** Rezoning of Johnson Property

Mr. Bello:

I am writing to express my concern with the potential rezoning of the Johnson property at the intersection of Darnestown Road and Quince Orchard Road. I have contacted our Council representative Sidney Katz as well. I understand that the property will not only be annexed into the City of Gaithersburg but that it will be rezoned to jam in 180 properties into an area currently zoned for approximately 30. I am not sure how this aligns with any green space planning activities that the County espouses. I also believe that rezoning a piece of land as part of an annexation is no allowed under Maryland law. I encourage the County maintain the current zoning and develop the land in that fashion.

Respectfully,  
Chris Brady  
Willow Ridge Resident

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 6:15 PM  
**To:** Bello, Michael  
**Subject:** Fw: [willow\_ridge\_neighbors] URGENT - Please contact the county today!

My neighbor Carol Scott got this posted for me to the community Yahoo group today at 2:30 PM.

----- Forwarded Message -----

**From:** "Bill and Carol Scott scott97@comcast.net [willow\_ridge\_neighbors]" <willow\_ridge\_neighbors-noreply@yahoogroups.com>  
**To:** willow ridge neighbors <willow\_ridge\_neighbors@yahoogroups.com>  
**Cc:** "Mejia, Marco and Becky" <marcomejia@comcast.net>; Aida Said <aida-said@hotmail.com>  
**Sent:** Thursday, October 29, 2015 2:32 PM  
**Subject:** [willow\_ridge\_neighbors] URGENT - Please contact the county today!

Hi Everyone,

Several of us attended the meeting at the Johnsons' property up on Rt 28 Tues evening. If you haven't heard the news, they're applying for annexation into the city of Gaithersburg for their property. Currently we, they, and the surrounding neighborhoods are county, not city of Gaithersburg. If this annexation is granted, they will also essentially get a free ride on rezoning, which gives them significant latitude in what they build on the property (currently zoned for 30 single-family houses, the construction of which I think none of us would fight). Their presentation Tues evening informed us that if they get the annexation they seek, their plan is to do residential construction on the 14-acre lot that is currently unimproved between Safeway and Copen Meadow. The plan they presented is for up to 180 residences (a few single-families, townhouses, etc). Yes, you read that correctly - 180 more residences in that space. That's Phase I. Phase II is for the lot where Safeway sits and the plan there is to put up a mixed residential/commercial facility up to 6 stories; essentially their attempt at a mini Downtown Crown. Think about what your commute is like today and imagine another 180 residences on the 14 acres, plus however many would get added to the Safeway site.

There are many more (not-so-appealing) details, and we planned to share them, but didn't realize things would be happening with the county today. Katie is in meetings today but asked this info be forwarded. She got an email from Katz's staffer today and it's urgent.

From Katz's staffer:

The Montgomery County Planning Department is finalizing its recommendations on the annexation. I have spoken with the planner in charge of the staff draft and I have forwarded him your concerns. His name is Michael Bello – his phone number is 301-495-4597 and his email is [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org). They are finalizing their draft today so, if you have a chance to reach out, he'll be able to include your concerns in their report. If not, there will be an opportunity at the Planning Board hearing to incorporate your objections.

If you can, please contact Michael Bello today. It seems to me that the information to convey should be:

## ATTACHMENT 3

Annexation of the 23-acre Johnson property without an understanding of plans for its development could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thanks,  
Carol

---

Posted by: Bill and Carol Scott <scott97@comcast.net>

---

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## ATTACHMENT 3

**Bello, Michael**

---

**From:** Frazier, Joann <Joann.Frazier@astrazeneca.com>  
**Sent:** Thursday, October 29, 2015 6:26 PM  
**To:** Bello, Michael  
**Cc:** Munish Mehra; wookyluvr2002@yahoo.com  
**Subject:** Concerns of annexation of Johnson's Property to City of Gaithersburg and proposed development

**Importance:** High

Dear Michael,

My name is Joann Frazier, I am a resident of the Willow Ridge Community. I have two sons, one in 7<sup>th</sup> grade at Ridgeview and one that just recently graduated from Quince Orchard High School. I just recently moved to Gaithersburg almost two years ago as a relocation with Astrazeneca/Medimmune. I invested in this property with the anticipation that the schools and surrounding area were one of the best to reside in close to my work location. I am very saddened to hear of the proposed plans Johnson has for our surrounding community and the devastating effects it is going to have on the already congested roads, particularly Darnestown 28, and the negative impact it will have on the capacity and performance of our highly rated schools.

If anything is considered for Johnson to profit from his land, I would hope at the very least it will remain with Montgomery county and he will have the capability to build at the most 30 townhomes/residential single family homes and really consider for the remaining area to include Parks, Baseball fields, A recreation center, and a School ( that can be named after him ☺). A legacy such as this will mean more many years from now rather than a 6 story commercial bldg. and overcrowding townhomes/multifamily/affordable housing. Along with his legal counsel, they say they understand our concerns and they too live in this area with their kids attending the surrounding schools, why then is he still considering such a plan.

Like all the other Willow Ridge and Montgomery County school district families and local residents this will impact, I beg he reconsider.

Sincerely,  
Joann

**Joann Frazier**  
Global Category Manager

---

**AstraZeneca Pharmaceuticals, LP**  
**R&D Procurement**  
**One MedImmune Way**  
**904 Wind River Ln, 1120C**  
**Gaithersburg, MD 20878 USA**  
Tel (301)398-0191  
Cell (443)205-0842  
[joann.frazier@astrazeneca.com](mailto:joann.frazier@astrazeneca.com)

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## ATTACHMENT 3

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 6:39 PM  
**To:** Bello, Michael  
**Subject:** Fw: MCPS Capital Budget

Pam Nazzaro is the principal of Thurgood Marshall Elementary School. This school is about a quarter mile from the Johnson property.

Katie

----- Forwarded Message -----

**From:** "Nazzaro, Pamela S" <Pamela\_S\_Nazzaro@mcpsmd.org>  
**To:** 'Scott McDowell' <scottmcdowell@mac.com>; "McKnight, Monifa B" <Monifa\_B\_McKnight@mcpsmd.org>; "Working, Carole A" <Carole\_A\_Working@mcpsmd.org>  
**Cc:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 9:44 AM  
**Subject:** RE: MCPS Capital Budget

Thank you so much for this information and plans. This would absolutely impact our school and increase congestion.

Please keep us informed if you hear more details.

Pamela Nazzaro

---

**From:** Scott McDowell [mailto:scottmcdowell@mac.com]  
**Sent:** Wednesday, October 28, 2015 5:09 PM  
**To:** Nazzaro, Pamela S; McKnight, Monifa B; Working, Carole A  
**Cc:** Katie Rapp  
**Subject:** Fwd: MCPS Capital Budget

Hi Principals,

Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

Sincerely,

## ATTACHMENT 3

[Attachment(s) from Katie Rapp included below]

Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

Katie Rapp

----- Forwarded Message -----

**From:** Munish Mehra <[dr.mmehra@gmail.com](mailto:dr.mmehra@gmail.com)>

**To:** 'Munish Mehra' <[mmehra@qbiop.com](mailto:mmehra@qbiop.com)>

**Sent:** Friday, October 23, 2015 5:55 PM

**Subject:** Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hello neighbors,

Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

**Land Use:** Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

**Current Special Exception:** The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

## ATTACHMENT 3

**Garden Center Proposal:** The community was in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

**Garden Center Approved/Not Built:** This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

**Rezoning to Commercial:** About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

**Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p.

61 [http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)

The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

**Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

**Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master

Plan: [http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

**Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg area: **ATTACHMENT 3**  
<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

**My Questions:** I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

1. What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
7. Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Katie Rapp

## ATTACHMENT 3

Attachment(s) from **Katie Rapp** | [View attachments on the web](#)

1 of 1 File(s)



[Johnson Community Meeting Invitation 10-27-15.pdf](#)

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Posted by: Katie Rapp <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>

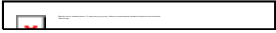
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## ATTACHMENT 3

**Bello, Michael**

---

**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 6:41 PM  
**To:** Bello, Michael  
**Subject:** Fw: MCPS Capital Budget

Carole Working is principal of Quince Orchard High School, directly across Route 28 from the Johnson property. Huge safety issue with the kids walking around everywhere.

Katie

----- Forwarded Message -----

**From:** "Working, Carole A" <Carole\_A\_Working@mcpsmd.org>  
**To:** 'Scott McDowell' <scottmcdowell@mac.com>; "Nazzaro, Pamela S" <Pamela\_S\_Nazzaro@mcpsmd.org>; "McKnight, Monifa B" <Monifa\_B\_McKnight@mcpsmd.org>  
**Cc:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Wednesday, October 28, 2015 5:24 PM  
**Subject:** RE: MCPS Capital Budget

Good Evening, Scott,

Please let me know what we can do to make our communities aware of this. Our intersection is already a very busy one and the heavy traffic is worrisome for our walkers and student drivers. I would want the QO community to be very aware of this planned development as our school is already overcrowded.

Thank you for keeping us in the loop!

Carole Working

---

**From:** Scott McDowell [mailto:scottmcdowell@mac.com]  
**Sent:** Wednesday, October 28, 2015 5:09 PM  
**To:** Nazzaro, Pamela S; McKnight, Monifa B; Working, Carole A  
**Cc:** Katie Rapp  
**Subject:** Fwd: MCPS Capital Budget

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This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

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Scott

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**To:** 'Munish Mehra' <[mmehra@qbiop.com](mailto:mmehra@qbiop.com)>

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### ATTACHMENT 3

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Katie Rapp

# ATTACHMENT 3

Attachment(s) from **Katie Rapp** | [View attachments on the web](#)

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Johnson Community Meeting Invitation 10-27-15.pdf

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Posted by: Katie Rapp <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>

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## ATTACHMENT 3

**Bello, Michael**

---

**From:** Sarah Straus <sarahstraus@gmail.com>  
**Sent:** Thursday, October 29, 2015 2:38 PM  
**To:** Bello, Michael  
**Subject:** Rt 28 and QO road property

Dear Mr. Bello,

I am a resident of the Willow Ridge community, which is located behind the Johnson property on Rt 28. Annexation of the 23-acre Johnson property without an understanding of plans for its development could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Sincerely,  
Sarah Straus

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 6:42 PM  
**To:** Bello, Michael  
**Subject:** Fw: Observations of Johnson Property 10/27/15 Meeting  
**Attachments:** 20151027\_190659.jpg; 20151027\_190623.jpg

Jeff Silva is a Willow Ridge neighbor. He attached photos of the crowd at the Johnson property for the meeting Tuesday night.

Katie

----- Forwarded Message -----

**From:** Jeff Silva <maryjeffsilva@verizon.net>  
**To:** Katie Rapp <wookyluvr2002@yahoo.com>; Munish Mehra <dr.mmehra@gmail.com>  
**Cc:** John C. Chaconas <john.chaconas@verizon.net>  
**Sent:** Wednesday, October 28, 2015 3:43 PM  
**Subject:** Observations of Johnson Property 10/27/15 Meeting

Hello all,

Here are notes and photos of the Johnson Properties' initial development/annexation meeting held 10/27/15 at the facility on Rt. 28.

The meeting was conducted by Stuart Barr of the law firm of Lerch, Early & Brewer on 10/27/15. Present were Russell Johnson, a project site designer from VIKA.com whose name I didn't catch, former Montgomery County Councilman Phil Andrews, and various neighbors surrounding the project's location. My impression was Russell Johnson wanted this meeting to be held though it was not required by any government agency.

The project will develop the open space between the backyards of houses on Copen Meadow and McDonald Chapel Rd. Later, the Safeway and the strip mall containing the Capital One bank, the CVS and the Tortilla Shop will be modified as leases expire. There are three phases of the overall project. Phase #1 is the 14 acres between the backyards of houses on Copen Meadow and McDonald Chapel Rd. including Johnson's red and green building on Rt. 28. Phase #2's area of 12 acres will involve the Safeway supermarket and its parking lot. Phase #3 seems to be located from the CVS drug store to the edge of Quince Orchard Road and stops at the south boundary of the townhouses and the Bank of America. The Johnsons want to get the real estate used for Phase #1 rezoned from two houses per acre to a mixed use classification. During the meeting individuals representing the law firm mentioned as many as 180 units could be built on Phase #1's 14 acres. The Johnsons will keep possession of the land of Phases 2 and 3 but they are selling the property where Phase #1 will be located.

The Johnsons are deciding whether to keep their property that will be used in all three phases within Montgomery County's jurisdiction or add it to the City of Gaithersburg by use of Gaithersburg annexing their property. Attorney Barr said either jurisdiction would permit the same density of housing, but the City of Gaithersburg offers the developer a much easier application process as compared to Montgomery Co.

**ATTACHMENT 3**

According to Mr. Barr, there is a hearing scheduled for Nov 12, 2015 at the Montgomery County Planning Board, which usually meets each Thursday in the auditorium at 8787 Georgia Ave., Silver Spring, MD. However, I haven't seen what is on schedule for 11/12/15 because the Planning Board does not have that date as a link at this time. To speak you need to apply no later than 10 days in advance of the meeting.

Thank you Ms. Rapp and Mr. Mehra for alerting the residents of Willow Ridge to this significant change planned for our neighborhood.

## ATTACHMENT 3

Bello, Michael

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 6:46 PM  
**To:** Bello, Michael  
**Subject:** Fw: Fwd: My Notes from the Meeting  
**Attachments:** GSSCAprovedandAdopted\_web.pdf

Carly Woolheater used to live in the Willow Ridge townhouses and she and her family recently moved to a single family home in Orchard Hills, the adjoining neighborhood which also backs to the Johnson property.

Katie

----- Forwarded Message -----

**From:** Carly Woolheater <carlywoolheater@gmail.com>  
**To:** Munish Mehra <dr.mmehra@gmail.com>; wookyluvr2002@yahoo.com  
**Sent:** Wednesday, October 28, 2015 12:48 PM  
**Subject:** Fwd: My Notes from the Meeting

Munish / Katie - my notes from last night along with the attached reference to the MoCo Master Plan. Thought these might be useful along with others' takeaways from the meeting.

/////

Presenters: Stuart Barr (Zoning Attorney), Russell Johnson (Property Owner), Josh Sloan (VIKA - development company).

Also, Phil ?? was there, he used to represent District 3 in MoCo on the City Council, but is now in private business.

Annexation Overview (Stuart):

- As we already know, the property is currently in MoCo. The Gaithersburg city line is across QO road.
- By annexing to Gaithersburg, it provides a "vision for development"
- There will be an additional schematic development plan and site development plan for public comment if the annexation is approved (2 more chances to comment on the development)

Property Owner Comments (Russell):

- Is working with Nancy Sturgeon (sp?) - Park and Planning committee;
- Russel said that originally MoCo said all townhomes on that property, but he then added "that wouldn't work"
  - *Personal Comment: The MoCo Master Plan states that the property be used for active recreational purposes first, if that wasn't possible then it recommends detached and townhouse units - "townhouse development could be requested through a local map amendment" (attached).*

- Cannot have single housing abutting commercial zones
  - *Personal Comment: I'm not sure if that is what is recommended, or what is required*

### **ATTACHMENT 3**

#### Development Company Comments (Josh):

- They claimed they look at sewer capacity, water capacity, and school capacity to set the caps for long term development but the actual determinations happen later
- They said that they look at slopes, soils and existing vegetation
- The developed property is required to handle rainwater like a forest would
- Based on the proposed development, they would have to build:
  - 7.5% Moderately Priced Dwelling Units
  - 7.5% Workforce Housing Units (70%-80% low or 120% high of average income range)
- Some detached homes, townhouses and some multifamily
- Utilizing current market trends to determine what types of houses / lots to be built
- The max cap for dwelling units is 180 per zoning law for that space.
- If they were to only build single family homes, would be about 30 lots.
- Planning on mixed use residential over retail
- Planning on minimum of 50 feet of open space backing to current homes' backyards (or backyards of new homes)
- They claimed that there was a difference in density allowed if annexed to Gaithersburg - if the property remains MoCo, they could build all townhomes
- Johnson said he chose to work with Gaithersburg because they are easier to work with than MoCo
- There is a hearing on November 12th of the MoCo Planning Board
  - At the MD National Planning Commission in Silver Spring
  - Phil mentioned that if the property owner wants to annex into Gaithersburg and it is within the city's Maximum Expansion Limit (which it is), then MoCo can't stop it; they can however, require that zoning not be changed for 5 years following annexation
- There will be a city planning commission meeting sometime in December - it hasn't been scheduled yet
- No traffic consultant has been added to the process yet
- Regardless of whether it is in the city or the county, both are approved for the proposed capacity
- County building height limit is 45 feet, which is about 4-5 stories; they are proposing 6 story buildings (didn't say what the city limit was)
- Proposing 4 story townhomes
- Any development above 30 units requires low income housing

#### Comments from Audience:

- There was no response from the presenters when asked what kind of voice the community would have in the development process if the property is annexed into the Gaithersburg and the community remains in MoCo.



## ATTACHMENT 3

**Bello, Michael**

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**From:** Cassandra Merker <merkerk@me.com>  
**Sent:** Thursday, October 29, 2015 7:35 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

Dear Mr. Bello,

I am a resident of the Orchard Hills neighborhood in Gaithersburg, MD. I attended a meeting this week where the plan for the Annexation of the Johnson property and its development was presented. I do not support the annexation plan for this property. I am very concerned that the 180 mixed dwellings in phase one of the plan would horribly impact traffic along 28. Also, the increased cars on the road in the morning would impact the students that walk to school at Quince Orchard High School each day. Commuters already have a big back up of traffic along 28 in the evenings and this high density of homes would exacerbate this existing problem.

Also, I am not supportive of the Annexation plan because of the big negative impact it would have on the schools. Thurgood Marshall Elementary school is already over capacity. Ridgeview Middle school is at capacity. Quince Orchard High School is over capacity. Adding 180 more homes, would cause further overcrowding of schools that are already bursting at the seams.

We need more green space; not more traffic and overcrowded schools.  
Please do not support the annexation of the Johnson Property to the City of Gaithersburg.

Respectfully,

Kassandra Merker, MD

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 7:51 PM  
**To:** Bello, Michael  
**Subject:** Fw: [TMESchool] Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment) [1 Attachment]

Michael Patric is a resident of Quince Haven, across the street from the Johnson property (behind the high school).

Katie

----- Forwarded Message -----

**From:** Michael Patric <mtpatric@mac.com>  
**To:** wookyluvr2002@yahoo.com  
**Sent:** Tuesday, October 27, 2015 1:42 PM  
**Subject:** [TMESchool] Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment) [1 Attachment]

Hello Katie,

My name is Michael Patric and I live in Quince Haven across the street. We have three kids who will be attending Thurgood Marshall ES for the next 7-8 years so I am very interested in this development within the current TMES boundary and its impact on a school that already needs trailers to handle the overflow. I am also very opposed to any development that will cause 28 to be widened.

Professionally, I am an Architect and have quite a bit of experience reviewing zoning regulations. I plan to spend some time looking into it today and I definitely plan to attend the information session this evening.

What I can clear up from the concerns in the email below is that the proposed MXD zoning after a successful annexation would put this parcel into the same zoning as the majority of the Kentlands and Lakelands so that is the nearby comparison. Also the entire parcel is included in Gaithersburg's maximum limits of expansion but I do not think they could go farther without the residential property owners' agreement. The limits also include the High School, the Library, the Shell, and all of the retail behind the Shell moving to the east to include the Potomac Garden Center (who I know has been considering adding density as well - most recently looking at assisted living).

What worries me is the potential for condominium/apartment buildings or other high density options which would add way more people, students, and traffic to the area. Finding the approved density in the Master Plan is elusive but the target for future development in MXD appears to be 20 Dwelling Units per acre. There are 23 acres so up to 460 dwelling units. Of course they won't have that many because there will be significant commercial space which can be up to 60% of the gross square footage of the site. 23 acres = about 1 Million SF and commercial could be 601K SF. Fortunately, MXD zoning requires a 100 foot setback from adjacent existing single family property (unless they put single family homes in that space) and there is also a 40% of the proposed residential area open space/parks requirement which could be beneficial as could the Traditional Neighborhood Development (TND) option which would avoid having townhouses that are laid out like the area

ATTACHMENT 3  
behind Pizza Hut. There are a million different ways to develop the site within the framework of the code and they are looking for the sweet spot that will maximize their property sales and commercial leasing revenue. That is not always a good thing for the surrounding area.

That said, I'm not opposed to development as long as it is done in a way that is considerate of the neighbors and beneficial to us as well. Honestly though, I'd rather have the park that Montgomery County wants there instead of new houses. I'm happy to volunteer my experience if there is any sort of neighborhood or TMES interest group forming to track the progress of this development.

Thank you for sending out the notice about the meeting and the other information. I'll see you this evening with my many pages of printed maps and zoning codes.

Michael Patric  
Glacier Court (Quince Haven)

On Oct 27, 2015, at 04:38 AM, Jennifer Patric <jenpatric@me.com> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** "Katie Rapp [wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com) [TMESchool]" <[TMESchool-noreply@yahooogroups.com](mailto:TMESchool-noreply@yahooogroups.com)>  
**Date:** October 26, 2015 at 9:14:33 PM EDT  
**To:** "[tmeschool@yahooogroups.com](mailto:tmeschool@yahooogroups.com)" <[tmeschool@yahooogroups.com](mailto:tmeschool@yahooogroups.com)>  
**Subject:** [TMESchool] Fw: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment) [1 Attachment]  
**Reply-To:** Katie Rapp <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>

[Attachment(s) from Katie Rapp included below]

Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

Katie Rapp

## ATTACHMENT 3

----- Forwarded Message -----

**From:** Munish Mehra <[dr.mmehra@gmail.com](mailto:dr.mmehra@gmail.com)>

**To:** 'Munish Mehra' <[mmehra@qbiop.com](mailto:mmehra@qbiop.com)>

**Sent:** Friday, October 23, 2015 5:55 PM

**Subject:** Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hello neighbors,

Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

**Land Use:** Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

**Current Special Exception:** The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

**Garden Center Proposal:** The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

**Garden Center Approved/Not Built:** This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

**Rezoning to Commercial** **ATTACHMENT 3** At that time, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

**Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61  
[http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)

The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

**Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

**Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan:  
[http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

**Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:  
<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg planning process.  
<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

**My Questions:** I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

### ATTACHMENT 3

1. What is the density of this site, with and/or MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
7. Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Attachment(s) from Katie Rapp | [View attachments on the web](#)  
1 of 1 File(s)



[Johnson Community Meeting Invitation 10-27-15.pdf](#)

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Posted by: Katie Rapp <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Scott McDowell <scottmcdowell@mac.com>  
**Sent:** Thursday, October 29, 2015 8:16 PM  
**To:** Bello, Michael  
**Cc:** Katie Rapp  
**Subject:** Johnson's Annexation Request

Dear Michael,

I was very surprised to learn about the latest development for the property that contains Safeway and the undeveloped land behind it. I attended the presentation by Johnson's lawyer and found it to be offensive as they avoided facts that were documented in county records. In fact the very first question was about the overcrowding of our schools and they stated that is was a county issue and they had done nothing in that area but in fact they requested an exception to the school test in order to avoid it. Thus, it was misleading from the very onset of the questions and made the whole event feel dishonest and not genuine. I was also surprised that no one was from the county or the city to participate in the discussion.

I have many concerns around the plans that they are hoping to get approved and around this entire process.

I do not believe it is in the county's or the city's best interest to annex the property into the city. The proposal for the property would harm the community and the reputation of the city if it was allowed. It would bring into question the motivations of those involved in the process and we don't need any scandals tarnishing our great city's reputation. How odd does it look for the city to have an island of property just to satisfy a single land owner. It was clear that the land owners had no consideration to the communities impact especially in regards to the traffic, noise, safety, school overcrowding and to land values of the existing neighborhoods. There is a clear track record of the land not being approved for such disproportionate growth and density in this community. In fact, they are proposing building heights not even seen in the Kentlands and in a much more compact area. If the area was to be considered a gateway to the city then it would be an eye sore to anyone coming into the area and completely out of place of the existing community. The move to annex appears to simply be a way of trying to avoid the issues that have been brought forth by the county.

I am very concerned about the impact of such a development would have to the existing roads and the traffic congestion. Traffic is a top issue with this development. The design they are suggesting would actually create congestion within their own development. Then as people tried to get out and only able to exit through one single light or they would have to drive below and perform a U-turn (almost impossible today). Today the traffic backs up about a mile from the light and although Johnsons will argue this is due to the narrowing of the street past Riffleford it isn't. I see congestion simply from the amount of traffic between the lights coming from all directions. Adding in such volume of homes to this congested area is just a plan for disaster. This will cause people to use bad judgement and rush or drive more aggressive. We simply do not need this near our high school that has so many walking students. Someone will get killed if this goes through. Additionally, the traffic at the intersection will make people cut through back in the community. This will cause more traffic at TMES. If you have ever been to TMES during pick up time you are aware of the problems we already have. The road isn't long enough and their parking lot isn't big enough to support them today. Adding vehicles that cut through will be even more dangerous than it is now. Many cars try to pass the cars waiting to turn and the buses can't get through. That is today. Add the development and that gets even worse and more dangerous. Both neighborhoods in this area (Willow Ridge and Orchard Hills) are walking communities. Designing roads that allow for more traffic in communities filled with young children playing will cause problems. In fact just a year or two ago one of our residents was hit by a vehicle that was cutting through on Orchard Grove to exit out of Willow Ridge from Orchard Hills. Thankfully she survived (a local teacher) but it was very close. This is the very same road/intersection in our community that they want to open up into an additional cut through.



**ATTACHMENT 3**

I am concerned about the noise pollution that the traffic will generate in the area. The increased congestion of cars coming in and out of the development would be unbearable. Keep in mind no additional cut throughs of the mediums are allowed. Not only is the plan not well thought out but it would create traffic congestion within the development itself. I am concerned about the noise of the development once finished as we already hear the very loud Safeway presently. With six story buildings, noise coming out of the top units would carry over my entire community of Orchard Hills. Keep in mind the land is the highest point in the two communities and it will tower over everything and look much bigger than the massive six story structure they want. Visually I would look out my back yard and see out of place structures while those living there would now be looking into my backyard violating the privacy that I thought I purchased 15 years ago.

Probably the biggest concern is the undue burden this will place on our local schools. As you know TMES was not funded for the next five years to deal with their overcrowding and this development would critically impact that situation. There simply isn't enough teachers. There simply isn't enough space. There simply isn't enough money. Now I know they might have to pay a fee to deal with this but unless that fee is enough to completely fund expansion projects (normally isn't) then the county would be forced to pay the remainder and if the county can't find the funding in time the fee is refunded to the developer. Thus putting the county in an impossible situation. Keep in mind that everyone in this small area is walking to the school because of the 2 mile radius. That means we would have more kids walking in more dangerous conditions. Everyone should be concerned about the safety of our kids.

There are many more issues with this effort but those are the main concerns. This whole project is not about having a positive impact into our community. It is not about Johnson leaving a legacy. It is about money. How much money they can make without any consideration to what it will do to the community. If this passes I will most likely move out of the community I love because it no longer will be the same place and it will destroy my faith in our system and in our leaders in the area. Please do as much as you can to prevent the annexation and to help Mr. Johnson develop the community as Montgomery County has requested of him. If he really wants to leave a legacy build the parks and name it for his grandfather. That is something that we need in the area and people would remember them forever for the park and people would forget them if all they do is overbuild and destroy a beautiful community.

Sincerely,

Scott McDowell  
Orchard Hills Homeowner

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 8:18 PM  
**To:** Bello, Michael  
**Subject:** Fw: Proposed annexation - (Katz Webform)

Mike, this was one of my msge to Katz.... maybe they shared this with you:

----- Forwarded Message -----

**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**To:** Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>;  
"COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV"  
<COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV>  
**Cc:** Munish Mehra <mmehra@qbiop.com>  
**Sent:** Thursday, October 29, 2015 6:51 AM  
**Subject:** Re: Proposed annexation - (Katz Webform)

Hello again. I thought of one more question. Who is the best person at the county planning dept to answer questions? I realize that the annexation is probably a done deal and the question is moot, but I would like to check the accuracy of some things that were said by Russell Johnson and his attorney about the reasons they are seeking annexation.

They said that the county recommended townhouses for the western 14 acres. This is not my reading of the great seneca master plan, it says single family homes and townhouses (which sounds like a mix to me). Actually, it says parks, but I know that the Johnsons offered the land at a price the parks dept couldn't pay 5 years ago. That was an easy out for them on that.

And then the great seneca plan mentions rezoning could be requested to allow townhouses. My reading is that it's zoned for 30 single family homes now, and they could request rezoning to allow a mix of single family and townhomes. I'm wondering if my reading is accurate and how many units max would be allowed on the 14 acres if it were rezoned in the county.

Russell and Stuart claimed that "the county wanted townhouses" and that they were doing us all a favor by choosing to be annexed because they thought that would be just awful for the property and Gaithersburg offers better alternatives... they made it sound like it would be better for the community. When asked about density, they claimed that they could do the exact same thing, county or city, and they chose city because it's "easier to work with the city."

I'd like to check the accuracy of "we could do the same exact thing, city or county." For one, it sounded like they can do apartments/condos under the city MXD, which would not be allowable by the county. So I'm guessing the max density is higher under MXD. Also, I'm guessing that even though the Johnsons said the 14 acres that reaches into our neighborhood "would always be residential" that MXD actually enables them to mix some commercial into it, which they could not do under the county.

### **ATTACHMENT 3**

I thought clearly if they could do the exact same thing in the county (which they repeated multiple times) that they would not be going through the trouble and expense to be annexed. Just fact checking. Let me know who best to send my questions to at county planning.

Thank you,  
Katie

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**To:** Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>;  
"COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV"  
<COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV>; Munish Mehra <mmehra@qbiop.com>  
**Sent:** Wednesday, October 28, 2015 11:27 PM  
**Subject:** Re: Proposed annexation - (Katz Webform)

Hello Lindsay and Councilmember Katz,

I appreciate your interest in this issue. I have copied you on a msg I sent to Mr Robinson with questions. Thank you for that contact in the City of Gaithersburg.

I talked to Phil Andrews after the community meeting on the Johnson property the other night and I asked for his advice. He said councilmember Katz is the man with the connections in Gaithersburg and the best person to ask for advice.

So my question for you is this. The community is highly concerned about the Johnson property annexation and rezoning. There were possibly 75-100 people at the Johnson property the other night. It was standing room only. There was 2 hours of Q&A. People have grave concerns about the number of residential units (we were told 180 when the current R-200 zoning would only allow 30 single family homes), the amount of commercial development, the height (6 stories!), the impact on overcrowded schools, the ridiculous traffic on 28, the safety of QOHS students, etc.

People are concerned on many levels. It was said by several people to Russell Johnson, let's be honest, this is just lucrative for you, it's not about improving the community. Johnson's attorney Stuart Barr said at one point something like "We never said this was going to make people happy, but it's the best we can do." To me (and I'm sure most people there) it sounded like a lot of lines. It sounded like they want to squeeze as much out of the land as they can possibly squeeze.

We understand the issue here is that the county can't stop the annexation. Phil explained that if the county doesn't approve the annexation, then the rezoning is delayed by 5 years, but the annexation can't be stopped.

I want your honest opinion... what can we do as a community to have a positive impact on how and what happens on the Johnson property, which literally reaches into our neighborhoods. We are greatly concerned that once it is annexed, there is no meaningful community input on it because the surrounding community members aren't Gaithersburg voters.

**ATTACHMENT 3**

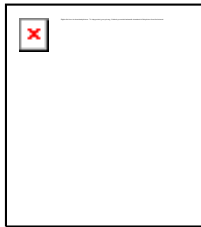
We need your advice. This is going to change the nature of our whole Quince Orchard community in a very profound, and we think negative way.

Thank you for serving the community for so long. I know you care. I look forward to your reply or feel free to call me at 301-330-9370 (evenings).

Katie Rapp  
Willow Ridge Civic Assn

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**From:** Councilmember Katz <councilmember.katz@mccouncilmd.lmhostediq.com>  
**To:** wookyluvr2002@yahoo.com  
**Sent:** Tuesday, October 27, 2015 3:01 PM  
**Subject:** Re: Proposed annexation - (Katz Webform)



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**SIDNEY KATZ**  
COUNCILMEMBER  
DISTRICT 3

Dear Ms. Rapp,  
Thank you for your email regarding the proposed annexation of the Johnson property into the City of Gaithersburg. My name is Lindsay Hoffman and I work with Councilmember Katz on matters related to land use. He and I have discussed your email and he has asked that I write back on his behalf.

The County Council does not oversee annexations but we have been following this matter. Unfortunately, at this late hour, no one from our office is available to attend tonight's meeting. We do hope, however, that you and your community will be there to gather additional information and air your concerns. You may also wish to contact the City of Gaithersburg's Long Range Planning Manager, Rob Robinson, at 301-258-6330/rrobinson@gaitthersburgmd.gov. He has asked that questions be directed his way.

Thank you for sharing your concerns as this situation develops,

Lindsay

## **ATTACHMENT 3**

Lindsay J. Hoffman  
Legislative Senior Aide  
Councilmember Sidney Katz  
direct: 240-777-7817

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Thursday, October 29, 2015 8:23 PM  
**To:** Bello, Michael  
**Subject:** Fw: Questions re Johnson property

Questions I sent to the Gaithersburg planner. He's out of the office til next week.

Katie

----- Forwarded Message -----

**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**To:** "rrobinson@gaithersburgmd.gov" <rrobinson@gaithersburgmd.gov>  
**Cc:** Munish Mehra <mmehra@qbiop.com>; "COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV" <COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV>; "COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV" <COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV>  
**Sent:** Wednesday, October 28, 2015 11:05 PM  
**Subject:** Questions re Johnson property

Hi Mr. Robinson,

Councilmember Katz's office recommended I contact you with questions.

1. If the whole 23 acres is annexed and rezoned MXD is there any requirement that it be developed in phases the way the Johnson's presented it to us Tues evening? That is, is there a requirement that the western 14 acres always be residential? Or would he have the option of doing commercial on the whole 23 acres (mixed with residential)?

2. When MXD property is redeveloped, is there any requirement to inform adjoining property owners and HOAs?

3. Because this would be city property and the surrounding residents are in the county and not Gburg constituents, there is quite a lot of concern about what we perceive will be a lack of interest on the city's part to care about our input. I don't expect you to respond to that, but it's an issue that's creating a great deal of dis-ease about the annexation. We'll have this little sliver of city in our midst and no say about it and no representatives on our side.

4. Community members are hugely concerned about the impact of high density housing like this on the schools and roads which are both saturated. The Johnson's response was pretty much that those issues don't enter into their plans for annexation and aren't dealt with until much later in the development process. There is a great deal of community concern about the impact of this type of development on the quality of life for the whole Quince Orchard area and especially directly surrounding the high school with it.

5. On that topic, I saw in the Gburg master plan the interest in annexing and rezoning all the corners surrounding QOHS and the word "gateway" is used for this area. Why? I understand gateway for Rio/Crown since they're near 270 and a lot of people enter the city there. I don't understand it on the

western edge, with low density rural development in Depue town and the ag reserve beyond. Why plan to create a built up "gateway" at QO/28?

### ATTACHMENT 3

6. Are roads really not considered in the plan? The Johnsons said since these are state routes it's not dealt with by the city and as far as they know SHA hasn't been involved yet. Is this a city planning issue to get SHA involved? And how wide could they make 28? The bottleneck at Riffle Ford is so ridiculous now. I live in Willow Ridge and we simply can't use the Copen Meadow exit for left turns at morning or evening rush. The area needs better infrastructure to accommodate current traffic. How can you plan for and approve higher density development when the infrastructure isn't there?

7. Back to the Johnson property, if the land is annexed/rezoned, is there a timing requirement for redevelopment of the current commercial properties? That is, could they leave the Safeway as it is for 20 years before they decide to do anything? Or do they submit plans with the rezoning request and have a timeline for implementing them? What's the max commercial development on the whole 23 acres?

8. It sounded like the concept plan was all that was required for the annexation/rezoning. How much is allowed to change from the concept plan to what is eventually built? And how are nearby homeowners and HOAs involved if it is annexed? Are there requirements for informing us of plans and do we have the right to comment at hearings (again an issue for us since we aren't city residents and we doubt that anyone would listen).

9. What is the maximum number of residential units that can be built on the whole property? What is the maximum height? Can they be rental units? Is there a cap on the percentage of rentals?

Thanks for helping us understand a little better what this annexation would mean for our surrounding community. I'm sure I will have more questions and I appreciate your time.

Katie Rapp  
Willow Ridge Civic Assn

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mindy McCartin <mindy.mccartin@gmail.com>  
**Sent:** Thursday, October 29, 2015 8:36 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property to Gaithersburg

Mr Bello: I am opposed to the annexation of the Johnsons property near the intersection of Routes 28 and 124 because of the increased traffic congestion it will bring as well as the increased risk of danger to students walking along these roads. Changing the zoning to allow high density housing far from transportation hubs such as metro just doesn't make sense. High density housing and increased retail establishments will have a detrimental impact on the neighborhood I have called home for 28 years.

Mindy McCartin  
12516 Carrington Hill Drive

Sent from my iPhone



## ATTACHMENT 3

**Bello, Michael**

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**From:** Seth Shapero <seth419@gmail.com>  
**Sent:** Thursday, October 29, 2015 8:37 PM  
**To:** Bello, Michael  
**Subject:** From a Willow Ridge Resident

Mr Bello:

I am very concerned that the proposed development would have severe negative impact on my neighborhood and the surrounding neighborhoods. The increase in traffic alone would make for a very dangerous environment for our children. We already deal with quite a lot of congestions. Adding 180 housing units would be folly as is outlined below.

Annexation of the 23-acre Johnson property without an understanding of plans for its development could have a significant detrimental impact on nearby residents. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure. We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thank you.

Seth Shapero  
Willow Ridge Resident

## ATTACHMENT 3

**Bello, Michael**

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**From:** Emily Bosco <emilybosco@rocketmail.com>  
**Sent:** Thursday, October 29, 2015 8:59 PM  
**To:** Bello, Michael  
**Subject:** Quince Orchard area rezoning

Dear Michael,

I am a concerned resident of Willow Ridge, one of the properties surrounding the Johnson's property. My children attend Thurgood Marshall Elementary school. If the current rezoning plan is put into practice and 180 residences are placed on the Johnson's property, the schools will become even more overcrowded than they already are, local property values will sink, community safety will be compromised and the traffic load will surpass the current infrastructure. Please keep the communities best interest in mind when considering how to develop this property. There are constructive solutions which would serve to enhance the community rather than erode it, including recreational spaces, a pool, single family homes etc.

Thank you for your efforts,  
Christopher Bosco

## ATTACHMENT 3

**Bello, Michael**

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**From:** debi <debiasai@gmail.com>  
**Sent:** Thursday, October 29, 2015 9:09 PM  
**To:** Bello, Michael  
**Subject:** plans surrounding Willow Ridge neighborhood

Dear Mr. Bello,

I just moved in to Willow Ridge last Saturday. I moved from Germantown for one reason being the planned CCT was eventually going to be right in front of my old residence. I wanted to get away from urban development and being on the front lines of a bus route was not an option for me and my family.

As I settled in to my new home on Saturday evening, I noticed it was much quieter, and happily drifted off to sleep. On Monday morning I woke early to the sound of cars whizzing by. I began to panic and thought what have I done? This isn't quieter at all. But I rationalized that it was only bad during rush hour, and on that morning the roads were wet and so the cars made a extra loud whooshing noise as they went by. I also thought about the new windows we hoped to put in and how they would soundproof against the noise. I felt a little better and woke up to start my day.

Last evening I found out there was a community listserv and joined it and then started reading the recent posts, only to come to many alarming emails about the proposed development of this Johnson piece of land. I am flabbergasted, and very upset to learn that now we have a fight on our hands here in my brand new neighborhood as well.

I am imagining how much worse the traffic coming out of my neighborhood will be. I am imagining how hard it will be to make a left turn onto Darnestown Rd when it is already nearly impossible. And I worry about all the negative environmental impacts a densely populated area will have. On the environment, and on my own families mental and physical health. I worry about my now 10 year old daughter trying to cross the street from Quince Orchard high school one day.

I wish there wasn't such a thing as greed. I wish these Johnson people didn't only seem to care about money. Because imagining that land with playgrounds and ballparks and a community center really sounds nice. I am deeply saddened to know what is being proposed, and I hope there are strong enough voices in this community to thwart it.

Sincerely,

Debi Asai

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jeff Odom <jvodom@gmail.com>  
**Sent:** Thursday, October 29, 2015 9:12 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Property

Michael-

I am very concerned about what I heard about the potential for the Johnson's property to be annexed by the city of Gaithersburg. My main problem is that it appears that they are trying to skirt county zoning rules. What are they potentially building that we will no longer have a voice to appeal? We moved to this neighborhood 10 years ago and one of the factors was how the land was zoned around our development. I am not against developing the land, I just want it done fairly and something that benefits everyone.

Thanks!

Regards,

Jeff Odom  
12535 Carrington Hill Dr  
Gaithersburg, MD 20878  
301-820-5687

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lizabeth Lawrence <20633@comcast.net>  
**Sent:** Thursday, October 29, 2015 9:25 PM  
**To:** Bello, Michael  
**Subject:** Annexation proposal by City of Gaithersburg

Michael Bello:

As residents of Montgomery County and at our current address of 16000 Daven Pine CT for the past 29 years, we have seen County improvements in the 124/28, Darnestown Road area. The Quince Orchard High School and the Quince Orchard Library were significant and appreciated additions to the area. The roads grew from two-lane to four-lane in stretches of 124/28. The County police and fire personnel are staffed to provide security and safety, and are part of the family of the 124/28 area.

The proposed annexation of the Johnson property by the City of Gaithersburg is contested by many residents of this area. It is a strange stretch by the City of Gaithersburg to propose a non-contingent piece of property to now be a part of the City of Gaithersburg. As residents of the County, the intent is quite questionable. The property has a R-200 zone for limited residential improvement. The proposed large complex of single and townhouse homes is more than this 14-acre area can justify. Congestion of County roads and County schools would be a definite burden to all who are serviced by the County.

The Johnson property owners have the right to improve and prosper in business, but hopefully not at the expense of the current County taxed residents.

The Montgomery County Park & Planning Commission has a great task ahead. May you and the commission have the information needed to make a judgment for the County residents. Your consideration in maintaining the Johnson property as County property and R-200 zone is greatly appreciated.

Lizabeth & Steve Lawrence  
16000 Daven Pine CT  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katherine Carney <wkcarney@comcast.net>  
**Sent:** Thursday, October 29, 2015 9:30 PM  
**To:** Bello, Michael  
**Subject:** Johnson property development at QO Road and Rt 28

Dear sir,

Please be advised that I am against the annexation and development of the above mentioned property without the time and opportunity for community input. There are many things to consider, but namely the impact to public schools, which are already at or over capacity (QOHS and Rachel Carson ES notably), and the impact on already crowded roads (please look at Rt 28 as it bottlenecks at Riffleford daily!). We are members of the community and should have a say on the aesthetics of the development planned.

Please reconsider the hasty voting of this long term plan.

Thank you,  
Katherine Carney  
12108 Triple Crown Road

*Sent from my Verizon Wireless 4G LTE DROID*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Leo Gueriguian <leogre@yahoo.com>  
**Sent:** Thursday, October 29, 2015 9:37 PM  
**To:** Bello, Michael  
**Subject:** Proposed quince orchard route 28 development

Hello Mr. Bello,

I send this email to convey my concerns on the proposed annexation and development in the quince orchard route 28 area. The current traffic congestion is already at a high level. In addition, quince orchard high school is already operating above capacity. I oppose any plans that would call for residential zoning, which would exacerbate these problems. Thanks for your attention regarding this matter.

Leo Gueriguian

## ATTACHMENT 3

**Bello, Michael**

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**From:** yux <yux\_315@hotmail.com>  
**Sent:** Thursday, October 29, 2015 9:37 PM  
**To:** Bello, Michael  
**Subject:** Please Reject Johnson's Plan

Dear Mike,

After learned about the Johnson's development plan, we feel it will be very negatively impact the local community.

Please don't let such a plan passed.

Regards,

Xiao Yu  
Resident of QOHS Community



## ATTACHMENT 3

**Bello, Michael**

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**From:** Rebecca Hallam <bechallam10@gmail.com>  
**Sent:** Thursday, October 29, 2015 9:38 PM  
**To:** Bello, Michael  
**Subject:** Johnson's property

Dear Mr. Bello,

I am very concerned about the proposed Johnson's redevelopment plan. I did attend the meeting on tues. night. Our schools are already overcrowded, traffic is congested and our kids are at risk already crossing rt. 28. Please look into this some more before any decisions are made.

Thank you,  
Rebecca hallam

## ATTACHMENT 3

**Bello, Michael**

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**From:** Carolyn Newton <carolyn\_newton@me.com>  
**Sent:** Thursday, October 29, 2015 9:39 PM  
**To:** Bello, Michael  
**Subject:** Development of Johnson property

Hi, I am a resident near the proposed Johnson - owned development on rt 28 in Gaithersburg. I'm opposed to this development. There is already over crowding at QO high school, heavy traffic on 28 and Quince Orchard Rd, and I was under the impression that the county was recommending parkland recreation development of that land and not housing.

I hope you will not allow Johnson property to build 180 homes (condos, town homes and single family homes) on this property.

Thank you,  
Carolyn Newton

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Sophie Clowes <s.clowes@verizon.net>  
**Sent:** Thursday, October 29, 2015 9:43 PM  
**To:** Bello, Michael  
**Subject:** Proposed housing development and annexation at QO/RT 28

Dear Mr Bello

I would like to let you know that I am not in favor of the proposed annexation and development at QO and Rt 28. The local schools are already overcrowded and the congestion at the intersection of 28/QO is already dangerous. We have traffic issues and safety concerns about our children crossing the street as it is.

Please do not approve this planning proposal.

Kind regards

Sophie and Simon Clowes  
12247 McDonald Chapel Drive

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ushma Agrawal <uagrawal@gmail.com>  
**Sent:** Thursday, October 29, 2015 9:44 PM  
**To:** Bello, Michael  
**Subject:** Johnson development at Quince Orchard

Dear Mr. Belo,

As a resident of this community and a mother of small children who use the school system, I am deeply opposed to the Johnson plans to develop the area with yet more housing. The last thing this area needs is more people and car traffic. What is currently a great close-knit neighborhood will completely change if we add this kind of development. Darnestown Road particularly cannot handle more traffic. Quince Orchard becomes one lane for a while and what is currently a nice drive will become "back roads" for tons of cars trying to avoid Darnestown road. Adding all that additional housing will continue to add to congestion in the area. With the exception of route 200 (ICC), I don't think we have had any highway infrastructure to help with congestion in Montgomery County in at least 30 years. It keeps getting worse. The DC metro area has officially claimed the top spot for worst traffic in the country and developments like this are one of the main reasons why. Developments are adding more and more people to the area and traffic is getting worse and worse.

I want my children to grow up in the fabulous, diverse, and friendly neighborhood that we currently live in. My commute takes me to 270. If we keep adding more housing here, my commute to get to and from 270 will be even worse than it is now, which is already really bad. In addition, all the extra cars will worsen pollution in our area. That's bad for everyone.

Please do not approve the housing development. It is not something that we want or need in our area.

Thank you for your consideration.

Sincerely,

Ushma Agrawal  
A resident of the Quince Haven community.

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Shari McCann <shari.mccann@yahoo.com>  
**Sent:** Thursday, October 29, 2015 9:45 PM  
**To:** Bello, Michael  
**Cc:** Shari Mccann  
**Subject:** Potential development near Rt 28 and Quince Orchard Road

Dear Mr. Bello,

I learned today of the proposed new housing development at Rt. 28 and Quince Orchard Road, behind the Safeway. I urge you to reconsider this proposal. Quince Orchard High School is already overcrowded, and cannot handle a large influx of students. Even more concerning is the overcrowding at Rachel Carson Elementary School, which is one of most overcrowded elementary schools in the county.

In addition, there is a tremendous amount of congestion at the intersection at 28/Quince Orchard Road. Driving to or from school, in the morning and afternoon and for school events, already requires a great deal of caution and patience. More important than the traffic concerns are the safety concerns of our children who walk to and from school. Adding more traffic to this compact area would be a poor decision.

I urge you to consider the many concerns, and gather input from the community before making a decision.

Thank you,  
Shari McCann

## ATTACHMENT 3

**Bello, Michael**

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**From:** Cathy Kim <hbo824@verizon.net>  
**Sent:** Thursday, October 29, 2015 9:49 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Redevelopment

I am writing about a plan to build up to 180 new houses behind Safeway, which will feed into TMES/RMS/QOHS.

- QOHS is already over capacity by 100+ students
- this proposal will add more congestion to the corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools.

Please take time to make an informed decision so that out school systems arent negatively impacted.

Thank you,  
Cathy Kim

## ATTACHMENT 3

**Bello, Michael**

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**From:** Russell Kellogg <russkellogg@aol.com>  
**Sent:** Thursday, October 29, 2015 9:54 PM  
**To:** Bello, Michael  
**Subject:** Johnson property

Dear Mr Bello,

I am writing to express concerns with the planned project and how it would affect the Gaithersburg area and community. Below you can review the concerns:

We are overcrowded at QO HS,  
The congestion at the intersection of Rte 28/QO is already dangerous, There would be an increase in traffic issues and safety concerns, specifically about children crossing the street in the immediate area.

I ask the we SLOW DOWN this process and collectively make an informed decision, not a dollar decision to act quickly.

Thank you,

Russ Kellogg  
Resident of Gaithersburg area

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gail Lipton <kobi2087@msn.com>  
**Sent:** Thursday, October 29, 2015 9:55 PM  
**To:** Bello, Michael  
**Subject:** Don't build at 28/QO!!!

Mr. Bello,

We are writing to voice our concern and outrage regarding the secret plan to build an extensive housing development at the corner of 28 and QO. Neighbors were invited by the Johnsons to a secret meeting Tuesday right before it was starting, so none of us knew about it. Frankly, this plan should not even be under consideration. QOHS is already over capacity, and there are no plans to expand the school's footprint. Traffic at the intersection is horrific at best - on weekdays it often takes 3-4 light cycles to get from the PV shopping center light to cross QO Road. Even weekends are overcrowded. The school cannot handle the additional students; the roads are already overtaxed. They can't handle the upcoming Belward development, and I shudder to think what will happen should this development be approved.

There has been no neighborhood input or county review of this proposed annexation and development. It is clear that Johnson's is doing an end-run of required laws in an attempt to get back at the community for not supporting their proposed nursery expansion from years ago.

And so we ask that this request be denied. We have loved living in Gaithersburg and Montgomery County, where we always believed that neighborhoods were always consulted and resident's rights were seriously considered. But if this is approved we may have to reconsider.

Gail and Barry Lipton



## ATTACHMENT 3

**Bello, Michael**

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**From:** Tashu Trivedi <ttrivedi@tfcci.net>  
**Sent:** Thursday, October 29, 2015 9:56 PM  
**To:** Bello, Michael  
**Cc:** Tashu T; sstrivedi129@gmail.com; Balur T. and Priya Shyamakrishnan; Harsha Patni  
**Subject:** Johnson's property annexation

Good evening Mr. Bello,

As homeowners in the Willow Ridge subdivision, Hidden Ponds sub-section, we would like to raise several concerns about the proposed annexation of the property by Gaithersburg and voice our opposition to the proposed development plans. Our understanding is that upon annexation by Gaithersburg, a change in zoning would occur allowing the property owners to develop the property as a mixed use site with higher density residential and commercial buildings than the current zoning allows.

Our specific concerns are:

- 1) the already heavy traffic during peak hours along route 28 would get worse,
- 2) further overcrowding at all the schools in the immediate vicinity,
- 3) health effects of increased pollution,
- 4) significant decreases in property values for homes that are adjacent to the proposed development site, and
- 5) dramatic change in the zoning from 30 to potentially 180 residential units adding stress to an already underfunded City and County.

As the owners of the one of the most expensive homes in this neighborhood -- how will I be compensated for the perceived diminished market value of my home and the negative impact to the enjoyment of our property?

We are requesting that the annexation and development plans not be approved.

Sincerely,

Harsha Patni and Jitanshu Trivedi  
12403 Carrington Hill Drive,  
Gaithersburg, MD 20878

--

Tashu Trivedi  
TFC Consulting, Inc.  
9901 Belward Campus Drive  
Rockville, MD 20850  
301-792-2401 (Direct)  
240-453-6288 (Office main)  
800-430-4253 (Fax)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Carla Morelli <morellicarla@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:00 PM  
**To:** Bello, Michael  
**Subject:** Feedback Re: Johnson Property Annexation

Mr. Bello,

It is with surprise that I write you regarding the potential annexation of the Johnson property on Rt. 28 at Quince Orchard. I'm generally not opposed to development, but was flabbergasted after hearing the current proposal, however tentative, for that parcel. You have the community in an uproar, and rightly so.

- The roads will not accommodate this kind of building under any circumstance. Traffic is already unbearable at rush hour. It can take 15 minutes to get through the mile between the lights at Riffle Ford Rd. and Tschiffley Sq. On weekdays, 270 moves faster.

- The schools cannot tolerate more students on that scale. We're already knee-deep in discussions about relieving overcrowding at Rachel Carson Elementary. Quince Orchard High School is also struggling. A boatload of new houses hardly seems the solution.

- Not only will traffic become impossibly heavier, the (already compromised) safety for pedestrians and drivers related to the high school will be completely lost. I assume no one would consciously risk children's lives like that.

- The City of Gaithersburg has subjected its residents to a host of opaque, ill-advised decisions over the years. There is no desire on the part of anyone in this area to fall under their jurisdiction. The already offers plenty of trouble, but has at least proven itself open to compromise.

Leave it zoned at R200, or C1, but please do *\*not\** wreak the kind of havoc that the plans suggest. I'm sure there are ways to achieve whatever the true desire is - we just need to know what it is so that we can be partners, rather than victims.

Regards,  
Carla Morelli  
301.213.0253

## ATTACHMENT 3

**Bello, Michael**

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**From:** elisabeth.thibeau@comcast.net  
**Sent:** Thursday, October 29, 2015 10:00 PM  
**To:** Bello, Michael  
**Subject:** Please Reject Annexation Proposal

Dear Mr. Bello,

I just learned tonight that the county planning department will be making recommendations about the proposed annexation and redevelopment of the Johnson property behind our local Safeway. I was glad to hear that the planning department is collecting messages from the community to inform their decision. I urge you to consider the negative impact that additional housing will have on an overcrowded high school (Quince Orchard), and the congestion that already exists at the Quince Orchard Rd/Darnestown Rd intersection. The traffic is extremely dangerous, especially when students are walking to and from school. I think you would benefit from visiting Quince Orchard HS in the morning and afternoon to gain some insight. As a walker and cyclist myself, I am constantly on the alert when traveling in that area. I beg you to reject the proposed annexation, and at a minimum, take additional time to allow the community to provide feedback. I live close to the proposed development, and as I noted, I just learned of the potential annexation tonight.

Best regards,  
Elisa

## ATTACHMENT 3

**Bello, Michael**

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**From:** cmsilvey@gmail.com on behalf of Carolyn Silvey <csilvey@comcast.net>  
**Sent:** Thursday, October 29, 2015 10:06 PM  
**To:** Bello, Michael  
**Subject:** Johnson property annexation

Dear Mr. Bello,

Like many in my neighborhood, I recently learned of fast-moving proposals by the Johnson family to have their property along Rt. 28 in Darnestown annexed by the City of Gaithersburg and then heavily developed. These proposals are deeply disturbing.

Any sort of large-scale development (multi-story buildings?!) would dramatically change the character of the intersection of Rt. 28 and Quince Orchard Road. Traffic in this area is heavily-congested, especially at the start and end of Quince Orchard High School's day, and during rush hour. To my knowledge there have been no provision made for improving traffic flow. Have you tried heading west on Rt 28 at 5 pm? Or turning out onto 28 from one of the shopping plazas or neighborhoods? It is nigh impossible. To add more traffic, to an area with high pedestrian use from the local HS, seems a recipe for disaster.

It appears that the Johnsons have unsuccessfully attempted to develop this land several times, always asking for more money or higher density than the county would allow. If their solution is to then to request Gaithersburg annex the land so that bothersome rulings can be ignored, that is bad faith dealing with the community and makes clear their motivation is entirely personal financial gain. If Gaithersburg wants a "Gateway" - they have the Kentlands, right down QO Road. This area and community deserve a fair hearing both of the burdens (traffic, increased school enrollment, loss of local retailers) this proposal would bring and of the Johnsons' solutions to these problems.

Please recommend against any annexation of this property by the City of Gaithersburg, and against any large-scale development of this property.

Thanks for listening,  
Carolyn Silvey  
14513 Omaha Court, N. Potomac  
301-519-9774

## ATTACHMENT 3

**Bello, Michael**

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**From:** Matina M <matinam@outlook.com>  
**Sent:** Thursday, October 29, 2015 10:11 PM  
**To:** Bello, Michael  
**Cc:** qoboosterprez@outlook.com; ...; matinam@outlook.com  
**Subject:** Proposal for redevelopment of the Johnson Property

Dear Mr. Bello,

The proposed annexation of the Johnson property by the city of Gaithersburg for the purpose of development is being done without due process, without transparency, without a master plan and as purposed, the housing density will adversely impact the capacity at Quince Orchard High School, traffic patterns, both automobile and pedestrian, particularly students.

I ask in the strongest possible terms to slow the decision making process and provide time for public comment and transparency rather than resorting to minimum time frames that serve only the developers.

Respectfully,

Matina Muniz and Neil Christopher

## ATTACHMENT 3

**Bello, Michael**

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**From:** efs1201@aol.com  
**Sent:** Thursday, October 29, 2015 10:12 PM  
**To:** Bello, Michael  
**Subject:** Objection to proposed annexation and redevelopment of the Johnson property

Michael,

I have just been made aware of a plan to build up to 180 new homes behind Safeway, which will feed into TMES/RMS/QOHS. Quince Orchard High School is already overcrowded (+100 students). The congestion at the intersection of 28/QO is already dangerous, and there are traffic issues and safety concerns about our children crossing the street. This proposal of adding 180 new homes will add even more congestion to the corner of 28/QO. As well, this proposal will add more students to QO beyond the already +100 students above capacity. There has been no review to look at how this will effect our schools, and this has not been approved by the county. The persons trying to develop this land are circumventing the county and going direct to City of Gaithersburg for expedited approval. The city has given no notice of this vote to the community.

This new development has multiple negative impacts on our immediate community of QOHS. Please take the time to make an informed decision; allow the time for this proposal to be fully studied to understand the full impact on 28/QO intersection congestion and safety, as well as impact on QOHS overcrowding.

Thank you,  
Eileen

*Eileen Shatzman*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tara Kavadias <tarakavadias@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:12 PM  
**To:** Bello, Michael  
**Subject:** QO Overcrowding

Dear Mr. Bello,

As a parent of a Sophomore daughter at QOHS as well as upcoming twins in the 6th grade, I am very concerned about overcrowding at our school. The kids are always crossing the streets for cross country track, as well visiting the area restaurants after school and before their after school activities. Please consider going against the proposed additional housing and let's keep our area as it is, green, beautiful and without further bottleneaking due to more building!

Thank you,

Tara Kavadias  
301-527-1823

## ATTACHMENT 3

**Bello, Michael**

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**From:** Anne Manners <abmanners@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:13 PM  
**To:** Bello, Michael  
**Subject:** Johnson Project at Quince Orchard and Route 28

I just heard about this project. I have lived within a mile of Quince Orchard HS for over twenty years. My sixth child to go to QOHS graduated last year. I have watched the traffic at this intersection and on 28 toward Riffleford and Jones Lane become gridlocked at rush hours over the last several years. I have lived through the expansion of 28 to 4 lanes east of Quince Orchard and can only imagine that it will need to be reconfigured to allow a four lane road going west towards Poolesville if this development goes in. Our community has witnessed some of the students being hit by cars near the HS in addition to auto accidents in the near vicinity. Please slow down and rethink this whole issue. Discussions need to be held with the community and our concerns need to be heard. Thank you for your time.

Anne Manners



## ATTACHMENT 3

**Bello, Michael**

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**From:** Eric and Niki Russell <russell3sons@comcast.net>  
**Sent:** Thursday, October 29, 2015 10:14 PM  
**To:** Bello, Michael  
**Subject:** Johnson Development

Dear Mr. Bello,

Thank you so much for taking the time to read and hear our concerns as a community.

As an owner in Willow Ridge for almost 15 years it is very concerning to hear about the proposed rezoning of the Johnson property.

I sincerely ask someone from the planning commission to just spend an entire school weekday outside along route 28, monitoring the traffic in both the morning and the evening rush, right outside their property site.

Instead, please consider a ball field—soccer/baseball for the many children who live in this area. Another cork turf field, as the one in the Lakelands would benefit both children and adults keeping active (as they should to stay healthy) and the City of Gaithersburg could recapture the rental that can be made off of the turf from the many soccer/lacrosse and baseball clubs in the area.

There has already been such an influx of new construction within 5 miles from here. There is no need for more.

Please---let some parts of the Gaithersburg area be spared from the concrete jungle.

Thank you so much for any consideration.

Sincerely,

Niki Russell  
Willow Ridge Resident

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kelvin Choi <kelvin.choi.tc@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:18 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson's property

Mr. Bello,

My name is Kelvin Choi and I am a homeowner in Willow Ridge, a subdivision right next to Mr. Johnson's properties in application for an annexation.

Together with a very large group of my neighbors, I attended the meeting on Tuesday evening which Johnson's property presented the application related to the annexation of the properties to the City of Gaithersburg. I am very concerned about the application and the associated plan, which will undoubtedly put severe strain on our neighborhood on the following issues:

1. Significantly increase in traffic volume: This presents added traffic congestion, and increasing likelihood for students of QO High School to be involved in traffic accidents. Widening Route 28 is not a solution because wider road means more cars travelling in higher speed, and added difficulties for QO students to cross the street.
2. Further crowding of the school district: All the new residents will be pull into Thurgood Marshall ES, Ridgeview MS, and QO HS. Thurgood Marshall is already overcrowded, so as Rachel Carlson ES in Kentland. There are already rumors of redistricting which stresses the neighborhood. The added residential area will significantly worsen the situation.
3. The proposed added commercial area provide opportunities for health-detrimental businesses to the neighborhood, e.g., tobacco and alcohol outlet, tanning salons, etc.
4. I believe there are other options to develop the properties, e.g., parks, reaction centers, a school, etc. The proposed high volume development is just not good for the neighborhood, including those who could be moving into the development.

I sincerely urge the county to carefully consider my concerns and delay the decision to have a thorough discussion with the surrounding neighborhoods.

With regards  
Kelvin Choi  
12632 Carrington Hill Drive  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Stephanie Lehner <lehners@us.ibm.com>  
**Sent:** Thursday, October 29, 2015 10:17 PM  
**To:** Bello, Michael  
**Subject:** Annexation and rezoning - Plan to build up to 180 new houses - QOHS District

Mr. Bello,

I was made aware tonight of a plan to create a western gateway to Gaithersburg in the area around QOHS. I understand from what little I have seen that the plan is to annex and rezone the corners of 28/QO and this is being called a 'Gateway' to the city. There are many concerns I have about this plan.

The traffic in this area is very congested and adding this number of houses to it without reviews, improvements, and possibly widening of roads is irresponsible.

QOHS is already over capacity and adding these homes will add additional students. My daughter already has classes that are pushing 40 students and some don't even have normal desks in their classrooms, they are so crowded they have to use tables that are supposed to be used for group work.

There are a lot of students who walk to school from communities in the area through the large intersection at Rt 28 and QO road. Adding these homes to this area will make the walk that much more dangerous.

There has been no review of how this will affect our schools and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.

The city has given no notice of this vote and has not heard from the community about their concerns.

Please take the time to review the impact this will have on the community before making any decisions.

Thank You,

Stephanie Lehner  
IBM Systems Sales  
US Federal Storage Sales Operations  
6710 Rockledge Dr., Bethesda, MD 20817  
(301) 803-1815, T/L 262-1815  
1-800-333-6705, ext. 1815  
Fax 301-740-7554  
Cell 301-442-7389  
email: lehners@us.ibm.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Janine Nickel <jln444@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:19 PM  
**To:** Bello, Michael  
**Subject:** Proposed annexation and development at Johnson's

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Janine Nickel  
12523 Gooderham Way

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jean <jeaneberube@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:21 PM  
**To:** Bello, Michael  
**Subject:** Please consider very carefully adding 180 homes to the QO High School neighborhood

Dear Mr. Bello,

I understand that 180 new homes are being proposed to be built behind Saeway near Quince Orchard High School. I have a freshman there now and will have a freshman and sophomore next year. I also understand that QO is overcapacity by 100 students. Please slow down this decision and consider very carefully the impact on traffic, local schools and the community before moving ahead.

Thank you!

Jean E. Berube  
246 Perrywinkle Lane  
Gaithersburg, MD 20878  
240-801-9187

Sent from my iPad

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Tina Sledge <tinasledge@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:23 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Plans

Dear Mr. Bello,

I'm a resident in Orchard Hills and a parent to elementary age kids at Thurgood Marshall Elementary School. I wanted to express my concern about the plans to annex the Johnson property and develop high density residential area.

The traffic is already dangerous along 28 for pedestrians and runners (like myself), not to mention the frustration of additional congestion into the two lane road northbound.

The QO cluster is already dealing with overcrowding. Rachel Carson certainly cannot handle additional students, leaving TMES vulnerable to the issues Rachel Carson is now facing.

I am strongly petitioning to involve the community in this planning process so that issues can be addressed in a transparent manner.

Thank you for your attention,  
Tina Sledge

## ATTACHMENT 3

**Bello, Michael**

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**From:** Linda Stein <linda@zosimosbotanicals.com>  
**Sent:** Thursday, October 29, 2015 10:23 PM  
**To:** Bello, Michael  
**Subject:** Construction in Gaithersburg

Sir, Please reconsider using an expedited decision making process regarding the development of new residences which will feed into local school which are already overcrowded. There has not been any research done or publicized in the neighborhood regarding the safety of this proposal, no public comment period etc.

I join my fellow citizens in urging that this issue be considered in a less hurried fashion, with input from the communities. Information regarding the impact on the local schools is of the utmost importance.

Linda Stein

--

Linda Stein, CEO/Formulator  
Zosimos Botanicals LLC

[www.zbllc.com](http://www.zbllc.com)  
[twitter.com/zosimos](https://twitter.com/zosimos)  
[facebook.com/zosimosbotanicals](https://facebook.com/zosimosbotanicals)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chrissy Spano <cspano22@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:25 PM  
**To:** Bello, Michael  
**Subject:** Potential Development at QO Rd & Rt 28

Mr. Bello,

I'd like to take this opportunity to voice my opposition to the annexation and eventual overdevelopment of the Johnson property (across from Quince Orchard High School). As a lifelong Gaithersburg resident and Quince Orchard graduate I decided to raise my family in the Quince Orchard cluster because of the wonderful community it is. If the potential annexation and development happens it will destroy the sense of community that has been longstanding in the QO community. I also fear for the safety of the children, including my own, at Quince Orchard High School on an already congested intersection. Lastly, as a former MCPS teacher, I know the negative implications overcrowding has on the success of our students in the classroom. This is an issue schools in this cluster are currently dealing with and there really seems to be no additional room for higher student populations.

Thank you for your time and consideration of this matter.

Sincerely,

Chrissy Spano  
14901 Native Dancer Rd  
N Potomac, MD 20878

Sent from my iPhone



## ATTACHMENT 3

**Bello, Michael**

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**From:** Edward Wright <ewright636@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:25 PM  
**To:** Bello, Michael  
**Subject:** QOHS overcrowding already, no new homes

Mr Bello

I received the following notification:

We have just been informed of a plan to build up to 180 new houses behind Safeway, which will feed into TMES/RMS/QOHS. Ms. Working just received the email below. High level summary:

- QOHS is already over capacity by 100+ students
- this proposal will add more congestion to the corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.
- the city has given no notice of this vote and we have exactly **18 hours to respond**.

Please stop this effort, I am concerned about the congestion we already have at 28/124 and 28/riffle ford road. I am also concerned how our school district is already overcrowded. The sheer number of homes is problematic, the impact will be significant and there is a lack of vision on this impact on the community.

Thank you for your consideration.

Cheers

Edward Wright

--

**Edward (Ted) K. Wright, Jr., Ph.D.**

## ATTACHMENT 3

**Bello, Michael**

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**From:** babsritter@comcast <babsritter@comcast.net>  
**Sent:** Thursday, October 29, 2015 10:26 PM  
**To:** Bello, Michael  
**Subject:** Opposing QO and 28 development

Please understand that we are overcrowded at QO, that the congestion at the intersection of 28/QO is already dangerous, that we have traffic issues and safety concerns about our children crossing the street, and to SLOW DOWN and make an informed decision, not a dollar decision.

Barbara Ritter  
301-467-6535

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lisa Peet <peet.family@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:27 PM  
**To:** Bello, Michael  
**Subject:** The Johnson Property Annex

Mr. Bello,

I am writing to express my husband's and my opposition to the Johnson Property (Corner of Route 28 and Quince Orchard Road) being annexed to the City of Gaithersburg as a way to circumvent the County process for residential planning and development. As residents and taxpayers in this area already know, the intersection of 28 and Quince Orchard is very congested which bottlenecks when heading west on Route 28 to the Darnestown area and beyond. In addition, the local schools are already over crowded with no funding to expand or alleviate the overcrowding in the near future.

The Johnson property annex into the City of Gaithersburg would allow for 180 residential units on the property with no traffic and school impact studies. In addition, the Johnson's current 3 phase plan would change the integrity of the landscape area to the west of the intersection by adding a combination of 6 story buildings with condos, townhouses and single family homes. These propose buildings change the look of the area and should not be considered when the Johnson family has already been denied the request by the County, as we have been told.

Please add our letter of opposition to your report and we look forward to hearing more on this issue.

Lisa & Steve Peet  
12712 War Admiral Way  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Julie Focht <julfocht@msn.com>  
**Sent:** Thursday, October 29, 2015 10:29 PM  
**To:** Bello, Michael  
**Subject:** Johnson land plans

Dear Mr. Bello,

I am writing to urge the county NOT to move forward with the annexation of the land near Quince Orchard high school and neighboring area.

This area cannot handle the amount of people, students, and traffic this would bring to our neighborhood. Many of our children are already being taught in portable classrooms due to overcrowding of the local schools. The traffic getting into and out of the schools has become a nightmare. Route 28 by the high school is already a disaster during rush hour for such a nice suburban area. I've sat in traffic 15 minutes to travel a mile or two there just this week.

Hundreds of teenage drivers drive that road daily and this will cause serious issues.

People will not be able to get out of the surrounding neighborhood and will no doubt start cutting through all the local neighborhoods to avoid the traffic. We have young children walking to school and playing outside and I find this frightening.

Please keep this wonderful, nice, middle class neighborhood a nice place for families and say NO to this overdevelopment.

Sincerely,

Julie Focht  
Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Amy D <ahiggons@verizon.net>  
**Sent:** Thursday, October 29, 2015 10:32 PM  
**To:** Bello, Michael  
**Cc:** dr.mmehra@gmail.com  
**Subject:** Johnson property annexation

Dear Mr. Bello,

My family have been residents of the Willow Ridge community, which is adjacent to the remaining Johnson property, for the past 14 years.

I attended the meeting on Tuesday night where Mr. Johnson, Mr. Barr and the landscape architect (can't remember his name) presented a proposal to annex the remaining 23 acres of the Johnson property to the city of Gaithersburg, and the configuration of the three phases on the remaining land. The most urgent concern at this point is phase 1. Phases 2 and 3 would just add to the nightmare and change the whole dynamic of the area at Quince Orchard and Darnestown Road (rte. 28).

First and foremost, they are putting the cart before the horse. There has been no traffic or school capacity study done that will show the real impact of their phase 1 design. That seems very irresponsible in light of the increase of people and cars it would create. To add a potential 180 residential units would, at the least, add 450 more people and 270 more cars! That is a lot of people and cars on 14 acres ,adding to what already exists in the surrounding neighborhoods. Since they never widened route 28 west of Riffleford Road, there can be traffic backed up well below the intersection of Quince Orchard Road many times. I work four miles west of my house and coming home anytime between 4 and 7pm it is a nightmare trying to make a left hand turn into our community from route 28. I am so stressed out, in fear of an accident, that sometimes I go four miles our of my way to get home, coming in through McDonald Chapel Drive, in a community adjacent to ours.

The overwhelming feeling inside and outside of the meeting was the surrounding neighborhoods were not in favor of this annexation- at all.

There is no benefit we could see except for Mr. Johnson, who would make a ton of money from the sale. I would like to request that you delay any decision on annexation of this property until there have been further studies on the impact of traffic, school overcrowding and lifestyles of the neighborhoods and families that surround this property.

Thank you.

Amy Higgons D'Elia  
12625 Carrington Hill Drive  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

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**From:** sirmoby@gmail.com on behalf of Steve Moubray <steve@moubray.com>  
**Sent:** Thursday, October 29, 2015 10:35 PM  
**To:** Bello, Michael  
**Subject:** Corner of 28/QO

Hello Mr. Bello,

I understand that zoning for 180 new homes is about to be approved. I am a family man with 2 children, 1( kindergartener in TMES and 1 in Ridgeview). We purchase our home on Pueblo Road 4 years ago because of the 3 great schools and community.

I'm sure you can understand that I have concerns about such a large development so close to TMES when 3 trailers were added to support the growth in student numbers. I understand that QO is already over capacity too.

I'm not a fan of slowing down progress and in fact, high tech companies hire me to speed up production using the latest methodologies. Doesn't it seem that this is happening very quickly and I wonder if the proper investigation has taken place.

I have 2 questions for you.

1. Are there studies available to the public that show the expected impact to schools, traffic, crime and the economy that such a development will have?
2. Most of the people that this will effect have just heard about this. What is the harm in allowing us time to discuss and research this issue?

We need to be careful as many areas such as Montgomery Village over expanded too quickly and schools, crime and quality of life were effected in not positive ways.

I look forward to hearing from you.

Thank you  
~Steve Moubray  
12125 Pueblo Road  
Gaithersburg, MD 20878  
301 526-7644

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ryan Wibberley <ryanw@cicwealth.com>  
**Sent:** Thursday, October 29, 2015 10:34 PM  
**To:** Bello, Michael  
**Subject:** rezoning request by the Johnson family

Hi Mr. Bello,

I was just made aware of a plan by the Johnson family who owns the land adjacent to the Safeway store, on Rt. 28 - across from Quince Orchard High School. I am writing to express my concern about the overcrowding at QOHS and the impact that another 180 homes would make on our schools. As you know, our schools are in need of additional funding, but state budgets prevent this from happening. Bringing more students to the school will just make the problems worse. Additionally, the intersection at 28 and Quince Orchard Road is already dangerous, and our children have to walk to school through that area.

I hope you will consider the likely negative impact on our community and not just look at the dollars and cents. Please don't allow this rezoning to happen.

Thank you for your time.

Ryan B. Wibberley, AIF®, CLTC  
CIC Wealth

[www.cicwealth.com](http://www.cicwealth.com)

9841 Washingtonian Blvd, Suite 415  
Gaithersburg, MD 20878  
Tel: (301) 816-4683 Fax: (301) 816-7907  
e-mail: [ryanw@cicwealth.com](mailto:ryanw@cicwealth.com)

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Tony Spano <tspano@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:38 PM  
**To:** Bello, Michael  
**Subject:** opposition to the annexation of Johnson Property

Michael, I would like to take this opportunity to share my families opposition to the annexation and eventual overdevelopment of the land across from Quince Orchard High school. I believe these changes have only a negative impact on our community. The roads and intersections are already overcrowded and dangerous, a cyclist was killed last year one block from this property. The schools in this area are already massively overcrowded. Thank you for your time and efforts.

Anthony Spano  
14901 native dancer rd  
Gaithersburg Md.



## ATTACHMENT 3

**Bello, Michael**

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**From:** Marion Levine <energydata@msn.com>  
**Sent:** Thursday, October 29, 2015 10:39 PM  
**To:** Bello, Michael  
**Subject:** Please reject the Johnson property proposal

Dear Mr. Bello,

I am a concerned resident of the Potomac Chase development off of Route 28 and Jones Lane in Gaithersburg, Maryland. My family moved here in 1990 and we have seen the expansion of many neighborhoods over the past 25 years.

However, it has been brought to our community's attention that the Johnsons are trying to circumvent the county and going straight to the City of Gaithersburg to get an expedited approval of their plan to add 180 homes on their property off of Route 28. There are already overcrowding issues in our neighborhood schools and the congestion on Route 28 is also horrendous, especially during rush hours. It is also our understanding that along with this plan, there is NO proposal that would alleviate the current traffic concerns and address the issue of widening Route 28 to accommodate all the additional cars, buses, traffic, etc. Safety is a MAJOR concern around that part of Route 28 with many people walking to and from Quince Orchard High School, the neighboring CVS, Safeway, the banks and all the neighboring restaurants and shops near the intersection of Route 28 and Quince Orchard Road.

That county told the Johnsons they could build 30 single-family homes on that 14 acre property years ago. I guess they have different thoughts now since they are trying to "bypass" the county and go directly to the City of Gaithersburg. Now the proposal to the City of Gaithersburg requests 26 single-family homes and the rest would be a mix of 154 townhomes and multi-family dwelling units. This is unacceptable to our community and does NOT look out for our best interests!

Please reject the Johnson's proposal since it would have a devastating impact on the current safety and traffic issues on Route 28 as well as the contributing to even more overcrowding in our local schools. The City of Gaithersburg, obviously, does not care about this traffic issue since it is the county/state that maintains Route 28. County zoning is there for a reason...NOT for people such as the Johnsons to circumvent those statutes and try to "get their way" by going through the City of Gaithersburg.

Thank you for your time.

Sincerely,

Marion Levine  
A concerned homeowner

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lauren Cain <Lauren.R.Cain@comcast.net>  
**Sent:** Thursday, October 29, 2015 10:40 PM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development at Willow Ridge

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. I have a son who is a freshman at Quince Orchard High school.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Lauren Cain  
15301 Kwanzan Court

## ATTACHMENT 3

**Bello, Michael**

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**From:** Merry Campbell <meredithsarah1@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:40 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane. After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Meredith Campbell  
12604 Native Dancer Place

## **ATTACHMENT 3**

**Bello, Michael**

---

**From:** Amy Fenzel <amyfenzel@yahoo.com>  
**Sent:** Thursday, October 29, 2015 10:40 PM  
**To:** Bello, Michael  
**Subject:** Johnson Farm

**Dear Michael,**

**I am writing to you about the proposed development on Johnson Farm. We are overcrowded at Quince Orchard, that the congestion at the intersection of 28/QO is already dangerous, that we have traffic issues and safety concerns about our children crossing the street, and to SLOW DOWN and make an informed decision, not a dollar decision.**

**Please do not develop this land.**

**THank you,  
Amy Fenzel**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Peter and Eva <summoyer@comcast.net>  
**Sent:** Thursday, October 29, 2015 10:41 PM  
**To:** Bello, Michael  
**Subject:** Proposed Development of Land Behind Safeway on Rt 28/ Darnestown Rd

Dear Mr. Bello:

As a long-time resident of Montgomery County and mother of two children attending Darnestown Elementary School and Quince Orchard High School, i am urging a careful study of the proposed property annexation, rezoning, and redevelopment of the land as it needs to be carefully considered and not pushed through before the impact can be properly analyzed.

**This proposed additional housing will have a ripple effect to the community as we are overcrowded at Quince Orchard High School already, the congestion at the intersection of 28/QO is already dangerous and over crowded especially in the early AM and PM, and we have safety concerns about our children crossing the street (remember the fatality by Northwest High School just a short time ago due to children crossing a busy intersection). I am asking the County to SLOW DOWN and make an informed decision, not a dollar decision.**

I believe that by trying to develop this land by circumventing the county and going straight to the city for an expedited approval is wrong and short sighted by those that are trying to provide a better community for all of the residents to be proud of. Montgomery County has always been considered a rural community that people are proud to call home- just rush a decision that will make the area over crowded and undesirable for future residents.

Eva Moyer

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kristen Lalos <caseykf@aol.com>  
**Sent:** Thursday, October 29, 2015 10:42 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

Mr. Bello,

It has come to our community's attention that the owners of the land parcel adjacent to the Safeway on Rte 28 and Quince Orchard Road (the Johnson family) are attempting to push through a hasty development plan for their land, by annexing it to the city of Gaithersburg. Please know that the owners of homes in the surrounding neighborhoods find this to be an awful idea. We are already overcrowded at Ridgeview Middle School and Quince Orchard High School. Also, the traffic situation on 28 is abysmal. We urge you to please slow down this annexation process, so that the community can be properly involved, and so that the very obvious negative impacts can be studied.

This is a quiet residential area. Adding the type of high-density buildings, and six story structures proposed is completely out of line with our current zoning, and would be an unwelcome eyesore, as well as a population issue.

Thank you for listening to our concerns.

Kristen Lalos

(Homeowner in Potomac Chase and parent of Jones Lane and Ridgeview students)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Melissa Wright <mwright636@gmail.com>  
**Sent:** Thursday, October 29, 2015 10:46 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Proposal

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My oldest child attends Jones Lane Elementary, and all will eventually attend Ridgeview Middle School and Quince Orchard High school.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,

Melissa Wright  
12408 Gooderham Way

## ATTACHMENT 3

**Bello, Michael**

---

**From:** emclegg@gmail.com  
**Sent:** Thursday, October 29, 2015 10:50 PM  
**To:** Bello, Michael  
**Subject:** Stop overcrowding

To whom this may concern,

I urge you to reconsider construction of additional housing at the intersection of QO and Darnestown Rd. This area is already grossly overcrowded and can not handle further development. It will have disastrous results in the schools surrounding the area not to mention adding a traffic nightmare.

Thanks for your consideration!

Erin Clegg



## ATTACHMENT 3

**Bello, Michael**

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**From:** Barbara Brenkworth <brenkworth@gmail.com>  
**Sent:** Friday, October 30, 2015 8:15 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

I live on Rt 28 and have heard about the proposal for annexing the Johnson Property into the City of Gaithersburg for greater development opportunity.

I am completely against this.

For one, we are already experiencing the overcrowding as a result of RIO and CROWN. The traffic is unbearable, accidents are happening daily, at intersections without traffic lights you take your life in your hands as the average speed on Rt 28 is 60 (even tho it is posted at 40).

Second, the intersection of Rt 28 and Quince Orchard is small and already busy but at least now you can enter the shopping centers, park and move about. The creation of higher buildings and/or greater densities of housing, would turn this small intersection into an ugly, overcrowded, closed in dense space. We need open space.

Is there any consideration given to quality of life vs making money?

I hope you will take my comments into consideration.

Sincerely,

Barbara Brenkworth

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"If everybody minded their own business, the world would go around a great deal faster than it does."

— Lewis Carroll, Alice in Wonderland

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chrys Sbily <csbily@csastudio.com>  
**Sent:** Friday, October 30, 2015 8:14 AM  
**To:** Bello, Michael  
**Subject:** Concern about plan for new development off Darnestown Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a long-time resident of Darnestown -- over 20 years -- I am extremely concerned about the potential approval of this new development behind the Darnestown Safeway. I have a child who is a freshman at Quince Orchard, and, as you are well aware, the school is over capacity at this time. Additionally, the intersection of Route 28 and Quince Orchard is already extremely busy. My son spends a great deal of time walking through this intersection, and to add a great deal more congestion there is of great concern to me and my family.

We do not need 180 more residences in this area.

I am extremely puzzled as to why we have not seen any study or report on how this new development will affect our schools in the area? Or traffic patterns?

Please advise -- I am a member of a very large group of extremely concerned Quince Orchard parents who want our voices heard.

Chrys Sbily

## ATTACHMENT 3

**Bello, Michael**

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**From:** Row, Chung-Hee (NIH/CC/DLM) [E] <crow1@cc.nih.gov>  
**Sent:** Friday, October 30, 2015 8:13 AM  
**To:** Bello, Michael  
**Cc:** Row, Chung-Hee (NIH/CC/DLM) [E]  
**Subject:** Disapprove Johnson annexation -QOHS

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bellow,

Please disapprove Johnson annexation by QOHS. Not only overcrowding affected schools in this area, traffic congestion and other daily life will be greatly impacted. Please drive by RT28 and RT 124 during rush hours if you haven't recently and you will know how serious the problem is. This area is already dangerously congested for the students and residents and please do not allow it to get worsened.

Thanks for your consideration.

Regards,  
Chung-Hee

Chung-Hee Row, MT(ASCP)  
Laboratory Information Manager  
Department of Laboratory Medicine  
Clinical Center, National Institutes of Health  
10 Center Dr. 2C410EW1  
Bethesda, MD 20892  
Tel: 301-402-3420  
Fax: 301-402-1884  
[Crow1@cc.nih.gov](mailto:Crow1@cc.nih.gov)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Adrienne Helgerman <helgermana@gmail.com>  
**Sent:** Friday, October 30, 2015 8:13 AM  
**To:** Bello, Michael  
**Subject:** Opposition to plan to build 180 new houses behind safeway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello:

I live in the Potomac Chase / Fox Hills community near Jones Lane Elementary. My oldest child attends Ridgeview and my youngest two are still in Jones Lane. All will be in Ridgeview/QOHS in a matter of years.

I have read much lately about the annexation of the Johnson's property by the City of Gaithersburg. I know it includes plans to add another 180 homes in the area behind the safeway. I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years; there is no additional funding in place to support additional capacity at the local schools
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Adrienne Helgerman  
1 Falconbridge Court  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** joannesday29@verizon.net  
**Sent:** Friday, October 30, 2015 8:10 AM  
**To:** Bello, Michael  
**Subject:** NEW HOMES TO BE BE BUILT BEHIND SAFEWAY IN GAITHERSBURG????

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

PLEASE DO NOT ALLOW THESE HOMES TO BE BUILT. THE QO/28 INTERSECTION IS SO DANGEROUS AS IT IS. THE SCHOOLS ARE SO OVERCROWDED ALREADY. THANKS FOR THINKING OF THE CHILDREN!

J Day  
Talley Lane

## ATTACHMENT 3

**Bello, Michael**

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**From:** Revzan <revzans@gmail.com>  
**Sent:** Friday, October 30, 2015 8:08 AM  
**To:** Bello, Michael  
**Subject:** Please don't approve the Johnson's property proposal!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary and Ridgeview Middle School (my oldest will go to Quince Orchard in a few years).

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Stacy Revzan  
12220 Triple Crown Road  
N. Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Michele Feuer <mfeuer3@comcast.net>  
**Sent:** Friday, October 30, 2015 7:56 AM  
**To:** Bello, Michael  
**Subject:** Johnson's property proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Quince Orchard High school.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.
2. They have cut the school budget not even allowing the school to purchase new desks for students.
3. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
4. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Michele Feuer  
14508 Whirlaway Lane

## ATTACHMENT 3

**Bello, Michael**

---

**From:** loriok@comcast.net  
**Sent:** Friday, October 30, 2015 7:54 AM  
**To:** Bello, Michael  
**Subject:** New Development at the corner of 28 and Quince Orchard Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I live in the community off of Jone Lane and currently have a child at Jones Lane and another at Quince Orchard.

I read the proposal for the annexation of the Johnson's property by the City of Gaithersburg and the plans to create a residential development of 180 new homes. Please DO NOT approve this annexation for the following reasons.

1. The public schools in the area including Quince Orchard High School are already overcrowded and it would take years if not decades before any of the additional overcrowding would be fixed.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is very dangerous and the high school students regularly use that intersection. Also the traffic heading in and out of Poolesville along Route 28 has become extremely heavy with stop and go traffic at times and this new development would add to the already congested road.
3. If the county already rejected the proposal for traffic and school capacity reasons, please don't allow the City of Gaithersburg to ignore the issues that would involve the whole community.

Again, I would ask that you please DO NOT APPROVE the proposal

Thank you,  
Lori O'Keefe



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Simona <simonalovesya@gmail.com>  
**Sent:** Friday, October 30, 2015 7:50 AM  
**To:** Bello, Michael  
**Subject:** QOHS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

you guys are trying to add a ton of housing developments where CVS is. This will most definitely add more vehicular traffic to an already dangerous street and aggregate the overcrowding QO already has to combat on a daily basis. this project is disastrous for our community!

QOHS is already over capacity and this proposal will add more students to our high school and more congestion to the corner of 28 and Quince Orchard. There has not been a review of how this will affect our schools, but the development has certainly not been considered in our student numbers or funding.

this will affect the overcrowding at our school, the worsening traffic and the safety of our students at an already dangerous intersection.

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Simona <simonalovesya@gmail.com>  
**Sent:** Friday, October 30, 2015 7:49 AM  
**To:** Bello, Michael

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

you guys are trying to add a ton of housing developments where CVS is. This will most definitely add more vehicular traffic to an already dangerous street and aggregate the overcrowding QO already has to combat on a daily basis. this project is disastrous for our community!

QOHS is already over capacity and this proposal will add more students to our high school and more congestion to the corner of 28 and Quince Orchard. There has not been a review of how this will affect our schools, but the development has certainly not been considered in our student numbers or funding.

this will affect the overcrowding at our school, the worsening traffic and the safety of our students at an already dangerous intersection.

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Patrick <ppaolini88@gmail.com>  
**Sent:** Friday, October 30, 2015 7:48 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**QO, is already overcrowded as is the area around 28 and Quince Orchard Road. And that corner is already dangerous. The traffic on 28 at rush hour is already unbearable as you head north toward Johnson Property. The fact they are trying to circumvent the County tells you all you need to know. A plan like this requires much more discussion, consideration, town meetings etc...**

**This will create a decrease in the value of the other homes in the area, as there will be too much supply and over saturation of homes. The schools in the area CANNOT handle this development. The funding is already too low for the schools and this will decrease the quality of the schools. This is a pure money play for the Johnson Family. But it CANNOT be a money play for The City. Please ensure that more discussion and community involvement is required prior to moving forward!!!!**

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Holland, Christopher <christopher.holland.ctr@usuhs.edu>  
**Sent:** Friday, October 30, 2015 7:48 AM  
**To:** Bello, Michael  
**Subject:** Development of land at junciotn of Rt28 and Quince Orchard

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sur:

I understand that The Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) are in the early talks of development. As a taxpayer who lives in this area and who has seen, over the past 30 years, so much wonderful natural space occupied with "mixed use space" after "mixed use space", I want to register my strong disapproval of an annexation into the City of Gaithersburg, which I understand would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings. Up with meadows, fields and trees, down with unnecessary hyperdevelopment.

Chris Holland

Of course, I could be wrong and the community really does need yet another bank, grocery store, pharmacy, Chipolte, Starbucks, etc.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Boynton, Alison B <[abboynnton@dsthealthsolutions.com](mailto:abboynnton@dsthealthsolutions.com)>  
**Sent:** Friday, October 30, 2015 7:48 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase community near Jones Lane Elementary. My children attended Quince Orchard high school.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street, as well as for bikers and other pedestrians.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Alison Boynton  
12912 Buckeye Drive

Systems Development Officer | Product Development | DST Health Solutions  
p 717-703-7140 m 301-529-0300 e [abboynnton@dsthealthsolutions.com](mailto:abboynnton@dsthealthsolutions.com) w [dsthealthsolutions.com](http://dsthealthsolutions.com)

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## ATTACHMENT 3

**Bello, Michael**

---

**From:** Michelle Woodfork <woodforkm@gmail.com>  
**Sent:** Friday, October 30, 2015 7:41 AM  
**To:** Bello, Michael  
**Subject:** Johnson property concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I recently heard about the possibility of expansion with the Johnson property behind

If this expansion occurs, MCPS schools and traffic will be negatively effected. In its current state, the local schools can't handle that growth in student population. Given the counties budget issues, expansion and classroom support isn't an option in the near future . Also, I must admit, Ridgeview is in my neighborhood. I am also worried about future construction to expand the school and it's effect on my neighborhood.

In addition, traffic is already an issue for the Darnstown Road intersection. Are there plans to expand the intersection or roads to alleviate the expansion? Can the budget truly handle that without cutting from other more important programs?

I am concerned about the expansion and do not support the plans.

Please keep in mind the effects on the current residents and their children as decisions are made.

Thank you.

Michelle Woodfork  
16700 Sioux Lane  
Gaithersburg MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** u.shetty@verizon.net  
**Sent:** Friday, October 30, 2015 7:40 AM  
**To:** Bello, Michael  
**Subject:** Johnsons property development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael,

We are long time residents of Willow Ridge, one of the properties surrounding the Johnson's property.

A large group of our community attended the meeting regarding Johnson's property related to the annexation to the City of Gaithersburg and are very concerned. We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. The majority of people in attendance felt that what was being proposed would

- Significantly increase traffic in an area that is already congested resulting in safety concern for Quince Orchard students and residents in the area
- Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg.
- This population increase in such a small area could have a very significant impact on traffic congestion, school populations, and infrastructure.

We respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly. We realize the property needs to be developed but feel there are alternatives that would be better for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, a recreation center, a School, Single family homes, etc.

Thanks,

Jyoti and Umesha Shetty  
12516 Fostoria Way  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mary Foringer <mbforinger@hotmail.com>  
**Sent:** Friday, October 30, 2015 7:40 AM  
**To:** Bello, Michael  
**Subject:** The Impact of the Johnson Property Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Mr. Bello,

This issue hits where I work and where I live. My husband and I both live in this community and work at schools that will be directly impacted by further overcrowding in this already congested area. In a press conference last week the County made it clear that there will be no new schools built to relieve the current overpopulation in our area of the QO cluster, and their solution is that we should expect bussing to begin in 2021 to move children that live in our community to underpopulated schools down county. And now an expansion plan in this area is being proposed to make this overcrowding situation worse???? Honestly?

On the subject of children and overcrowding, proposing to add more traffic to the unbelievable congestion nightmare that is the area surrounding the intersection of Quince Orchard and Rt. 28 is mind boggling. Encouraging more traffic in this area is setting the stage for further tragedy caused by too many vehicles in an area that is surrounded by neighborhoods and schools. We have QO High School anchoring one of the intersection's corners, and Ridgeview Middle School, Thurgood Marshall and Rachel Carson Elementary Schools all just a stones throw away. These schools and their surrounding neighborhoods are all connected by sidewalks to encourage pedestrian traffic. It's only a matter of time before we lose another bicyclist or a pedestrian as they try to cross 4 to 6 lanes of high volume traffic. As a resident of this area, I feel this is absolutely unacceptable. The math is easy. Hundreds of households means hundreds of vehicles. Times two. And the product will be a loss. Add to that the proposal of high density commercial development? Well, anyone can do that math.

We need responsible planning to prevail in this area. Nobody wants to see an area stagnate. Development is inevitable and can be very desirable. Good planning should work to improve a community. Please make development decisions that will solve some of the difficulties we face living and working in this area, not create more.

Thank you for your time,

Mary Foringer  
16008 Daven Pine Ct  
Gaithersburg

Sent from [Mail](#) for Windows 10



## ATTACHMENT 3

**Bello, Michael**

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**From:** Moira Seminara <seminarafamily@gmail.com>  
**Sent:** Friday, October 30, 2015 7:37 AM  
**To:** Bello, Michael  
**Subject:** Proposed Annexation & Redevelopment of the Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear. Mr. Bello,

I am writing to request that you slow down and reconsider the decision regarding the annexation and redevelopment of the Johnson Property.

The current schools in that cluster are overcrowded with no money in the MCPS budget targeted to alleviate the issue. Please stop the overcrowding that is already occurring in our schools. It's hard for kids to learn and teachers to teach in classrooms that have over thirty students in them.

In addition to the overcrowding at our schools, the current intersection is already congested, without the addition of more residential and retail units. We already have concerns with our children crossing the street. Please don't heighten our concerns with more traffic and congestion.

Please, please slow down this process and consider the long term ramifications that our families and community will encounter.

Thank you.

Best,  
Moira Seminara

## ATTACHMENT 3

**Bello, Michael**

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**From:** Donna Baron <baron2233@verizon.net>  
**Sent:** Friday, October 30, 2015 7:35 AM  
**To:** Bello, Michael  
**Subject:** Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am writing to you about the Johnson property. The corner of Quince Orchard and Darnestown Road is already a nightmare. I live off of Dufief Mill Road and I will not go in that direction after 3:30 because I know I will be sitting in traffic from Kentlands to well beyond QO. If you are going to develop this area, you first have to widen Route 28 to Poolesville, fix the overcrowding at Rachel Carson and build a new school at Dufief Elementary. We also need a way to get out of Dufief Mill Road onto Darnestown Road and a left turn light on Darnestown Road at Muddy Branch north. Regardless of the property, the Montgomery County Planning Board has one plan – pack in the mixed use which usually ends up being apartments. Stop with the apartments and townhouses. Our area cannot handle more mixed use that ends up being apartments. Fix what we have before you pile on the apartments! Not only does it contribute to the congestion, these little pockets are ugly and uninspired.

Best regards,  
Donna Baron

Coordinator, The Gaithersburg – North Potomac – Rockville Coalition, online at [scale-it-back.com](http://scale-it-back.com)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Cathy Farrell/ Peter Kiener <kienfarr@verizon.net>  
**Sent:** Friday, October 30, 2015 7:29 AM  
**To:** Bello, Michael  
**Subject:** The Johnson property near QO and 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I already see the consequences of the failure to require the Crown development to provide additional school capacity. For this reason, Dr. Larry Bowers plans to broach school boundaries to accommodate extra students from Crown (Gaithersburg Cluster) and the Quince Orchard Cluster in Wootton Cluster schools.

Since there is already an issue of excess capacity in the cluster where the Johnson property is located, I think it is essential that serious consideration be given to requiring the construction of an additional elementary school (or providing funds earmarked only for the construction of an elementary school nearby in the cluster) as part of the development plan.

Sincerely,  
Cathy Farrell

## ATTACHMENT 3

**Bello, Michael**

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**From:** Annette Roberts <ant\_4211@yahoo.com>  
**Sent:** Friday, October 30, 2015 7:25 AM  
**To:** Bello, Michael  
**Subject:** New development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We strongly request you decline the request to develop a new housing edition behind Safeway. As you know we are already experiencing the effects of overcrowding. Our schools are huge but still can't accommodate all the students. The traffic is also an issue. Please consider the strain this would have on our community.

Thank you,  
Annette Roberts  
15216 Jones lane  
Gaithersburg, MD 20878  
301-355-5657

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Karen Collishaw <kcollishaw44@gmail.com>  
**Sent:** Friday, October 30, 2015 7:23 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello—

It's come to my attention that there are discussions underway to redevelop the Johnson property at the intersection of Route 28 and Quince Orchard Road. What I've heard is that it would involve annexing the property to the City of Gaithersburg to allow for more liberal and dense zoning (mixed use, high rises). I am adamantly opposed to this for these reasons:

- 1) The Quince Orchard Cluster schools are already extremely overcrowded and are projected to get worse (see MCPS' latest CIP just released this week)
- 2) There is no way the existing roads can handle the large increase in traffic
- 3) It completely changes the character of that area and is inconsistent with the surrounding developments

Seems ludicrous to me. Thanks for considering my comments.

Sincerely,

Karen Collishaw (Wootton Cluster Coordinator)

3 Thorburn Road

Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** mkkdmoyer@comcast.net  
**Sent:** Friday, October 30, 2015 7:21 AM  
**To:** Bello, Michael  
**Subject:** City of Gaithersburg--Proposed Johnson Property Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a member of the Potomac Chase community near Jones Lane Elementary School. My daughter attended Ridgeview Middle School and recently graduated from Quince Orchard High School.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and the plans to create a residential development of 180 new homes (condos, townhouses, and single family), I am writing to you to say that I am opposed to this proposal for the following reasons:

1. The public schools in the community including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years. Adding the additional homes (currently zoned for single family homes) would create more issues for an existing problem.
2. The congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous. There are traffic issues and concerns regarding the safety of our children and pedestrians crossing the street.
3. The proposal had very little green space and was rejected by the County for traffic and school capacity reasons and the County recommended park area instead.

Without addressing these serious issues and how to alleviate any problems, I feel that it is necessary to reject the proposed annexation. Thank you for your time and consideration.

Sincerely,

Kerri Moyer  
12707 Young Lane

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Bodyphysic@aol.com  
**Sent:** Friday, October 30, 2015 7:19 AM  
**To:** Bello, Michael  
**Subject:** Building by the safeway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Michael, We are a concerned community about the new buildings by the safeway at darnestown. The quince Orchard HS is at full capacity as of now & danestown rd & quince orchard rd are congested. THank you for looking into this matter. thank you

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kaman Wong <kaman\_w@yahoo.com>  
**Sent:** Friday, October 30, 2015 7:19 AM  
**To:** Bello, Michael  
**Cc:** Joe Lam  
**Subject:** Big Concerns about Johnson's Property Annexation to City of Gaithersburg and the Overcrowding the Neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mr. Bello,

I live in Willow Ridge community at 16009 Copen Meadow Drive. I and maybe around 80+ other neighbors has attend the meeting that the Johnson and his lawyer has hosted on Tuesday, 27 October to inform us about the annexation and proposing the 180 residential units (single/townhouse/2x2 condo) in the 14 acres (phase 1) area. Commercial mixed building on phase 2, and phase 3.

I realize the owner want to develop the area, if they follow the current county R-200 zone to develop 30 units single families or low density townhouse that me and my family are ok with, but why annexation to City of Gaithersburg? We have asked the question during the meeting, and the answer was because 1) City of Gaithersburg has a nicer looking building; 2) their process of annexation/rezoning goes much easier/smooother?

I meant what about us? the neighbor who been living here in years? to the students who goes to Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS school? to the people who commute this area everyday? By listening to their explanations I do not hear any good reason to be annexation that will not benefit the county, the citizens who living in the area, and/or to the community. On the other hands, it will only harm the area in terms of overcrowding school, more traffic congestion, Safety to high school, confusion between neighborhoods.

1. Traffic - Currently everyday from 4p.m.-7p.m. the Rt.28 west direction is everyday congestion starting where Rachel Carson ES is, and all the way to Riffle Ford's traffic light due to 2 lanes change to 1 lane going to Poolsville direction.) If I have to go out somewhere around that time, if I use Copen Meadow to Rt. 28 it will take me at least 10-15 minutes wait time to make the left turn to Rt. 28, or I have to use McDonald Chapel as the alt route to get out to Quince Orchard Rd. And in the morning when the Quince Orchard HS about the start there are about 100 cars using the Rt.28 and Copen Meadow intersection to make U-turns in the morning so that they could drive to school parking lots. And the Phase 1 Johnson's property is exactly where the heart of all these current traffic congestion are. I couldn't image added another 180 households meaning at least 180-360 cars.

2. School - Currently there are already portable classrooms added in Thurgood Marshall ES, and Ridgeview MS. It is already more and more students every year. Not to mentions Quince Orchard HS also already has 1800+ student enrolling, and my understanding is part of the students from Rachel Carson ES will also go to QO HS too, so the number of students is going to grow alot in the years to come. And during the meeting If I understanding correctly, the Johnson has requested to the City of Gaithersburg as 1 of the 7 conditions is that if they got annexation to them they could be exempt from the school test? Does that means that they don't need to care about the school crowding problem and just build as much number of resident as they will allow?

3. Looking at the map all the surrounding to the Johnson's property (the 23 arces) are under the county zone, if the annexation approved. It will be very weird that like a piece of "island" is under City of Gaithersburg. And thinking about years down the road if the county resident has any problem with the City of Gaithersburg area it will be hard for us to deal with because it is under 2 different regulations.

4. Safety to HS students - if the phase 2 will have commerical / resident mixed building they mentioned about if annexation approved City of Gaithersburg allow upto 6 floor high building on phase 2. That 's going to change the whole QO area looks, and the current nice/quiet suburban feel. Safety to high school student, due to the high school is just right across from Rt. 28 and the traffic is always busy on Rt. 28.



## ATTACHMENT 3

So when we asked the Johnson during meeting since Traffic and School are the major concerns with the neighborhood and community, why don't they examine that before provide this annexation / building high density residents proposal? Like plan to widen the Rt. 28? Add more traffic light? And school crowding problem. And they do not have any action about these 2 issues. They just said school overcrowding is a countywide problem. And I do understand that but by building more residential in an area that is always has overcrowding school is that going to help? or making worse? Seems like to me what they answered is not responsible.

I would highly suggest for a ball field, a community center, low density resident (like the current R-200 zone) for 30 units, something that won't harm our current infrastructure, environment, and the community.

Hope you are considering all the above reason when examine their request to be annexation to the City of Gaithersburg.

Thank you so much for your time.

Sincerely,  
Kaman Lam  
(301) 569-7933

## ATTACHMENT 3

**Bello, Michael**

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**From:** pamdelvecchio@gmail.com on behalf of Pam Del Vecchio  
<pamdelvecchio@comcast.net>  
**Sent:** Friday, October 30, 2015 7:16 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Quail Run community near Jones Lane Elementary.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

Also the 2nd and 3rd phases of the plan would allow for 6 story buildings on this corner. Although we are not a rural area, we are certainly not an area that is meant to have a more urban look with 6 story buildings. We are just a small suburban area and want to stay that way.

There are no positive aspects *for the community* in this annexation taking place.

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Pamela Del Vecchio  
12913 Buckeye Dr  
Darnestown, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gail <gfaucet@aol.com>  
**Sent:** Friday, October 30, 2015 7:16 AM  
**To:** Bello, Michael  
**Subject:** Johnson Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Mills Farm community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in NOT approving this proposal.**

Sincerely,  
Gail M. Thorsen-Faucett  
12309 Morganshire Ct.  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Anne Sturm <annets1@aol.com>  
**Sent:** Friday, October 30, 2015 7:15 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property in Darnestown- please do not recommend this annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am writing to express concern about the potential annexation of the Johnson Property to the City of Gaithersburg.

This potential annexation and up zoning would result in a conflicting land use involving long-standing master plans. Our metro area has a huge problem with traffic gridlock. If there was a metro access in this area, high rise density might make sense. But, we all know that even Shady Grove has too much density riding the metro in the morning and evening. The metro cars and infrastructure at the stations are too full from a safety point of view.

Please do not approve any more "density" until we can have road infrastructure in place.

Thank you,

Anne Sturm

## ATTACHMENT 3

**Bello, Michael**

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**From:** Alice Henning <alicekhenning@gmail.com>  
**Sent:** Friday, October 30, 2015 7:14 AM  
**To:** Bello, Michael  
**Subject:** Johnson Family Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am writing regarding the proposal by the Johnson Family for the land at the corner of Quince Orchard Rd and Darnestown Rd to put a large number of housing units on that property.

My understanding is that this new development will feed into Thurgood Marshall Elementary, Ridgeview, and Quince Orchard High School but that there has not been an assessment of how these schools will be impacted.

My son goes to TMES and they already have 5 portable classrooms so his school is already overcrowded. Also I am concerned about the increased traffic at an intersection right across from the high school where the kids are going to be walking. I think their safety is a concern.

I would ask that an school and traffic impact assessment be completed prior to any approval of this development.

Thank you,

Alice Henning  
25 Peach Leaf Ct  
North Potomac MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Elizabeth <estrychalski@gmail.com>  
**Sent:** Friday, October 30, 2015 7:13 AM  
**To:** Bello, Michael  
**Subject:** Do not rezone the Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Bello,

I live a mile from the Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields), and I vehemently oppose rezoning to allow highrise development.

I am deeply saddened at the breakneck pace of development in our area, that will quickly block our sky, pave our grass, and clog our roads until the character of our community is lost entirely. I can only assume that the underlying motivation is to make someone who lives somewhere else more money. These developments are ugly, generic eyesores and environmental tragedies.

I live here to be close to Nature in parks and farmland. Many of my neighbors feel the same. Where will I go to raise my family, when this is gone? We are already being crowded out of our homes and neighborhoods by development. I urge you to not rezone the Johnson property.

Thank you.

Sincerely,

Dr. Elizabeth Strychalski

## ATTACHMENT 3

**Bello, Michael**

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**From:** A M <amistry2012@gmail.com>  
**Sent:** Friday, October 30, 2015 7:11 AM  
**To:** Bello, Michael  
**Subject:** QO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Don't overcrowd QO

Arvind Mistry  
7 Talley Court  
20878

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Britta Monaco <BMonaco@gaitthersburgmd.gov>  
**Sent:** Friday, October 30, 2015 7:09 AM  
**To:** Connie Ingalls; Bello, Michael; CityHall External Mail  
**Cc:** Doris Stokes; Tony Tomasello; John Schlichting  
**Subject:** RE: Serious issue needs more review immediately

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Ingalls, thank you for your e-mail to the City of Gaithersburg regarding the proposed annexation. Your message will be forwarded to our elected officials for their consideration.

**Britta Monaco**

**Director, Department of Community & Public Relations**  
City of Gaithersburg | 31 S. Summit Ave. | Gaithersburg, MD 20877  
P: 301-258-6310 x2111  
[bmonaco@gaitthersburgmd.gov](mailto:bmonaco@gaitthersburgmd.gov)

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

**From:** Connie Ingalls [mailto:ingalls101@verizon.net]  
**Sent:** Friday, October 30, 2015 6:55 AM  
**To:** Michael.Bello@montgomeryplanning.org; CityHall External Mail  
**Subject:** Serious issue needs more review immediately

Please add my name to the many citizens who I am sure you are hearing from today with concerns about this proposed annexation plan. I cannot believe the City of Gaithersburg is going to let this happen given all the concerns about school overcrowding in this area. Mayor Ashman and council members, please get involved and review this further as it sounds like a very poor plan.

Thank you,  
Connie Ingalls  
613 Bright Meadow Drive  
Gaithersburg, MD 20878

>

>

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>

>

> Hi,

>

> Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us



### ATTACHMENT 3

with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

>  
> This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

>  
> Sincerely,

>  
> Scott

>  
> [Attachment(s) from Katie Rapp included below]

>  
> Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

>  
> The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

>  
> Katie Rapp

>  
> ----- Forwarded Message -----

> From: Munish Mehra  
> Subject: Potential Large Scale Development around Willow Ridge -  
> Please review carefully - If you can, do try to attend the meeting on  
> Oct 27th at 7:00 PM (See attachment)

>  
> Hello neighbors,  
> Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.  
> This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

>  
> Land Use: Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

>  
> Current Special Exception: The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

> Garden Center Proposal: The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

>  
> Garden Center Approved/Not Built: This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after

## ATTACHMENT 3

Hurricane Katrina. Another neighbor told me it was the case that the Johnsons were required to make expensive improvements to intersections on 28.

> Rezoning to Commercial: About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

>

> Selling to Parks Dept: They also talked about selling the land to the

> parks department. This is referenced in the current zoning plan for

> our area, the Great Seneca Science Corridor Master Plan on p. 61

> <http://www.montgomeryplanning.org/community/gaithersburg/documents/GSS>

> CAprovedandAdopted\_web.pdf The parks department did not have the

> funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

>

> Current Zoning/Allowed Uses: The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

> Request for Annexation: After they were not able to get the land

> rezoned in 2009, the Johnson's went to the city of Gaithersburg and

> asked for annexation. This is referenced in the 2009 Gaithersburg city

> Master Plan:

> <http://www.gaithersburgmd.gov/~media/city/documents/government/master>

> \_plan/2011/Land\_Use.pdf Creating a Western "Gateway": Note that the

> Gaithersburg plan calls for annexation and rezoning of the all the

> corners of 28/QO (except QOHS) and they are calling this a "Gateway"

> to the city. For reference, the definition of Gaithersburg MXD zoning:

> Municode Library

>

> The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

> <http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&>

> itemid=11744

>

> Here's more info about the Gaithersburg planning process.

> <http://www.gaithersburgmd.gov/services/planning-services/planning---fa>

> q My Questions: I have many questions about this proposal, as I am

> sure most people in Willow Ridge have. Here are some of mine:

> What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.

> Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.

> They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?

> Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering

### ATTACHMENT 3

- Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
- > Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
  - > Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
  - > Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
  - > Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?
  - > These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.
  - > Katie Rapp
  - >
  - > Thank You!!!
  - >
  - > --
  - > You received this message because you are subscribed to the Google Groups "QOHS PTSA" group.
  - > To unsubscribe from this group and stop receiving emails from it, send an email to qohs-ptsas+unsubscribe@googlegroups.com.
  - > For more options, visit <https://groups.google.com/d/optout>.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Theresa Wineman <twinemom@aol.com>  
**Sent:** Friday, October 30, 2015 7:02 AM  
**To:** Bello, Michael  
**Subject:** concern for our students!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please help ensure that the proposed plan to build up to 180 new homes near Quince Orchard High School does not go through. The intersection near the school at 28/QO Rd is already congested and dangerous to the families who drive and to the students who walk to school. Our schools are also already overly crowded. My youngest son is a senior this year at QO so this honestly will not have as much of an impact on us, but I couldnt even imagine how this new plan will hurt our neighborhood and town, especially for those who still have younger kids.

Thanks for your support and consideration!  
Theresa Wineman

## ATTACHMENT 3

**Bello, Michael**

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**From:** jennifer <jrgflynn@comcast.net>  
**Sent:** Friday, October 30, 2015 7:01 AM  
**To:** Bello, Michael  
**Subject:** Johson's Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am **against this proposal** for the following reasons:

1. Our schools are already at or over capacity.
2. There is already too much traffic and congestion at the 28/Quince Orchard intersection
3. We need more green space, not more housing!

**Thank you for your time and consideration in not approving this proposal.**

Jennifer Flynn

## ATTACHMENT 3

**Bello, Michael**

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**From:** Alyssa Alban <alyssaalban@yahoo.com>  
**Sent:** Friday, October 30, 2015 7:01 AM  
**To:** Bello, Michael  
**Subject:** additional housing development QO Road and 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, as a resident of the Quince Orchard Area I was alerted to a project to build additional housing in the area of QO Road and Route 28. I understand that traffic and school systems in the area are currently congested and over capacity and wonder what the impact of additional housing in our area will be. What standards and studies does Montgomery County use to determine what can and can't be built. My hope is that you will take all precautions necessary in your consideration of approving these plans.

Thanks for your time and consideration.

Alyssa

## ATTACHMENT 3

**Bello, Michael**

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**From:** Andy and Lora <hokie.johnson@verizon.net>  
**Sent:** Friday, October 30, 2015 6:58 AM  
**To:** Bello, Michael  
**Subject:** Development of the Property at QO Rd and Rt. 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I live in the neighborhood behind the Safeway on Rt. 28 and have learned that 180 new residences are apparently being considered on land that the Johnson family wants the City of Gaithersburg to annex. The schools that these residents would send their children to are already overcrowded, and the congestion at the intersection of 28/QO is already extensive. The stores in that shopping center represent an extreme convenience for our neighborhood and losing them would be highly undesirable. Our schools were apparently just passed over for expansion funding in the next 5 years as well. We have traffic issues and safety concerns about our children crossing the street, and services being lost to our community, so please SLOW DOWN and make an informed decision, not a dollar decision.

Regards,  
Andrew Johnson  
16425 Tomahawk Dr.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Scott Hallam <s.hallam@hubertco.com>  
**Sent:** Friday, October 30, 2015 6:55 AM  
**To:** Bello, Michael  
**Subject:** Johnson Family Land Proposed Use - Corner Quince Orchard Blvd and Rte 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello.

I am concerned at the speed which the proposed land development for the Johnson Family Lot at the corner of Quince Orchard and Rte 28 may be taking. We are overcrowded at QO High School and the congestion at the intersection of 28/QO is already dangerous. There are traffic issues already that may only become a lot worse. I would like to ask that the County please take a measured approach, hear from the concerned community and make an informed decision.

Thank you.

**Scott Hallam**  
Executive Vice President  
Direct: 301.721.4398  
Mobile: 240.372.8888  
E-Mail: [s.hallam@hubertco.com](mailto:s.hallam@hubertco.com)



## ATTACHMENT 3

**Bello, Michael**

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**From:** Karen Weaver <karen.weaver@live.com>  
**Sent:** Friday, October 30, 2015 6:55 AM  
**To:** Bello, Michael  
**Subject:** Johnson redevelopment and annexation proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

Please consider the proposed annexation and redevelopment of the Johnson property behind Safeway on Route 28 to be dangerous and irresponsible.

The area is already overcrowded and Quince Orchard High School is operating at over-capacity. A development of this property would result in hazardous road conditions, further stress community schools and bring peril to QO walkers.

The Johnson proposal is imprudent and reckless. Gaithersburg citizens are respectfully asking for your help to keep our community safe.

Karen L. Weaver  
123 Little Quarry Road  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Connie Ingalls <ingalls101@verizon.net>  
**Sent:** Friday, October 30, 2015 6:55 AM  
**To:** Bello, Michael; cityhall@gaitthersburgmd.gov  
**Subject:** Serious issue needs more review immediately

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add my name to the many citizens who I am sure you are hearing from today with concerns about this proposed annexation plan. I cannot believe the City of Gaithersburg is going to let this happen given all the concerns about school overcrowding in this area. Mayor Ashman and council members, please get involved and review this further as it sounds like a very poor plan.

Thank you,

Connie Ingalls

613 Bright Meadow Drive

Gaithersburg, MD 20878

>

>

>

>

>

>

>

> Hi,

>

> Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

>

> This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

>

> Sincerely,

>

> Scott

>

> [Attachment(s) from Katie Rapp included below]

>

> Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

>

### ATTACHMENT 3

> The Johnsons are holding a public info session on Tues (10-27) at 7PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

>

> Katie Rapp

>

> ----- Forwarded Message -----

> From: Munish Mehra

> Subject: Potential Large Scale Development around Willow Ridge -

> Please review carefully - If you can, do try to attend the meeting on

> Oct 27th at 7:00 PM (See attachment)

>

> Hello neighbors,

> Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

> This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

>

> Land Use: Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

>

> Current Special Exception: The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

> Garden Center Proposal: The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

>

> Garden Center Approved/Not Built: This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

> Rezoning to Commercial: About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

>

> Selling to Parks Dept: They also talked about selling the land to the

> parks department. This is referenced in the current zoning plan for

> our area, the Great Seneca Science Corridor Master Plan on p. 61

> <http://www.montgomeryplanning.org/community/gaithersburg/documents/GSS>

> CApprovedandAdopted\_web.pdf The parks department did not have the

> funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

>

> Current Zoning/Allowed Uses: The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed

## ATTACHMENT 3

uses are limited to businesses that people need to be able to get to like groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

- > Request for Annexation: After they were not able to get the land
- > rezoned in 2009, the Johnson's went to the city of Gaithersburg and
- > asked for annexation. This is referenced in the 2009 Gaithersburg city
- > Master Plan:
- > [http://www.gaithersburgmd.gov/~media/city/documents/government/master](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)
- > [\\_plan/2011/Land\\_Use.pdf](#) Creating a Western "Gateway": Note that the
- > Gaithersburg plan calls for annexation and rezoning of the all the
- > corners of 28/QO (except QOHS) and they are calling this a "Gateway"
- > to the city. For reference, the definition of Gaithersburg MXD zoning:
- > Municode Library
- >
- > The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:
- > [http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&](http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744)
- > [itemid=11744](#)
- >
- > Here's more info about the Gaithersburg planning process.
- > <http://www.gaithersburgmd.gov/services/planning-services/planning---faq>
- > q My Questions: I have many questions about this proposal, as I am
- > sure most people in Willow Ridge have. Here are some of mine:
- > What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
- > Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
- > They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
- > Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
- > Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
- > Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
- > Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
- > Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?
- > These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining

communities. The whole area will be deeply affected. **ATTACHMENT 3** Please encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

> Katie Rapp

>

> Thank You!!!

>

> --

> You received this message because you are subscribed to the Google Groups "QOHS PTSA" group.

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ptsa+unsubscribe@googlegroups.com.

> For more options, visit <https://groups.google.com/d/optout>.

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Danielle <danyl8@aol.com>  
**Sent:** Friday, October 30, 2015 6:52 AM  
**To:** Bello, Michael  
**Subject:** Please Don't Approve The Johnson Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Orchard Knolls community off Quince Orchard road and Thurgood Marshall Elementary School community. My children attend Ridgeview Middle School and will be going to Quince Orchard High school next year and I have another child that will be going in several years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

**Danielle Walker  
15125 Winesap Dr  
North Potomac, Md 20878**

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Brent Jamsa <bcjamsa@gmail.com>  
**Sent:** Friday, October 30, 2015 6:50 AM  
**To:** Bello, Michael

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

As a student of Quince Orchard HS, I am opposed to this proposed development that would occur in the area. I already have a hard enough time crossing 28/ Quince Orchard Rd as it is, more housing units would just make this worst with more vehicle traffic. In addition, as you may or may not know, Quince Orchard HS currently is overcapacity and has a shortage of desks. Any development would surely aggravate this issue. Thank you for your time to read my stance and concerns regarding this issue.

From,  
Brent Jamsa

## ATTACHMENT 3

**Bello, Michael**

---

**From:** audklein1@gmail.com  
**Sent:** Friday, October 30, 2015 6:50 AM  
**To:** Bello, Michael  
**Subject:** Johnson Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Mr. Bello,

I am a Kentlands resident and a QOHS parent. As you are no doubt aware, the proposed development would have unacceptable consequences: increased overcrowding of already overcrowded schools; increased traffic on already dangerous intersections - to name a couple.

I am sure you know that safety and education are primary concerns, which should NEVER be jeopardized in any way.

Thank you.

Audrey Klein

Sent from my iPad



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Allison Rafter <ahrafter@gmail.com>  
**Sent:** Friday, October 30, 2015 6:42 AM  
**To:** Bello, Michael  
**Subject:** Housing expansion plans off of Route 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello-

I have just learned of plans to build approximately 180 houses behind Safeway off of Route 28 in Gaithersburg. I am extremely concerned, including the manner about which this is being progressed. Quince Orchard High School is already over capacity, negatively impacting our students in a multitude of ways. It is an area of congestion already and currently presents safety concerns with very dangerous situations I have personally witnessed these conditions many times over the years, including deaths caused by traffic issues. The rush to take a decision will create long term issues and compound already serious issues, something we will be suffering from for years to come. This matter should be approached in the correct manner. Time should be taken to collect all of the necessary information, elicit feedback from taxpaying residents and proposals should be shared for review and decision. I hope I can count on you to put our children and community well being first and ensure the appropriate approach is taken regarding this matter.

I am an extremely concerned resident of this neighborhood.

Best regards,

Allison McCarthy Rafter

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Dorothy Fox <dfox20878@yahoo.com>  
**Sent:** Friday, October 30, 2015 6:41 AM  
**To:** Bello, Michael  
**Subject:** proposed development of Johnson Property on rt 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

My name is Dorothy Fox and I live in Gaithersburg, MD. My children go to Quince Orchard High School right near the Johnson Property on rt 28. It is my understanding that they are proposing to develop that land for residential housing. I am concerned because rt 28 is already so congested in the morning and afternoons, which is already dangerous with all the pedestrian traffic around Quince Orchard High School. In addition Quince Orchard is a land locked school and is unable to expand. The school has been growing more crowded each year as it is and with more housing I cannot imagine where we would be headed. I hope you will take these concerns into consideration when voting on any proposal to Develop the Johnston Property.

Thank you for your consideration,  
Dorothy Fox  
17027 Sioux Lane  
Gaithersburg, Md 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** TorvikFam <torvikfam@verizon.net>  
**Sent:** Friday, October 30, 2015 6:36 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern:

I have just become aware of the possibility of homes on the Johnson property near the corner of Route 28 and Quince Orchard Road. Please do not consider building homes on that property. The congestion around that property is already horrible. If you have ever tried to come down 28 during rush hour, you would see that it takes several lights to make it through that area already. In addition, during school arrival and dismissal, we already have incredible congestion. More homes would equal more drivers on a road that is already overcrowded.

In addition to the road, the schools in this area are already at capacity and more. Thurgood Marshall already has several portables on the property and Quince Orchard High School is over capacity already. New homes means new students at these two schools that cannot handle the additional pupils.

The property is not zoned for housing. I would like you to continue to keep the zoning as is. Our neighborhoods cannot handle more studnets and more traffic. Please do NOT zone for housing on the Johnson property.

Thank you.  
Lisa Torvik  
Resident Quince Orchard Knolls Community



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[www.avast.com](http://www.avast.com)

# ATTACHMENT 3

**Bello, Michael**

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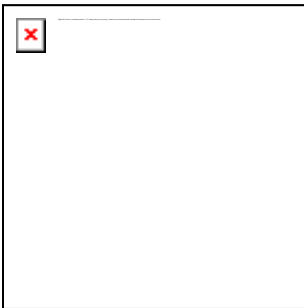
**From:** Joelly Belman <joellybelman@yahoo.com>  
**Sent:** Friday, October 30, 2015 6:27 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We live one mile from Quince Orchard High School and our children attend Thurgood Marshall Elementary School. The school - and all surrounding schools - are already overcrowded. There is already too much traffic - take note of rush hour on any weekday heading toward Darnestown.

We are opposed to the annexing of this property into the town of Gaithersburg and the subsequent development plan of the Johnson property.

Thank you,  
Joelly Belman



**Joelly Belman**  
Star Stylist, Coach & Team Leader



(703) 402-

2721

[joellybelman@gmail.com](mailto:joellybelman@gmail.com)

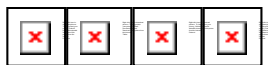
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## ATTACHMENT 3

**Bello, Michael**

---

**From:** Mansfield <MansfieldEight@verizon.net>  
**Sent:** Friday, October 30, 2015 5:20 AM  
**To:** Bello, Michael  
**Subject:** Quince Orchard/Darnestown Johnson redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I understand that the Johnson family would like to develop their vacant property near the intersection of Quince Orchard Road and Darnestown Road. Because they own this property, it is fine with me if they develop it with the 180 homes that some people are saying would go there. I think it would be best if no structures above 2-3 stories were allowed, because that would change the appearance of the area in an unpleasant way. Also, local schools would need more classroom space of course, and local roads might need some changing. But, overall, I think they should be allowed to develop their land; but just within the current style and sense of the existing community.

Thanks,  
Elizabeth Mansfield  
15181 Winesap Drive  
North Potomac, MD 20878  
301-740-7673

kids at Thurgood Marshall Elementary School  
Ridgeview Middle School  
Quince Orchard High School

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Ashok.Kulkarni-Yahoo <Ashok.Kulkarni@yahoo.com>  
**Sent:** Friday, October 30, 2015 5:10 AM  
**To:** Bello, Michael  
**Subject:** Johnson annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael Bello,

This is in reference to annexation of 23 acre land behind Safeway at the corner of Route 28 and Quince Orchard Road in Gaithersburg. This area is already overcrowded causing traffic congestion for residents as well as students in Quince Orchards High School Cluster. This unplanned annexation and subsequent development will cause traffic and safety hazards. As a long time resident of this neighborhood and parents, we request a proper and due process with scrutiny of this annexation, and a well planned town hall meeting with the residents and county planners before approval by the county and city planners.

Sincerely,

Priti and Ashok Kulkarni  
6 Turley Court  
North Potomac, MD20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** hcharkatz6355@gmail.com  
**Sent:** Friday, October 30, 2015 4:17 AM  
**To:** Bello, Michael  
**Subject:** Johnson's property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Grove community near Quince Orchard High School. My children attend Jones Lane Elementary and will be going to Ridgeview Middle School and Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

**Heather Charkatz  
7 Chinaberry Ct  
Gaithersburg, Md 20878**

Sent from my iPhone

## **ATTACHMENT 3**



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Miriam Cohen <mecohen05@gmail.com>  
**Sent:** Friday, October 30, 2015 3:42 AM  
**To:** Bello, Michael  
**Cc:** Scott Cohen  
**Subject:** please do not approve residential development thank you

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

**Miriam Cohen**

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Amanda Toone <ahtoone@yahoo.com>  
**Sent:** Friday, October 30, 2015 1:53 AM  
**To:** Bello, Michael  
**Subject:** Proposed Annex of Johnson Property  
**Attachments:** Planning Commission opposition letter.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Bello,  
Please find attached a letter of concern I am sending in reference to the proposed annexing of the Johnson property in Gaithersburg, Md.  
Sincerely,  
Amanda Toone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** bluefamilymd <bluefamilymd@comcast.net>  
**Sent:** Friday, October 30, 2015 1:25 AM  
**To:** Bello, Michael  
**Subject:** Development/Redevelopment of Property North of QO High School

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

It has recently come to my attention that property north of Quince Orchard High School on MD 28 may be allowed to be annexed and rezoned by the City of Gaithersburg resulting in 160 new homes and large scale commercial development.

I am a homeowner just south of Quince Orchard HS and have a daughter attending the school, and I am very concerned about this proposal.

My largest concern is the safety issue for residents and especially high schoolers secondary to the severe traffic congestion at the intersection of Quince Orchard Road and MD 28. Current businesses at the four corners of this intersection, with students, residents and school buses crossing all four crosswalks at this intersection at all times of the day already make it extremely unsafe. Further large scale commercial development so close to a high school will only compound safety issues and congestion in the area.

My second concern is traffic. Even without further development traffic coming to and from the west on MD 28 at peak times is a nightmare, largely due to the sheer volume of cars and narrowing of MD 28 to one lane at Riffle Ford Rd. Traffic is already backed up down MD 28 a good distance in the afternoons, and drivers block the intersection trying to squeeze in after the light turns red. And all this happens with high schoolers dodging cars at rush hour trying to cross the intersection after sports practices. More development is a recipe for disaster.

Lastly, Quince Orchard High School, and the surrounding schools are already over capacity. Why are we going to add to the problem, particularly when there is no capital funding available to accommodate these new students?

Please take the necessary time to thoroughly evaluate this application and provide for public input.

Sincerely,

Lisa A. Blue

Sent from my Verizon Wireless 4G LTE Smartphone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Dan <admda@juno.com>  
**Sent:** Friday, October 30, 2015 1:13 AM  
**To:** Bello, Michael  
**Cc:** Sandy Millavec

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello~

I am writing you in regard to the Johnson property at the intersection of Rt. 28 [Darnestown Road] and Rt.124 [Quince Orchard Road]. It is my understanding that the property owners are seeking to have the property annexed into the City of Gaithersburg, and thereafter to develop high density residential and commercial structures, including high rise units.

We, as long term residents [30+ years], wish to go on record as strenuously opposing such a proposal.

The annexation into Gaithersburg appears to be an obvious ploy by the property owners to sidestep Montgomery County zoning in favor of more a lenient one of the city. Medium and high rise buildings would be unlike any other structures in the neighborhood. It would be detrimental to the existing 'ambiance' of the area. High density development would have only negative affects to the area, including the increase of already congested traffic, and the additional demands to the educational infrastructure. Why should such changes, benefiting a single entity [the property owners], even be considered?

Shouldn't change in an area be for the benefit of those living in that area? We see no positives in this proposal. We urge you to use your report to recommend that this proposal NOT be approved.

Thank you,

~*A. Daniel Millavec*

~*Sandra A. Millavec*

---

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Lynda Allemong <lkallemong@gmail.com>  
**Sent:** Friday, October 30, 2015 12:57 AM  
**To:** Bello, Michael  
**Subject:** Please Prevent Overcrowding of Quince Orchard Rd & Rte 28 Area!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

My name is Lynda Allemong and my husband, two sons and I live on Copen Meadow Drive in the Willow Ridge subdivision next to the Johnson's property that is being discussed for redevelopment. We have lived in the Quince Orchard Community now for 13 years and we love it! Condensed housing that is being planned would not fit in our area due to heavy traffic concerns already plaguing this area and the schools are already facing overcrowding issues (Thurgood Marshall Elementary School has 4 portable classrooms currently and Quince Orchard High School, QOHS, is over capacity by 100+ students today).

This area cannot handle and sustain condensed housing (up to 180 new houses/apartments/condos/townhouses) and why should it? Is there a plan to build more schools? Is there a plan to build an elevated bridge or walkway (maybe similar to what is over Wooton Parkway) for students and pedestrians to cross over Route 28 from, for example, Safeway to QOHS? Would a new light be installed at this new intersection of Rte 28 and the new development?

Currently I drive my oldest son to QOHS every morning for school which starts at 7:45am. It is very difficult to cross over Rte 28 in the morning with so much traffic heading south on Rte. 28 currently -- I cannot imagine what the traffic backups would be like adding in condensed housing not far from our intersection to Willow Ridge. And thus at the end of the workday the traffic is also heavy heading north on Rte 28 and would be worse with the condensed housing being proposed.

A much better plan would be to either have single-family homes or a park built on Johnson's property which happened earlier with the development of the Hidden Ponds subdivision (some of these homes are directly behind our house now).

I sincerely hope that you can understand my concerns on this major issue facing our area and how building condensed housing would severely impact our precious Quince Orchard Community that all of us love dearly -- the way it is.

### **ATTACHMENT 3**

Please hear and consider our voices from the surrounding communities of Johnson's property that is being discussed and do not allow condensed housing -- PLEASE! And to top it off, my oldest son is just learning how to drive now and the thought of him driving out of the Willow Ridge subdivision onto Rte 28 scares me currently -- adding the condensed housing would add to more traffic, more accidents and many more problems to come in the near future.

Please do the right thing here and do not allow the condensed housing. Thank you for your time and reading this email.

Sincerely,

Lynda Allemong

Lynda Allemong  
[lkallemong@gmail.com](mailto:lkallemong@gmail.com)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Linda Green <lindakpgreen@gmail.com>  
**Sent:** Friday, October 30, 2015 12:52 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson's Property to City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael,

My name is Linda Green and I have been a resident of the Willow Ridge Community, adjacent to the Johnson's property, for the past 10 years. I am very concerned about the new proposal for the annexation of this property to the City of Gaithersburg, as it is clear that this proposal will have a HUGE impact on the surrounding neighborhoods in very negative ways.

1. One of the biggest concerns of the community when Johnson's had previously proposed building a large garden center on this space was the effect that this would have on the local traffic. With this new proposal of annexation, which would allow for high density residential units in this space, the traffic impact would be tremendous. Route 28 is not designed to handle this volume, as it is very difficult and dangerous (I have personally witnessed several accidents) to leave our neighborhood during peak hours as it is. We have argued for an additional traffic light to exit our neighborhood, but have been denied due to the proximity of adjacent lights. For the safety of the community, a completely new traffic pattern would be an absolute prerequisite to this annexation. From past experience, I believe that this is unlikely to happen.
2. I am very concerned that this increased congestion directly across the street from Quince Orchard High School will pose a significant threat to the safety of the students who are new drivers and/or walking to school. I would not be comfortable allowing my own children to do either if this annexation is approved.
3. The schools in this area are already overcrowded, causing the need for portables and/or busing children to schools outside of their community. The proposed annexation would certainly worsen this situation as well.

We do not need a Western Gaithersburg cityscape. The Kentlands and Washingtonian Center (which is still growing in its newer sections) offer nearby city "hubs" for higher density housing and plenty of commercial space in this region. The Johnson's Property would be much more suited for single family homes that would fit in well with this community or, better yet, a neighborhood park.

Thank you for your attention on this important issue.

Sincerely,

Linda Green  
12559 Carrington Hill Drive  
Gaithersburg, MD 20878  
phone: (301)-963-1341  
e-mail: lindakpgreen@gmail.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Diane Canova <soccer\_mother@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:46 AM  
**To:** Bello, Michael  
**Subject:** proposed development at Quince Orchard & Rt 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live at 136 Little Quarry Rd in Gaithersburg which is within a 1/2 mile of this proposed development that is right across from my children's school yet I have never heard of it until today. Please slow this development down so that the impacts on the surrounding neighborhoods and on Quince Orchard High School students can be studied and addressed within the plans. Quince Orchard is very dangerous every morning as the commuters are streaming down Rt 28 and across Quince Orchard Rd at the same time over 2,000 students are arriving. We have a huge number of walkers and bike riding students who must cross these multi-lane roads with cars traveling 40 mph. This development should be required to consult with the surrounding communities and must address the safety concerns about the students.

Sincerely,  
Diane Canova  
301-208-6929



## ATTACHMENT 3

**Bello, Michael**

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**From:** John Magnani <johnmagnani@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:42 AM  
**To:** Bello, Michael  
**Subject:** proposed development behind Safeway on Darnestown Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

As a citizen of Gaithersburg in the Quince Orchard School District, I was just informed that a massive development project is being planned for the land (Johnson's land) behind the Safeway on Darnestown Rd. As you may know, Quince Orchard High School is already overcrowded and will not be able to sustain its quality as a Montgomery School with the substantial increase in overcrowding that this development will create. Clearly other issues such as traffic and safety problems will be significantly exacerbated as the quality of life in our area will decline along with the value of our lifetime investments in our homes and property. Any increase in taxes obtained from the development would be needed to correct these problems and the result would only be a more crowded, less desirable part of the city accompanied by a downgrading of the overcrowded local school system. I'm writing to implore you to **help block this development** and to be a champion for the continued improvement of the area and school system. Thank you.

Sincerely,

John L. Magnani  
12819 Doe Lane  
Gaithersburg, MD  
cell: 240-938-0357  
home: 240-683-0078

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:43 AM  
**To:** Bello, Michael  
**Subject:** Johnsons - Question about county zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mike,

So, I was reading the Mayor and Council of the City of Gaithersburg Statement in Support of Annexation Petition, June 26, 2016. This document is at this link. I'm looking at p. 17 of 27 where it's discussing the county's master plan:

<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=agenda&itemid=11752>

Can you explain the density it describes here under county zoning for townhouses? 170 to 213 units?

But this would only be allowable under rezoning? Is that the case?

Also, can you comment on why the Johnsons had the commercial properties rezoned from C-1 to NR a year ago? What was the benefit of that? We were unaware of the zoning change.

Thanks,  
Katie

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jason Green <jasonwgreen@gmail.com>  
**Sent:** Friday, October 30, 2015 12:38 AM  
**To:** Bello, Michael  
**Subject:** Concerns about the Johnson property development and annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am writing concerning the Johnson annexation plans for the property on Route 28 across from Quince Orchard High School.

In short: I was very upset when I heard about the planned development and I am strongly opposed to it.

For over ten years, I have lived in the Willow Ridge neighborhood adjacent to the property in question. For a few years prior to that, I lived just down the road in the Lakelands community. I have two teen aged children who have both grown up in the local MCPS schools, and I walk, bike, and drive the streets and sidewalks of the local neighborhoods every day. I am therefore intimately familiar with local school resources, traffic infrastructure, and population density.

As it is, the neighborhood schools are already over-crowded and use portable classrooms. I'm very concerned about adding such a large concentrated increase in population to the system and the impact it would have on TMES, Ridgeview MS, and Quince Orchard HS.

Currently, traffic on local roads, especially Route 28 and Quince Orchard Road, is very dense. At morning and evening rush hour and even at mid-day, it is very difficult and often quite dangerous to drive out of the Willow Ridge neighborhood onto Route 28. It often takes quite a long time to get out of the neighborhood because we have to wait for an opportunity to safely cross four lanes of dense traffic with no traffic light. In the mornings, the traffic situation in front of the neighborhood is compounded by many cars making a U-turn to get back to the QOHS entrance. In the evenings, the west-bound traffic is so dense and slow that it often backs up to a crawl all the way down past the fire station.

The entrance to my neighborhood is adjacent to the property in question and one block west of the the proposed center of this new development.

As bad as traffic is on 28 already, and I can only imagine how much worse it would become if this proposed annexation and development were allowed.

I'm also very concerned about pedestrian safety as we add more people on foot, on bikes, and in cars to this neighborhood. My children would be walking from Willow Ridge to Quince Orchard HS and crossing those four lanes of traffic which are already pretty dangerous. Add a couple of entrances to a high density housing neighborhood and it is going to be much more dangerous for pedestrians. As it is, we have a couple of white "ghost bikes" chained up in front of the McDonalds from pedestrians/bikers that were killed last year because of the traffic situation.

On a more personal note, I chose to live in this neighborhood specifically because it is a beautiful, quiet, and uncrowded suburban neighborhood of single family homes surrounded by trees, parks, and nature. Annexing a large portion of that neighborhood into the City of Gaithersburg and building multi-story higher density housing is going to radically impact the neighborhood and the community for the worse. We are still reeling from the upcoming destruction of large wooded meadow and addition of a PEPCO substation on the other side of the neighborhood at the corner of Route 28 and Riffle Ford Rd. The county seems to think that every bit of space should become a Rio or a Downtown Rockville, and I think it is ruining our beautiful county one neighborhood at a time.

### **ATTACHMENT 3**

In closing, I urge you to listen to the strong concerns and protests of myself and the hundreds of neighbors that agree with me. Please do not allow this annexation or re-zoning to move forward. Let the Johnson property be developed in a more conservative way in accordance with its current zoning to protect the neighborhood, the schools, the traffic density, and the safety of the many families and children who love living here.

Thank you for your attention in this urgent matter.

Best Regards,  
Jason W. Green  
301-466-8195

## ATTACHMENT 3

**Bello, Michael**

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**From:** J Shen <chunling1976@gmail.com>  
**Sent:** Friday, October 30, 2015 12:34 AM  
**To:** Bello, Michael  
**Subject:** Johnson development concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael,

I live in Willow Ridge subdivision which is adjacent to the Johnson's property. It just came to my attention that the Johnson's property which is currently zoned for R-200 are planning to be annexed to the City of Gaithersburg and be re-zoned. I am very concerned about this annexation and rezoning. I am very much against the re-zoning. This area is supposed to be a suburban neighborhood, not a city. The neighborhood is already crowded as it is. The traffic on rt-28 especially when rt-28 narrows to single lane past Quince Orchard is already terrible as it is now can't possibly handle the extra load. Developing a city environment in 14 acres of land surrounded by suburban neighborhood is just a bad idea, it will greatly disturb the current residents. The Johnson property is currently zoned for R-200 and it should be developed according to its zoning like the rest of the neighborhood. This is a good neighborhood, please allow the residents continue to enjoy living here. Thank you for listening to my concerns.

Best Regards,

Jenny Shen  
16008 Shady Stone Way  
Gaithersburg, MD 20878  
Email: chunling1976@gmail.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** fierstein7@comcast.net  
**Sent:** Friday, October 30, 2015 12:32 AM  
**To:** Bello, Michael  
**Cc:** fierstein7@aol.com  
**Subject:** Proposed Annexation and Redevelopment of Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I have just been made aware of the proposal for the annexation and redevelopment of the Johnson property (located near the intersection of Route 28 and Quince Orchard Road), and am greatly concerned and feel the need to voice my opinion.

Some concerns are:

1. The congestion at the intersection of 28/QO is already dangerous and cannot handle any more traffic.
2. The traffic issues and safety concerns for our QOHS students crossing the street is a concern.
3. There does not appear to be a review of how the new zoning will affect all our schools.
4. QOHS is already overcrowded.
5. WHY are the people proposing this deal trying to circumvent the county by going straight to the city for expedited approval?
6. WHY has the city NOT given the surrounding communities notice of this vote?

PLEASE slow down the decision process and make an informed decision -- not just a money decision.

Thank you,  
Shelley & Don Fierstein

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Binh Do <binnynee@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:03 AM  
**To:** Bello, Michael  
**Subject:** Concern homeowner in the Willow Ridge Development regarding Johnson's property wanting to be annexed to City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Michael Bello,

This is Tim and Binh Nee and we reside in the Willow Ridge development, one of the properties surrounding the Johnson's property.

We attended the meeting on Tuesday, Oct 27 on the proposed annexation of the Johnson's property to the City of Gaithersburg and we are very concerned. What we learned from the meeting is that if the property gets annexed, it will automatically be rezoned to be a high density residential development. Currently, under the county, the majority of the property (14 acres) is zone R-200, which would allow about 30 units (either single-family or townhouse). We have no problem with that. What we were being told is that if this property gets annexed, Phase I of the development could include up to 180 residential units on 14 acres of the 23-acre property, with Phase II and III on the remaining 9 acres being residential/commercial mixed development.

This high density development will

- significantly impact the already congested traffic condition we have in the surrounding areas especially west bound on Rt 28. This increase in traffic will also cause safety concerns for the students at Quince Orchard High School as the school is on the corner of Quince Orchard Rd and Rt. 28.
- significantly impact the overcapacity problems we currently have with surrounding schools
- have significant impact on current infrastructure
- change the scenery of the surrounding neighborhoods as they are of low to medium density developments

Please consider our concerns before making any decisions on the annexation.

Thank you very much for your time and consideration,  
Tim and Binh Nee

## ATTACHMENT 3

**Bello, Michael**

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**From:** Wong, Wing <wing.wong@nist.gov>  
**Sent:** Friday, October 30, 2015 8:29 AM  
**To:** Bello, Michael  
**Subject:** New Houses on QO/28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr. Bello,

I have been informed that up to 180 houses will be built behind the Safeway on Quince Orchard and 28. If this was to happen, it will no doubt adds more students to the already crowded Quince Orchard High School and Ridgeview Middle School. Safety/traffic congestion in the busy intersection and the surrounding area will also be an issue.

This must be approved by the county too. From what I have been told, this is by-passing the county.

I just wanted to make sure that the license to build has gone through the proper channels and the residents voices are being heard.

Thank you.

Regards,

Wing



## ATTACHMENT 3

**Bello, Michael**

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**From:** Steve Eau Claire <sweauclaire@yahoo.com>  
**Sent:** Friday, October 30, 2015 8:29 AM  
**To:** Bello, Michael  
**Subject:** Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I live in the Willow Ridge neighborhood and I would live to voice my concern about the proposal for high density commercial and residential development of the property near Quince Orchard High School. This area is already highly congested during the morning and evening rush hours, especially in the mornings when students are traveling to Quince Orchard. And when there are high school football games, there is already no place for people to park who want to attend the games. Anything but light development would be detrimental to the livability of the area and make transportation intolerable for residents of the area as well as for residents of outlying areas. I recommend that the area continue to be zoned for low-density housing.

Sincerely,

Steven Eau Claire  
12511 Carrington Hill Dr.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Richter, Bonnie <Bonnie.Richter@hq.doe.gov>  
**Sent:** Friday, October 30, 2015 8:28 AM  
**To:** Bello, Michael  
**Subject:** Development of area near Darnestown Rd and Quince Orchard Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bellow:

I have been a 25 year homeowner in Quince Haven Estates, the development located directly across from the property owned by the Johnson family on Darnestown Rd (Rte 28). It has come to my attention that the property owners, the Johnson family, are asking the City of Gaithersburg for the annexation and redevelopment of that property for the addition of 180 new homes and possible redevelopment of the stores in the area. It is also my understanding that they went directly to the City of Gaithersburg rather than through the county to expedite these changes in part to develop a "Gateway" area. Anyone familiar with this area, knows that it is highly congested, due to the high school, library, current housing, and limited traffic lanes. In addition, the area of Rifle Ford Rd and Quince Orchard, one block west of the proposed development, is currently inadequate for the current amount of traffic; resulting in major automobile accidents on a regular basis. The additional development of this area will increase concerns about safety and livability. As such, I am against the further development of this area.

Sincerely,

*Dr. Bonnie S. Richter*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Claudia MacDonald <cemacdonald@outlook.com>  
**Sent:** Friday, October 30, 2015 8:26 AM  
**To:** Bello, Michael  
**Subject:** PLEASE SAY NO to the Potential Large Scale Development around Willow Ridge

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Grove community near Quince Orchard Road and Turley. Our son attends Quince Orchard High school as a freshman this year.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Claudia MacDonald  
12349 Sweetbough Court  
North Potomac, MD 20878  
(M): 248.867.4674

## ATTACHMENT 3

**Bello, Michael**

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**From:** Josh Lavine <jlavine507@gmail.com>  
**Sent:** Friday, October 30, 2015 8:25 AM  
**To:** Bello, Michael  
**Subject:** Darnestown Planning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael,

I am the chair of the Watch DOGS program at Thurgood Marshall ES (TMES). The program is designed to reduce the amount of bullying going on at the school by getting dads more involved in volunteering at the school. As a regular volunteer, I've seen many situations where the kids fight (literally) at recess because there are too many kids on the blacktop playing basketball, too many kids playing in one soccer game, and not enough staffing. A huge part of this is due to the overcrowding of the school.

The problem at Rachel Carson ES (RCES) is that the county waited until the school was so overcrowded that now it's too late to do much about it. I sold my house last weekend in one day. The reason is that people no longer want to live in the Kentlands and send their kids to Rachel Carson ES because it's too crowded. The county has essentially ruined that school.

Your decision to allow 180 homes to be built in the Quince Orchard area will ruin another school. It's irresponsible and not in the best interest of anyone other than the owner of the land and the developers. I urge you to take your time, talk to the local PTA's, and make an informed decision. The backlash will be tremendous if the decision is made to allow 180 homes (and commercial properties) to be built. There are many active Facebook groups and activist groups that are making life miserable for the administration in the school system because of what they've done to RCES and the same thing will happen at TMES.

I own a business in the Kentlands, I have two kids at TMES, I'm the chair of the Watch DOGS program and I can tell you that it is a huge mistake that you may be about to make by letting the current plans proceed.

As a business leader, I'd be happy to get involved to explore alternate solutions that would still create a win-win for everyone but would not ruin the schools. I have many ideas.

Thank you!  
Josh Lavine

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ted Carter <carter476@hotmail.com>  
**Sent:** Friday, October 30, 2015 8:25 AM  
**To:** Bello, Michael  
**Subject:** Gaithersburg Anex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning r Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Ted Carter  
14600 gallant fox lane

## ATTACHMENT 3

**Bello, Michael**

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**From:** Donna Williams <willid21@hotmail.com>  
**Sent:** Friday, October 30, 2015 8:23 AM  
**To:** Bello, Michael  
**Subject:** Proposed changes to Johnson property on Darnestown Rd./Rte 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

My family moved to this area July, 1989. We have seen changes but nothing compares to a 6 story mixed commercial/residential unit and 180 residential units on 14 acres.

Traffic is a problem on Darnestown Rd. exiting from Copen Meadow Dr. The road narrows at the traffic light with Riffle Ford Rd. Traffic is very bad during rush hour morning and evening and actually begins when schools dismiss in the afternoon.

This development is planned without traffic studies and road improvements. Also I am concerned about over crowding at Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS.

I realize this land will not remain empty forever but a city built between Willow Ridge, Hidden Ponds and Quince Orchard development along McDonald Chapel Rd. Is overwhelming to the area.

Please consider the scope of this development to roads, schools and neighborhoods surrounding the 23 acre plot.

Sincerely,  
Donna and Mark Williams  
16041 Copen Meadow Dr.  
willid21@hotmail.com

Sent from my iPad

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Amy Bryan <amybryan@comcast.net>  
**Sent:** Friday, October 30, 2015 8:23 AM  
**To:** Bello, Michael  
**Subject:** JohnsonProperty

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

Thank you for taking the time to read my concerns about development/rezoning of the Johnson Property in Gaithersburg. I am vehemently against any annexing of the space to the city of Gaithersburg which would lead to further development/additional housing.

I have lived in Rockville/Potomac/North Potomac for 44 years. I, like most people I know, bought my house so that my kids would receive the best education possible in Montgomery County schools. And they are. I am just flabbergasted by how much expansion and development continues to happen with no foresight or plan to where all of the kids will go to school. Wootton is overcrowded, Quince Orchard is overcrowded. Gaithersburg is overcrowded. People buy houses depending on where their kids will go to high school. They do not care as much about elementary school and many send to private or Montessori for early years. People will rent an apartment in addition to living in their house if they can find one in the Wootton school district. People selling housing are making tons of money by marketing the houses as feeding into Wootton. Wootton can not handle any more students from new housing. You may say that the Johnson property is slated for QO, well, they are overcrowded as well. I was aghast at a recent Wootton PTA meeting to hear that Wootton is going to have to absorb some overflow from the new Crown housing development!!! Really???? That is unbelievable!!! These developments should not be approved if there is no educational infrastructure to support it. The developers should have to pay to build new schools and hire teachers to teach at those schools. Instead, they are making tons of money and the taxpayers are having to bear the brunt and the kids are suffering in overcrowded schools. The kids at Wootton sit on the floor around the building during lunch time to eat their lunch!

Please look out for the interests of the residents who are residents right now, not the developers!!

Thank your for your time,  
Amy Bryan  
13330 Query Mill Rd  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lynn Grainger <lynn.grainger@verizon.net>  
**Sent:** Friday, October 30, 2015 8:19 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello-

Please stop the overdevelopment of areas in and around North Potomac!! Please stop this overdevelopment, especially the building of homes that are proposed to increase the Wootton HS population, a high school already overpopulated!

Thank you!

Lynn Grainger  
13929 Bergenfield Dr  
North Potomac

**From:** Susan Fitzpatrick <[npcaorg@gmail.com](mailto:npcaorg@gmail.com)>  
**Subject: Immediate action needed**  
**Date:** October 29, 2015 at 10:41:26 PM EDT  
**To:** Susan Fitzpatrick <[susanpfitzpatrick@gmail.com](mailto:susanpfitzpatrick@gmail.com)>

**The following information has just come to our attention and needs immediate action if you want to weigh in. Please see below.**

Hello All,

ALERT: The Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) are in the early talks of development. The initial phase is to have the property Annexed into the City of Gaithersburg. Doing so would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings (think retail stores on the bottom floor and condos above). See full details below.

We are writing you today in hopes that you will take a moment to contact Mike Bello, who is preparing the report with the County Planning Recommendations for Annexation of the Johnson Property . He is collecting community input and will include that



input if he receives it by the end of this week or tomorrow. You can email, call or fax him. Please consider taking a few minutes tonight or tomorrow morning to let him know how you feel about the proposed plan for the Johnson property. This is one of the key times that we will have a voice in what ultimately happens.

### ATTACHMENT 3

**Mike Bello**, RLA, LEED AP BD+C

Planner Coordinator

Area 2 Planning Division

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597

301-495-1303 (fax)

[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)

Full details:

The property owner/developer is trying right now to be annexed into the City of Gaithersburg. It seems they are trying to do this so they can rezone the property and put more on it. Currently the county would allow for ball fields, single family homes or townhouses but the developers want both plus mixed use buildings – up to 6 stories high and the City of Gaithersburg would allow this. If they get annexed, they will develop the property in a 3 phase approach:

- 1) Phase 1 –The first would be to develop everything to the left of the Safeway. We would have a few single family homes, townhomes and condos. While currently the county would allow for 30 homes, the city would allow for 180. They are hoping for over 180 units.
- 2) Phase 2 – the Safeway has another 20 potential years on their lease (two 10 year options). Assuming they do both options, phase 2 would be the removal of the Safeway for more mixed use buildings. These would be the 5-6 story buildings with retail on the first floor and apts, condos above. We would lose our only grocery store close to us – albeit not a wonderful one, it still is nice and convenient.
- 3) Phase 3 – would be for commercial high rise building(s) on the corner.

## **ATTACHMENT 3**

Best Regards,

Sue Fitzpatrick  
President NPCA

Please also find us at [www.northpotomacnews.org](http://www.northpotomacnews.org) and on  
Facebook <https://www.facebook.com/northpotomaccitizensassociation>

Never doubt that a small group of thoughtful, committed  
citizens can change the world: indeed, it's the only thing that ever  
has.

-Margaret Mead

## ATTACHMENT 3

**Bello, Michael**

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**From:** tatill@comcast.net  
**Sent:** Friday, October 30, 2015 12:54 PM  
**To:** Bello, Michael  
**Cc:** Anne Till  
**Subject:** Proposed Johnson Plan for R-200 parcel and the current Montgomery Master Plan for Quince Orchard Area

Dear Mr. Bello,

It has just come to our attention (Anne and I) that the Johnson family proposes a reclassification of the R-200 parcel that would allow mixed use and the construction of numerous townhouses and commercial properties on said site.

Anne and I have lived in the adjacent Quince Orchard Hills community since 1987 (28 years) and have experienced the development of our area over this time frame. We strongly believe that our area is maxed out from the standpoint of both commercial and residential development.

We also understand that the proposed plan, if approved, will result in a heavy increase of traffic through our neighborhood and lead to increased motor vehicle traffic congestion that could not be adequately and safely resolved given the geometry of our community and adjacent areas.

We also understand that the Safeway, CVS, banks, etc. would also be removed from the site. These commercial businesses have been a welcome part of our community for many years and their removal would lead to an increased strain on the community as we would have to travel elsewhere for these services.

As such, we strongly and respectfully urge you to stay the course with the current Montgomery County Master Plan for our area.

We understand that:

The Montgomery County Master Plan for the Johnson Property proposes: "Ideally, a new local park would provide two rectangular fields for active recreation. If the R-200 parcel is not acquired as an active recreation park site, the parcel may be appropriate for residential use including single family detached and townhouse units. Townhouse development could be requested through a Local Map Amendment."

Further, the Montgomery Master Plan for the Quince Orchard Area states: "Retain the existing residential and commercial zones and maintain the established character of these neighborhoods."

We thank you for your time and consideration in this important matter.

Sincerely,

Thaddeus and Anne Till

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Marc Blass <mblass@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:53 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

Dear Mr. Bello:

We have been residents of the Jones Lane area for over 18 years. We do not necessarily oppose the development of the Johnson Property as currently zoned by Montgomery County. However, we are very opposed to an annexation of the Johnson Property by the City of Gaithersburg. Our concerns are that the City of Gaithersburg's zoning practices will allow development for the property very incongruous with surrounding area, particularly with respect to high density development and high-rise (as much as 6 stories!) mixed use space. There is no such building anywhere near this area. Further, the current road structure, particularly at the Riffleford intersection, which leads to congestion at the Quince Orchard intersection, is not adequate to handle the potential development.

Thank you for hearing our concerns.

Best regards,

Marc & Robin Blass

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Liming Wu <limwuly@gmail.com>  
**Sent:** Friday, October 30, 2015 12:52 PM  
**To:** Bello, Michael  
**Subject:** Concerns about the Johnson's property development plan

Dear Mr. Michael Bello,

Here I am writing to you regarding the development plan.

Given the development plan proposed (180 new homes just in the undeveloped the 14 acres land with buildings up to 4 stories. Then in a phase two process they would add up to six story buildings with shared use (business on bottom, living spaces on top)), It is my big concern that this plan will cause significant negative effect to the neighborhood for Willow Ridge and Orchard Hills residents.

These negative impacts include traffic congestion, further overcrowding of school populations, safety of the community, noise, etc, as well as value of property.

**So I want to let you know that, as a resident at orchard hill, I am NOT supportive for this development plan.** Plan should be either suspended or Significant changes should be made, make sure the interest of current residents are full considered for a long run.

Best regards,

Liming Wu  
30 McDonald Chapel Ct,  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

---

**From:** David Lee <david.soho.lee@gmail.com>  
**Sent:** Friday, October 30, 2015 12:51 PM  
**To:** Bello, Michael  
**Subject:** Strongly against new zoning/expansion for Johnson Property

Hello Mr. Bello,

My name is David Lee and I'm a resident who lives close to the Johnson Property in Gaithersburg/North Potomac, MD. I am also the PTA President for Thurgood Marshall Elementary School which is directly next to the Johnson Property.

I would like to express my strong dissatisfaction against the new possible zoning of the Johnson Property up to 180 housing units.

I believe that it will cause a significant increase in population, traffic, and general headaches to the area in Darnestown. Furthermore, with the 6 year projection on Thurgood Marshall Elementary School already to have an increase of up to 125 students, we do not need an additional 180 units to further overcrowd our school and the surrounding schools in the area.

Thank you and I hope that there is consideration for my request and the many other requests against the Johnson Property expansion option.

--

David Lee  
TMES PTA President  
6 Bayswater Ct.  
Gaithersburg, MD 20878  
703-623-1721

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Jack Schaefer <jackschaef@aol.com>  
**Sent:** Friday, October 30, 2015 12:48 PM  
**To:** Bello, Michael  
**Subject:** House building by QO HS

Dear Mr. Bello;

I have just found out about your intention to build a large group of houses close to QOHS. This proposed building would certainly be of no benefit to anyone except a financial benefit to the builders. The area surrounding QO High School is already highly congested with traffic and any additional building would add to the ever present possibility of car crashes and deaths. QO is already crowded at the present time and does not need any more students. It would be a disaster on many fronts to continue any thoughts of further building in the area.

Please reconsider your plans before going any further. It is an extremely important issue for those of us who live near by and for the children who are registered in the school. We do not need any further congestion in the area. Any more congestion due to building anything close to QO, on the property by the Safeway, would be highly detrimental to everyone. The safety issue is probably the most important.

Thank you for reading this and I hope and pray that you will take a great deal of time, examination, and thought to the consequences of more houses.

Sincerely,  
John R. Schaefer  
934 Featherstone St.  
Gaithersburg, MD. 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Carole Rubin <xraycarloe@aim.com>  
**Sent:** Friday, October 30, 2015 12:46 PM  
**To:** Bello, Michael  
**Subject:** Johnsons annexation

Dear Mr. Bello,

I strongly urge you not to approve the annexation of the Johnson property by the city of Gaithersburg. The proposed development would cause undue overcrowding of the adjacent schools which are already at capacity. Furthermore, the development does not fit in with the bucolic atmosphere of the area. There are no high rise structures in the area. Lastly, the traffic at Quince Orchard Rd and Rte 28 is already dreadful, especially at rush hour. This development would add to this problem.

Thank you for your consideration,

Carole Z Rubin

15110 Whitetail Way  
Gaithersburg, MD 20878



## ATTACHMENT 3

Bello, Michael

---

**From:** Danny J. Kaufman <Danny@AmeritelCorporation.com>  
**Sent:** Friday, October 30, 2015 12:45 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Property

Dear Mike:

As a resident of Darnestown for the last 15 years at the address of 12830 Doe Lane I am very concerned about the proposed annexation of the Johnson property. As my residence is right off of Jones Lane and route 28, this proposal directly effects my quality of life, and not in a good way. Whether it helps the value of my current property up or down, I do not know. More than likely the value would go up. Even if that were the case, I am strongly against the proposal.

At its most basic level, it is inconceivable how this could even be allowed to happen. Based on current zoning in Montgomery County, it appears as below that if the Johnson's or other developers wanted to build on this property they could build approximately 30 homes. By getting approval to be annexed by Gaithersburg the plan would be to build 154 townhomes and 26 single family homes. And to do further urban construction down the road to make the problems associated with this proposal even worse.

Is the failed logic not seen here in its most simplest form? Montgomery County will not rezone the area and current guidelines call for 30 dwelling units. But.....even though as a county plan we agree there should only be 30 units, we're just going to wash our hands, let the property be annexed, and let the property under its new jurisdiction build 6 times the amount of dwelling units (180). Why on earth would the county do that? **The location of the land is still the same location, the traffic problems created are the same traffic problems, the increased density is the same increased density, the school crowding is the same school crowding, etc., etc. All of these associated problems will still occur in the exact same place. THAT IS WHY THE COUNTY HAS THE CURRENT ZONING IN PLACE. TO PREVENT THESE PROBLEMS. So, why would it be okay in any instance to just move it off the county books and let the developer do exactly what the county has zoning in place to prevent??**

Below are some other comments I have copied from other concerned residents. While as I'm sure as in anything some of the facts may not be entirely correct, I presume that most are and this is the prevailing thought of most of the local residents in this area. This proposal feels wrong and underhanded. I'm not sure how it effects the tax base, but to me the only beneficiary is the Johnson's as the current land owners, who as you can see below have fought with the county many times in the past.

Mike, thanks for allowing me to comment on this proposal. If for any reason you would like to get in touch with me, I can be reached at 240-832-0254 or at [Danny@ameritelcorporation.com](mailto:Danny@ameritelcorporation.com)

Sincerely,

Daniel J. Kaufman  
12830 Doe Lane  
Darnestown, MD 20878

They plan to build these 180 condos, townhouses and single family homes without looking at the impact on traffic. The City would allow the more densely packed homes because they are not concerned about the traffic on 28. the City does not maintain 28. That is an issue for the county/state; so the city won't care about the impact on traffic on 28. This traffic was a factor in the original

ATTACHMENT 3  
recommendation that the area be used for ball field or parks. When the property was not sold at a price the county could afford then it was said that they could build 30 single family homes on the 14 acres. The proposal that was put forth last night had 26 single family homes in that same amount of space and the rest was made up of a mix of 154 townhomes and multifamily dwelling units. A few years ago, when they tried to develop this property, it was determined that no new interseciton or "break" in the median of 28 could be made. So all these new units would have to use the light at Safeway and 28 to make a left turn out of the new property. Or, they would drive through Hidden Ponds, or Willow Ridge or down past Thurgood Marshall to get out of their new densely packed neighborhood, because the new development will connect to Nursery Lane in Hidden Ponds. Also, trying to travel on 28 to get to Jones lane will back up even more during afternoon/evening rush hour. they said last night that there is not a current plan in the works to widen 28 or to alleviate any of the traffic problems on 28 that currently exist due to the bottleneck that happens at Riffle Ford Rd.

Also, the Annexation Proposal asked to be exempt from a APFO school test (it is a test to see if what you build will impact the capacity of the schools). They asked to be exempt because their current proposal would fail the school test. (Thurgood Marshall and Quince Orchard High School are both currently over capacity). So, along with Beatty Management who oversees the Kentlands, they worked with the city council this past July and August to change the school test. The original school test allows residential builders to have schools go to 110% over capacity; the new school test allows residential builders to impact schools such that they can go 150% over capacity. Just as an example, Rachel Carson has 12 portables; under the old school test, the Kentlands community has a building moratorium because they are over the 110% school capacity. With the change to the test, they are now below the 150% school capacity limit so Beatty Management can build more residential living spaces in the Kentlands if they so desire. It blows my mind that with 12 portables, Rachel Carson is below the new 150% school capacity number, but that is what the paperwork from the Council meetings from July and August state. Crazy. With this change to the school test, the Johnson property can now have the 180 densely packed residential buildings. So, Thurgood Marshall Elementary, Ridgeview Middle and Quince Orchard High School will be impacted if they build 180 new residential living spaces. Which means more portables. When asked about this, the response was that all of MCPS is over capacity so basically, it is a problem MCPS needs to fix.

Their plan also has little green space; about half an acre on the whole property. They are putting a buffer zone of some trees/grass/green space between the neighborhood and the Safeway but this "green space" is legally mandated (according to the real estate agent I was sitting next to at the meeting) because that business is so close to a residential neighborhood. The only usable green space is about a half acre in a back corner of the 14 acres of Phase 1.

The annexation plan overall does not seem to make a lot of sense for the community as a whole. I think it is an underhanded way to make more dense development so that they can make more profit.

Daniel J. Kaufman  
Vice President - Sales  
Ameritel Corporation  
301.251.0222 ext 2207  
[Danny@AmeritelCorporation.com](mailto:Danny@AmeritelCorporation.com)  
**...See the finest home for rent in the Outer Banks... from \$1,990 to \$7,350 per week. It'll make my day! <http://www.vrbo.com/71720>**

## ATTACHMENT 3

**Bello, Michael**

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**From:** John Sholes <john\_sholes@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:31 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am very opposed to the proposed expansion of the Johnson property. I have lived in Orchard Hills for over twenty five years. Any expansion would be a disaster with more traffic in the area. Quince Orchard road and Rt 28 is now a mess with traffic. The safety of the high school students, walkers, joggers etc would be at jeopardy. Please do NOT expand this area with more apartments, condos or homes. Thank You

John M. Sholes  
12113 McDonald Chapel Dr  
Gaithersburg, Md 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** wletzing@cs.com  
**Sent:** Friday, October 30, 2015 12:34 PM  
**To:** Bello, Michael  
**Subject:** Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is just to let you know that my husband and I are TOTALLY opposed to the proposed plan for the Johnson property. We already have far too much condensed development in the area. I pray that this rezoning does not occur - we moved here to be away from just this sort of thing and may even feel compelled to relocate should this plan be approved. It sickens me to learn that such an idea has been proposed and could actually become a reality.

Barbara Letzing  
Bonnie Dale Drive  
Potomac Chase Estates  
North Potomac, Maryland

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Corrie Troxel <catroxel@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:31 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane ES and Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Corrie Troxel  
12609 Falconbridge Dr

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Pete Bedell <petebedell@verizon.net>  
**Sent:** Friday, October 30, 2015 12:31 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Property annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have recently been made aware of a proposed annexation and development of the Johnson's property that surrounds the Safeway at the corner of Quince Orchard Road and Route 28.

My understanding is that there is a proposal for the City of Gaithersburg to annex the property. I further understand that the annexation would allow for the property (which is currently zoned for 30 single family homes) to instead be zoned for as many as 180 housing units, as well as buildings up to 6 stories high.

As a resident of the immediate area (238 Beckwith St), I have deep concerns about the impact that this development will have on our school, neighborhoods and traffic patterns.

Development of this type would significantly increase the population in the immediate area, and that would in turn create additional overcrowding in schools that are ALREADY well over capacity already (Thurgood Marshall elementary, Ridgeview Middle School, and Rachel Carson elementary). The development would also add significant traffic to an area that already has traffic problems.

Please take these concerns into consideration as you prepare your report on the proposed annexation.

Thank you!

Sincerely,

Peter A. Bedell,  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

---

**From:** rogers\_1986 <rogers\_1986@verizon.net>  
**Sent:** Friday, October 30, 2015 12:25 PM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attended Jones Lane Elementary School, Ridgeview Middle School and Quince Orchard High School.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area, including Quince Orchard High School, are overcrowded and the community has been dealing with capacity issues for years
2. Congestion on Route 28 is already ridiculous during morning and evening rush hours.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead.

The area does not need more housing development. It needs improved mass transit options to get people already here moving smoothly and less crowding in the schools.

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Katherine Rogers  
12613 Timonium Terrace  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mark J. Lombard <mlombard21@gmail.com>  
**Sent:** Friday, October 30, 2015 12:24 PM  
**To:** Bello, Michael  
**Cc:** Pamela Lombard; Mark Lombard  
**Subject:** Annexation of Johnson's Garden Center Property on Rt. 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

We are overcrowded at Quince Orchard High School at the corner of Route 28 and Quince Orchard Road. The congestion at this intersection is already dangerous. We have traffic issues and safety concerns in addition to the overcrowding of schools and resources as they relate to the proposed plan to add 180 new homes to this area. As a concerned resident of Orchard Hills we ask you to rethink and make an informed decision in light of current resident concerns regarding safety, education, and infrastructure.

Sincerely,  
Mark and Pamela Lombard  
16013 Charles Hill Drive  
Gaithersburg, Maryland 20878  
301-926-9203

--

Mark J. Lombard  
University of Maryland  
B.A. Criminology and Criminal Justice  
Class of 2014



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Stallard, Scott C <scott.c.stallard@lmco.com>  
**Sent:** Friday, October 30, 2015 12:24 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Annexation Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I'm writing you on behalf of my family and neighbors to ask to defer any recommendation about the subject proposal in order to give the community additional time to provide input.

Based on what we heard on Wednesday night, the Johnson family wants to add up to 180 new homes (apartments, condos, townhouses, and a few single family homes) just in the undeveloped the land (14 acres) with buildings up to 4 stories. Then in a phase two process they would add up to six story buildings with shared use (business on bottom, living spaces on top) in the space where Safeway currently is and eventually all the way up to the bank. They want to expand the road at Hidden Ponds at Nursery Land and Orchard Grove to go into the development and connect everything. Keep in mind that only that single light will be there as they cannot increase the cut-thru of the existing road. Those 180 homeowners with multiple cars will be cutting through our neighborhoods to get out as the congestion on Darnestown Road will only get worse.

The Montgomery County Master Plan for the Johnson Property proposes: "Ideally, a new local park would provide two rectangular fields for active recreation. If the R-200 parcel is not acquired as an active recreation park site, the parcel may be appropriate for residential use including single family detached and townhouse units. Townhouse development could be requested through a Local Map Amendment."

Further, the Montgomery Master Plan for the Quince Orchard Area states: "Retain the existing residential and commercial zones and maintain the established character of these neighborhoods."

Neither of these excerpts from the Master Plan seem to support anything remotely close to what is being proposed today.

Again, I ask that you defer any recommendation until further stakeholder input can be adequately collected and considered.

Sincerely,  
**Scott C. Stallard**

---

**Sr. Manager, Environmental Sustainability**  
**Corporate Energy, Environment, Safety & Health**  
O (301) 548-2215  
C (240) 678-4583  
[scott.c.stallard@lmco.com](mailto:scott.c.stallard@lmco.com)

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Jacqueline Parlanti <jgparlanti@verizon.net>  
**Sent:** Friday, October 30, 2015 12:22 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Michael,

I live in Willow Ridge and I presently have a difficult time exiting our neighborhood on to Darnestown Road. between 3:00p.m.-7:00p.m.. It is almost impossible making a left turn now. How are we going to be able have more traffic in this area?

The Quince Orchard cluster schools are presently overcrowded. Where would the children from the new development go?

This is going to change our beautiful subdivision and surrounding area we presently have to a City. If we wanted to live in the city we would have bought a house there 16 years ago.

We chose this neighborhood to be close to great schools for our children and a beautiful house with great neighbors.

How will this development effect the price of our homes?

This will change the current infrastructure that we have of comfort and peace.

Michael I hope that you will consider how concerned we all are in our community.

Best Regards,  
Jacqueline Parlanti

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Emer Daly <emercdaly@gmail.com>  
**Sent:** Friday, October 30, 2015 12:19 PM  
**To:** Bello, Michael  
**Subject:** Building a new development at 28/QO Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir,

How will our already bursting at the seams schools cope with more students from new housing developments being built? I have four children in the QO cluster and am concerned like many other parents. Our school funding goes down while our student numbers continue to increase. Please take a moment and listen to the residents and their concerns before moving ahead with any decision.

Sincerely,  
Emer Daly

## **ATTACHMENT 3**

**Bello, Michael**

---

**From:** dcruzpi@comcast.net  
**Sent:** Friday, October 30, 2015 12:18 PM  
**To:** Bello, Michael  
**Subject:** Concerned resident - Proposal to build 180 new homes behind Safeway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael:

**I am writing as a concerned resident who lives 2 mins away from the intersection of Quince Orchard Rd. and Darnestown Rd.**

**We are overcrowded at QO, the congestion at the intersection of 28/QO is dangerous. We have traffic issues and safety concerns about our children crossing the street.**

**Please SLOW DOWN and make an informed decision, not a dollar decision.**

**Thank you  
Pearl D'Cruz  
Very concerned Turley Court resident**

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Sara Adams <saraadams@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:18 PM  
**To:** Bello, Michael  
**Subject:** Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Sara Adams and I have been very active in the Willow Ridge Community, one of the properties surrounding the Johnson's property, and served on the Civic Association board as Treasurer.

We moved to Willow Ridge 19 years ago because of its location, close enough for things to do but not in the middle of the noise and congestion. We loved having Johnson's nursery as our neighbor and we're sad to see them go. Development is inevitable but please consider alternative with less impact on the infrastructure and the quality of our lives.

Thanks sincerely,

Sara Adams  
Sr. Data Analyst  
Westat  
Rockville MD

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Gordon Henley <ghenley2@gmail.com>  
**Sent:** Friday, October 30, 2015 12:14 PM  
**To:** Bello, Michael; ike.leggett@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; craig.rice@montgomerycountymd.gov;  
carole\_a\_working@mcpsmd.org; cityhall@gaitthersburgmd.gov  
**Subject:** Johnson Property proposed annexation and development recommendation review  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Quince Orchard HS community and live and support Boy Scout district-level volunteer activities near and around Jones Lane, Thurgood Marshall and Rachael Carson Elementary schools. My children attended Ridgeview Middle School and Quince Orchard High school previously where I continue to do extensive Booster Club volunteer support.

After reading about the proposal for the annexation of the Johnson property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, **I am against this proposal** for the following reasons:

1. The public schools in the area including Quince Orchard High School are severely overcrowded over building limits and the community has been dealing with capacity issues for years. Funding for long overdue improvements is limited, and in some cases, has been removed from MCPS budgets. This development will significantly exacerbate this situation, and impact quality of delivered school services.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street. The intersection at Rt 28 and Riffle Ford Rd was recently listed in surveys as one of the most congested in the area, esp at evening rush.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead
4. There is an allowed pre-existing use for the land which has been approved under the current zoning. A complete and unmitigated change to the neighborhood for purely financial gain is unwarranted at this time. The petitioner lives just outside the cluster, where residents attend different schools which are not impacted.

Thank you for your time and consideration in **not approving** this proposal as damaging to the overall quality of life of the area, the safety of citizens, and the insufficient infrastructure and educational services to support it.

Sincerely,

Gordon Henley  
12601 Native Dancer Place  
N Potomac MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Pam & Rich Toohey <tooheys@comcast.net>  
**Sent:** Friday, October 30, 2015 12:12 PM  
**To:** Bello, Michael  
**Subject:** Against Development Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good day Mr. Bello,

I live in the Potomac Chase / Fox Hills community near Jones Lane Elementary. After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I want you to be aware that I am against this proposal as:

- The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years;
- Congestion at the intersection of Route 28 and Quince Orchard Road is already significant creating traffic and potential safety issues; and
- The proposal includes very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

Thanks for taking these points into consideration and NOT approving this proposal

Regards,

Rich Toohey

15331 Falconbridge Terrace

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Lee Langstaff <lmlangstaff@gmail.com>  
**Sent:** Friday, October 30, 2015 12:11 PM  
**To:** Bello, Michael  
**Subject:** Proposal to Annex Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I am writing regarding the proposal for Gaithersburg to annex the Johnson Property at Quince Orchard and 28and to express my strong opposition to it. This proposal is clearly inconsistent with the Montgomery County Master Plan - and MUST be considered in that context. The high density development that would follow this annexation cannot be supported by transit or other current transportation infrastructure. Much work has been done at the County level to manage smart growth and this sort of action undermines the integrity of all of that good work.

I hope that you and the Commission will NOT support this proposal!

Sincerely

Lee Langstaff  
Dickerson, MD



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Rob Emard <robemard@hotmail.com>  
**Sent:** Friday, October 30, 2015 12:11 PM  
**To:** Bello, Michael  
**Subject:** Johnson land redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I am writing to request that put at least a hold on the proposed redevelopment of the Johnson Land in the Quince Orchard area. The new development will lead to additional overcrowding of the area schools, safety concerns for those in the area near QO High School and added congestion to an already congested area of Rt. 28/QO Road. I would ask that this decision be made with rational thinking for all involved. Perhaps if this is approved, the stipulation be added that the developer pay for the expansions necessary at the local schools. I appreciate you taking the time to read my concerns.

Sincerely,  
Rob Emard  
305 Bostwick Lane  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Jan Luong <janluong@gmail.com>  
**Sent:** Friday, October 30, 2015 12:10 PM  
**To:** Bello, Michael  
**Subject:** Regarding the Johnson's property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Mr. Bello:

I am writing to you in order to voice my opinion of the proposed planning of the Johnson's property. Currently the proposal is to create more residential properties. This will cause two main concerns for me and my family.

1) Our school district is Thurgood Marshall ES, Ridgeview MS and Quince Orchard.HS. There is already a high volume of students attending the school and is evident that there is not enough room in the school as numerous portables are being used to provide the classroom space. If more residential properties are built, there will be a overcrowding of students.

2) Creating more residential/commercial property will cause more traffic which will result in an increased risk of more accidents. Route 28 going northbound is already causing a bottleneck after Quince Orchard road. Traffic during rush hour in the evening is backed to the Darnestown McDonald's. If there is more property, traffic will be pushed further back.

Overall, we are more concern about the safety of all children and are against more residential/commercial properties being built in that space. That should be the most important concern. Please take this into consideration. Thank you!

Luong Family  
Orchard Hills Resident

## ATTACHMENT 3

**Bello, Michael**

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**From:** Alice Langholt <alice.langholt@gmail.com>  
**Sent:** Friday, October 30, 2015 12:08 PM  
**To:** Bello, Michael  
**Subject:** Proposed development at the corner of 28 and Quince Orchard Boulevard

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I'm a parent with four children in the Montgomery County School System, specifically feeding into Quince Orchard High School. My oldest child is a student at QO, and the other three will go to QO within the next one, three, and six school years.

I'm concerned about the current numbers at QO, which show the school is over-capacity by over 100 students. I've become aware of the plan to develop more housing and retail, which will then zone in even more population and traffic congestion, which will add to the problem of overcrowding, as well as cause traffic and safety issues around school starting and ending times right at the High School. This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

I'm joining a large number of parents who would like the committee to reject this proposal, for the good of our community and the good of our students. QO is an excellent school, and I believe that the changes this proposal could cause would be to the detriment of our schools and neighborhood. This area already has significant retail, and is not in need of a big development of property or retail. At the very least, I would like to know that our concerns are heard, and being taken into VERY careful consideration.

Thank you for your time.

Alice Langholt  
12117 Bayswater Road  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Margaret Keyes <margkeyes@yahoo.com>  
**Sent:** Friday, October 30, 2015 12:01 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property - City of G-burg Annexation Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr. Bello-

I am writing to express that my family and I are adamantly opposed to this annexation. This will completely change the look and feel of this neighborhood community. Please let me know what I can help do to stop this from happening.

Thank you!

Margaret & Craig Weiner  
15005 Carry Back Drive  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** John Courtney <drjohncourtney@hotmail.com>  
**Sent:** Friday, October 30, 2015 11:59 AM  
**To:** Bello, Michael  
**Subject:** Annexation Plan of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am strongly opposed to the proposal allowing the annexation of the Johnson property into the City of Annapolis. The current long standing Montgomery County plan is the correct approach! Allowing this annexation raises significant safety concerns from traffic for children attending Quince Orchard and Thurgood Marshall schools. The current plan was well thought out and developed with participation from the community. The current Johnson proposal negatively impacts a large number of stakeholders, is poorly designed and has the smell of a land grab being rammed through. I strongly oppose this and encourage the County to vigorously oppose this annexation.

Thank you

John E Courtney, PhD  
16001 Howard Landing Drive  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Brian <bamrabin@verizon.net>  
**Sent:** Friday, October 30, 2015 11:57 AM  
**To:** Bello, Michael  
**Subject:** Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael,

While I understand that the developers wants to increase the number of dwellings for the property, it is important to consider the impact to the schools. All Gaithersburg cluster schools are overcrowded and cannot accommodate more students. There are discussions about moving some students to another cluster but that won't alleviate all the overcrowding. As Crown is built out the enrollment in Gaithersburg cluster will continue to climb.

Thanks,  
Brian Rabin

Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

## ATTACHMENT 3

**Bello, Michael**

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**From:** lisa.chulock@comcast.net  
**Sent:** Friday, October 30, 2015 11:56 AM  
**To:** Bello, Michael  
**Subject:** Proposed Plan to Build Homes behind Safeway on Route 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a homeowner in the Quince Orchard High School cluster, and I have recently learned of a plan to build up to 180 new houses behind Safeway on Route 28 that will feed into Quince Orchard. I want to make sure that the county is aware of this plan because I have also heard that the proposal is to do an annexation with the City of Gaithersburg without county approval. If that is the case, I am hoping the county will intervene.

The effects on our school systems and infrastructure seem to always be underestimated when new residential development is approved. With Quince Orchard High School already being over-capacity and with no funding to expansion, it is a double hit to our school.

Additionally, my neighborhood is designated as 'walkers' to Quince Orchard High School and our children have to cross a section of Route 28 where pedestrians and cyclist have been hit resulting in injuries and a fatality. This plan will add more congestion to the already congested corner of Rt. 28 and Quince Orchard Road. Traffic issues already exist, and we have safety concerns about our children crossing the street,

I hope that the county will step in and consider these issues as decisions are being made regarding this land usage.

Sincerely,

Lisa A. Chulock

## ATTACHMENT 3

**Bello, Michael**

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**From:** Felice Weber <feliceweber1@verizon.net>  
**Sent:** Friday, October 30, 2015 11:55 AM  
**To:** Bello, Michael  
**Subject:** Land on Rt 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael –

I have recently been made aware of a proposed annexation and development of the Johnson's property that surrounds the Safeway at the corner of Quince Orchard Road and Route 28.

My understanding is that there is a proposal for the City of Gaithersburg to annex the property. I further understand that the annexation would allow for the property (which is currently zoned for 30 single family homes) to instead be zoned for as many as 180 housing units, as well as buildings up to 6 stories high.

As a resident of the immediate area (12321 Pissaro Drive), I have deep concerns about the impact that this development will have on our school, neighborhoods and traffic patterns.

Development of this type would significantly increase the population in the immediate area, and that would in turn create additional overcrowding in schools that are ALREADY well over capacity already (Thurgood Marshall Elementary and Ridgeview Middle School, which my 5th grade and 8th grade sons attend). The development would also add significant traffic to an area that already has traffic problems. Even today, it is already extremely difficult to cross Route 28 to get into or out of the Willow Ridge / Orchard Hills neighborhood (which is where our elementary school is located) during morning and afternoon traffic times, and there is already a large traffic bottleneck created where Route 28 narrows down to a single lane at Riffle Ford Road.

Please take these concerns into consideration as you prepare your report on the proposed annexation.

Thank you!

Sincerely,

Felice Weber

~Thanks,  
Felice (Sent from my iPhone)



## ATTACHMENT 3

**Bello, Michael**

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**From:** Christine Poore <poore.christine@gmail.com>  
**Sent:** Friday, October 30, 2015 11:53 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

I'm contacting you today to request a temporary hold on the Johnson Property Annexation by the City of Gaithersburg. As a community member I am concerned about the potential to exacerbate the issue of overcrowding of our schools. Thurgood Marshall ES already has about five temporary classrooms and it's my understanding the Quince Orchard High School also has overcrowding. The memorandum for the annexation agreement, dated July 31, 2015, allows for exemption from the APFO Schools test. I believe that development of the Johnson property should be subject to the APFO Schools test, similar to any other development project. Additionally, the intersection of Rt 124 and Rt 28 is already congested and may require expansion to adequately handle additional residents. Based on these issues, I believe that studies such as the APFO Schools test and traffic studies should be conducted prior to the annexation. These studies will assist in determining how the development will affect the area and to identify solutions to prevent overcrowding and traffic congestion.

Thank you for your time and consideration,  
Christine Poore

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lisa Konecke <lkonecke@hotmail.com>  
**Sent:** Friday, October 30, 2015 11:52 AM  
**To:** Bello, Michael  
**Cc:** Eric Konecke  
**Subject:** Johnson Property Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello – I'm writing today regarding the proposed annexation and rezoning of the Johnson properties in the Quince Orchard community.

My concerns with the annexation into Gaithersburg and allowing them to rezone these properties has to do with the likely overcrowding it will bring to the area and the impacts to our home in particular – our backyard borders the CVS building on the Safeway property.

The intersection of Darnestown Road and Quince Orchard Road is already dangerous with heavy pedestrian traffic to/from the school and the three shopping centers bordering this corner. Traffic backs up on westbound Darnestown Road in the evenings on a regular basis, sometimes all the way back to the Muddy Branch Road intersection and beyond. Traffic often times gets backed up into this intersection blocking cars coming from Quince Orchard Road when the light changes. Quince Orchard Road also backs up in the evenings and mornings as well approaching the Darnestown Road intersection. Permitting additional development in this area will only compound these issues. Don't forget about the bicyclist who was killed in this area not that long ago.

Customers of the Chevy Chase bank routinely make U-turns at the light on Quince Orchard Road at McDonald Chapel Drive to get to the bank and pull out of the Quince Orchard Road exit and cut across 2-3 lanes of traffic to get into the left hand turn lane. Both situations causing hazardous traffic conditions in a one block stretch of Quince Orchard Road leading up to the intersection with Darnestown Road. Adding more residents and businesses will only create more traffic and hazardous conditions in this area.

Our home, and others in the Orchard Hills community, directly border the existing Safeway property. We were already negatively impacted by closing of the garden center and the construction of the new shopping area with CVS, California Tortilla and Chevy Chase Bank. We've experienced increased noise levels, more foot traffic around our property, shopping center lights shining into our home, and damage to our fence. If this property is annexed into Gaithersburg, rezoned and then developed as proposed, our impacts would be even greater.

**ATTACHMENT 3**  
Please consider these impacts, and those being imposed on our neighbors, when deciding whether the Quince Orchard community can actually support the amount of development being proposed.

Thank you.

Lisa & Eric Konecke

## ATTACHMENT 3

**Bello, Michael**

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**From:** ginnybarnes@juno.com  
**Sent:** Friday, October 30, 2015 11:49 AM  
**To:** Bello, Michael; Anderson, Casey  
**Cc:** susannelee1@hotmail.com; npcaorg@gmail.com; NaomiYount@Westat.com  
**Subject:** Annexation on Rt. @28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## West Montgomery County Citizens Association

Dear Planning Commission and staff

This is a hurried and inadequate letter. It has come to our attention (no prior notice here) the Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) are in the early talks of development. The initial phase is to have the property Annexed into the City of Gaithersburg. Doing so would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings.

We are told today is the deadline for comments. WMCCA is completely opposed to the purpose and manner of this proposal. Where is the public comment? Access to the proposed plans? Respect for existing Master Plans under which citizens decided to settle in a given master plan area only to have no role in determining if a portion of their community is annexed by a nearby municipality. What country are we living in anyway???

Please keep us informed. We expect to be part of any changes to these properties.

Sincerely,

Ginny Barnes, *Environmental Chair*  
**West Montgomery County Citizens Association**  
[www.wmcca.org](http://www.wmcca.org)  
(301) 762-6423

## ATTACHMENT 3

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**American Express Travel**

<https://ad.doubleclick.net/ddm/clk/287733985;113997546;g>

## ATTACHMENT 3

**Bello, Michael**

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**From:** Elaine Perino <eperino@verizon.net>  
**Sent:** Friday, October 30, 2015 11:50 AM  
**To:** Bello, Michael  
**Subject:** Proposed Development Near Quince Orchard and Rt.28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a Montgomery County taxpayer, homeowner and public school parent. Please understand that The Quince Orchard High School is already overcrowded. The traffic conditions near the school are already dangerous for students and the rest of the public. I have lived near this school for 15 years and the traffic has worsened considerably in that time. Both my children attended local public schools. Overcrowding in the MoCo schools is a serious issue. Please slow down this process. The citizens have the right to be aware of proposed development and provide comment, advice and input as part of the civic process. We will have to live with the effects of such large scale development. Please permit the public to learn about proposed development. We need to make wise decisions for the long haul.

Thank you for considering my concerns.

Sincerely,

Elaine S. Perino  
14528 High Meadow Way  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Loftus, Rebecca <rebecca.loftus@aecom.com>  
**Sent:** Friday, October 30, 2015 11:49 AM  
**To:** Bello, Michael  
**Subject:** Proposal for Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please consider **NOT approving the annexation of the Johnson property as development in that area will only add to the already UNSAFE intersection at Quince Orchard High School. It is already an accident prone area that is very concerning for the children. They cross the street often to get to and from school and also the sports teams cross Rt 28. Rt 28 is also already very congested; adding more certainly will decrease safety.**

Thank you for your time,

Becky Loftus

-----  
**Rebecca Loftus, PE, CFM**  
Senior Project Engineer, Stormwater and Flood Mitigation Group  
D 1-301-820-3153 C 1-301-213-2325  
[rebecca.loftus@aecom.com](mailto:rebecca.loftus@aecom.com)

**AECOM**  
12420 Milestone Center Dr, Suite 150, Germantown, Maryland 20876  
T 1-301-820-3000 F 1-301-820-3009  
[www.aecom.com](http://www.aecom.com)

[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Google+](#)

AECOM and URS have joined together as one company.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mike Monkevich <jmmonk123@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:47 AM  
**To:** Bello, Michael  
**Cc:** Andy and Lora  
**Subject:** Potential Large Scale Development around Willow Ridge / QO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

There is a call to action in our community regarding the subject property annexation, rezoning and redevelopment, allegedly involving the Johnsons, and shopping areas such as Safeway, CVS and other commercial properties. At least one set of emails I received indicate there is a plan afoot to develop / add 180 new homes behind the Safeway -- another thread had the entire shopping area leveled and a new "Gateway" being developed. Apparently something similar was attempted (by the Johnsons) and rejected through County planning, and now an end-around is being sought where the property would be annexed by the City of Gaithersburg, and an expedited/easier approval process through the City planners without taking the communities' feedback or best interests into consideration.

I fully support the call to action to SLOW this down and provide reasonable / proper review, analysis, and community outreach. (If the plan is to add 180 new homes) Some of the considerations include adjacent schools capacity (already understood to be over capacity at QOHS, for example); traffic issues (please drive around corners of 28/QO around 5 or 6m and see the congestion as things currently stand); safety concerns (relates to traffic issues, but lets keep our children safe crossing the roads, please), and probably several other issues that I am failing to identify due to the allegedly hastened timescale of this project/plan.

That is mainly the point -- haste makes waste -- lets get this right and consider it fully. I hope you can help -- I've been given your e-mail as one to contact regarding this matter.

R/ Mike Monkevich  
301-926-4233  
Concerned Homeowner, Resident, Taxpayer on Tomahawk Drive  
(16453 Tomahawk)



## ATTACHMENT 3

**Bello, Michael**

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**From:** Gail <gailco001@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:45 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property into City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I recently became aware that the Johnson property, located behind Safeway at the corners of Rt. 28 and Quince Orchard Rd., is proposed for annexation into the City of Gaithersburg. The property that is proposed to be annexed into the City of Gaithersburg is proposed to be developed with new residential uses. This will, no doubt, vastly increase the presence of families with school age children, increased traffic, and congestion. Area schools are already over capacity. Meanwhile, funding for expansion has not been provided. Adding countless new children to the elementary, middle, and high schools in this area, therefore, makes no sense at all.

In fact, as I understand it, Montgomery County agrees, recommending this area not for residential uses but for other uses such as parklands. Traffic in the area is already an impossibility in the rush hours, especially the evening rush. Students are already forced to walk from QO High School into an extremely high vehicular traffic area. Students already are attending schools exceeding their planned capacity. Please do not make the situation any worse.

It appears the deal now being attempted through this proposed annexation has little to do with rational land use planning. Instead, it appears to those of us who would be most affected to be profit motivated with little regard for sound land use decisions. I urge you to slow down this process, which seems to be proceeding at breakneck pace...to what ends?

This is our home. We, who live close to the area proposed for annexation, will be forced to live quite literally on a daily basis with the consequences of your decisions and the decisions of others who I imagine do not live in this area. It is easy to take a view that is inconsistent with the local community's well being when your own personal neighborhood will not be affected. Will you please try to place yourselves in our shoes before you rush to a decision--a decision with little formal process and what appears to be little input from those most affected? I trust that these comments will be given the serious and due consideration they deserve.

Sincerely,

Mrs. Weiner

## ATTACHMENT 3

**Bello, Michael**

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**From:** Rebecca Sanchack <madigrl2001@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:43 AM  
**To:** Bello, Michael  
**Subject:** Against rezoning of The Johnson Property (intersection of 28 and Quince Orchard)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

> Dear Mr. Bello,

> I am writing after hearing disturbing news of talks to develop the Johnson Property (intersection of 28 and Quince Orchard including Safeway shopping center and surrounding fields). As a tax payer and voting citizen of Montgomery County, I am opposed to the prospect of this land being annexed to the City of Gaithersburg and then re-zoned and developed into high rises, condos and mixed office buildings. The revenue generated would not help but be detrimental in the long run. Our infrastructure would greatly suffer. Changing the development plan for this property will be devastating to property values, the integrity of our county and it's local schools. It would only further crowd our schools & streets. Traffic is already a nightmare during peak hours. The schools are currently overflowing and using portable buildings for classrooms. Class sizes can't afford to be any larger! It frustrates me to think about the probability of this causing new school boundary lines being drawn also. Our family moved here in 2011. My husband and I carefully considered where to reside, looking at surrounding neighborhoods, seeking great schools for our children and a nice quality of life. We work hard to have the opportunity to make these decisions that affect our life. We are thrilled to have our children attend Robert Frost and Wootton High school. I know many others feel as I do. I certainly hope you will consider the members of the community and give them a voice when reporting on this proposal. Montgomery County has been a wonderful place to live. I only hope the right decision is made and it remains that way. Do not change the development plan for the Johnson Property to include removing our grocery store and current businesses, adding high rises and condos and adding unnecessary stress to the current infrastructure.

>

> Best Regards,  
> Rebecca Sanchack

>

> Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** j. sheeran <jvsheeran@gmail.com>  
**Sent:** Friday, October 30, 2015 11:43 AM  
**To:** Bello, Michael  
**Cc:** Councilmember.Katz@montgomerycountymd.gov  
**Subject:** re: proposed annexation/redevelopment of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello:

I am writing to express my strong disagreement with the plan to redevelop the Johnson property located near the intersection of Quince Orchard Road and Darnestown Road, and to urge the Montgomery County planning department to not move forward.

Adding 180 new homes of varying sizes to an area that already struggles mightily with noise pollution, congestion on our streets and school overcrowding. Jeopardizing the safety of walkers—including young students—in our community due to “cut-through” traffic. Erecting four- to six-story buildings that will not only detract from the aesthetic appeal of our area, but not even accrue to our economic benefit due to annexation. These are things I, as a concerned local homeowner and parent, simply cannot support.

The plan deserves to go no further. I urge you to not support it.

Sincerely,  
John Sheeran

## ATTACHMENT 3

**Bello, Michael**

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**From:** Amy Farb <affeldman@gmail.com>  
**Sent:** Friday, October 30, 2015 11:42 AM  
**To:** Bello, Michael  
**Subject:** Please do not approve annexation of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I live in Orchard Hills near the Johnson property under consideration. I beg you not to allow the annexation that would allow developers to put 181 family units on that property. Thurgood Marshall, Ridgeview and QO are already overcrowded with overflow from other elementary schools coming our way soon. We simply cannot handle that kind of growth until the current lack of infrastructure is addressed.

Thank you for your consideration.

Sincerely,  
Amy Farb  
301-204-6284

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mary Silva <maryjeffsilva@verizon.net>  
**Sent:** Friday, October 30, 2015 11:41 AM  
**To:** Bello, Michael  
**Subject:** FW: Johnson Property Parcels 06-02952482, 06-02952493, 06-0039571 and 06-03411400 Annexation by City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello

My name is Mary Silva and I am a resident of Willow Ridge, one of the neighborhoods surrounding the subject Johnson's property.

A very large group of us (75 to 100) attended a meeting Tuesday evening on Johnson's property related to the owners' request for annexation to the City of Gaithersburg and are very concerned. The majority of people in attendance understood that what was being proposed by Johnsons would allow a *much* larger number of homes to be built on the land due to a plan to request a change in the type of zoning for the land. Current zoning provides for approximate 30 homes on the property and the planned request to change zoning will allow approximately 180 homes.

As a result of higher density housing, we are being told that there will be a 3 phase development plan that will change the entire character of the area. Apparently the proposed developers feel it is easier to obtain the requested zoning from the city of Gaithersburg than Montgomery County. That in and of itself is a *red flag* to local homeowners. We have seen what has happened to the Kentlands area – many of the business are unable to sustain their operation and have closed.

In addition, we strongly object to a portion of the city of Gaithersburg being “injected between our neighborhood and the McDonald Chapel neighborhood. According to the Montgomery County Master Plan, the city of Gaithersburg boundary ends at Quince Orchard. Why should this property owner and developer be allowed to violate the Montgomery County master plan without the normal due process? I am writing you to voice my concerns. I have also written Montgomery County Council members Katz, Elrich, Floreen, Leventhal and Riemer and County Exective Ike Leggett to express my dismay of this circumvention of established procedures for obtaining changes in zoning. The entire process of annexation by the city of Gaithersburg appears to be a method by Johnson's of avoiding established county methods of change which allow for due process and residents' expressing their opinion.

In summary, I strongly believe this plan should not be approved because of its circumvention of the normal due process in place for development of Montgomery County and its impact to the local area residents and environment including:

1. Significantly increase traffic in an area that is already congested resulting in safety concern for QO students and residents in the area.
2. Significantly burden elementary, middle and high schools in the area that are already overcrowded.
3. Have a further burden on utilities and infrastructure in the area not to mention environment.
4. Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg.
5. We realize the property needs to be developed. However, we believe there are moderate development alternatives that – including retaining existing zoning, that would be better for the surrounding neighborhoods and probably the city and county – Suggestions include Parks, Soccer/Baseball fields, A recreation center, A School, Single family home under the current zoning which would result in only 30 homes being built.

Sincerely,

Mary Silva

## ATTACHMENT 3

**Bello, Michael**

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**From:** Diane Rock Kress <drockkress@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:39 AM  
**To:** Bello, Michael  
**Cc:** Quince Orchard High School Booster Club  
**Subject:** Proposed annexation and redevelopment of the Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am concerned regarding the following proposal by the owners of the Johnson property to seek annexation.

My concerns/questions are:

1. Is this situation circumventing Montgomery County's recommendation the area be used for park(s)?
2. The traffic flow-there is already heavy traffic and bottlenecks in the morning and evening on 28.
3. Zoning of this area for Elementary, Middle and High Schools? Racheal Carson Elementary and Quince Orchard High School are at or above capacity.
4. As I have a student at QOHS, I am concerned about the safety of the students with increased traffic and pedestrians.

Thank you for your attention,

Diane Kress

## ATTACHMENT 3

**Bello, Michael**

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**From:** Weber, James B (Jim) <james.weber@verizon.com>  
**Sent:** Friday, October 30, 2015 11:37 AM  
**To:** Bello, Michael  
**Subject:** Concerns over Johnson property proposed annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael –

I have recently been made aware of a proposed annexation and development of the Johnson's property that surrounds the Safeway at the corner of Quince Orchard Road and Route 28.

My understanding is that there is a proposal for the City of Gaithersburg to annex the property. I further understand that the annexation would allow for the property (which is currently zoned for 30 single family homes) to instead be zoned for as many as 180 housing units, as well as buildings up to 6 stories high.

As a resident of the immediate area (12321 Pissaro Drive), I have deep concerns about the impact that this development will have on our school, neighborhoods and traffic patterns.

Development of this type would significantly increase the population in the immediate area, and that would in turn create additional overcrowding in schools that are ALREADY well over capacity already (Thurgood Marshall Elementary and Ridgeview Middle School, which my 5<sup>th</sup> grade and 8<sup>th</sup> grade sons attend). The development would also add significant traffic to an area that already has traffic problems. Even today, it is already extremely difficult to cross Route 28 to get into or out of the Willow Ridge / Orchard Hills neighborhood (which is where our elementary school is located) during morning and afternoon traffic times, and there is already a large traffic bottleneck created where Route 28 narrows down to a single lane at Riffle Ford Road.

Please take these concerns into consideration as your prepare your report on the proposed annexation.

Thank you!

Sincerely,

James Weber



## ATTACHMENT 3

**Bello, Michael**

---

**From:** bleich1@verizon.net  
**Sent:** Friday, October 30, 2015 11:37 AM  
**To:** Bello, Michael  
**Subject:** Annexation and development of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

As a resident of Orchard Hills, I am writing to express my opposition to the proposed annexation and development of the Johnson property near the intersection of Quince Orchard Rd. and Route 28. The traffic congestion heading toward Rockville in the morning and toward Poolesville in the evening is already problematic, and adding 180 residential units will only exacerbate the conditions. Additionally, the impact on already crowded local schools would be unacceptable. I request that the proposal be rejected.

Mark Bleich  
301-869-7353

## ATTACHMENT 3

**Bello, Michael**

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**From:** bleich1@verizon.net  
**Sent:** Friday, October 30, 2015 11:37 AM  
**To:** Bello, Michael  
**Subject:** Annexation and development of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

As a resident of Orchard Hills, I am writing to express my opposition to the proposed annexation and development of the Johnson property near the intersection of Quince Orchard Rd. and Route 28. The traffic congestion heading toward Rockville in the morning and toward Poolesville in the evening is already problematic, and adding 180 residential units will only exacerbate the conditions. Additionally, the impact on already crowded local schools would be unacceptable. I request that the proposal be rejected.

Mark Bleich  
301-869-7353

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Gary Reguerin <greguerin@comcast.net>  
**Sent:** Friday, October 30, 2015 11:34 AM  
**To:** Bello, Michael  
**Subject:** Plan to develop Quince Orchard and Rt. 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I want to let you know my strong opposition to the proposed idea to allow significant further development of the area immediate to the corner of Rte. 28 and Quince Orchard rd. It already is one of the most congested areas of the county during rush hour traffic. Already posing a high risk to the families in the vicinity and the students of QO HS, many of whom walk to school. Also, QO is already over populated.

Add to that the construction of the Glenstone museum, the new, large county Park, and planned construction of homes along nearby South Glen road and we're in for a real nightmare, especially for those of us who already have to be ever careful to not hit the hundreds of bicycle riders in the area. There will be no way to avoid significant traffic problems.

May I remind you that all of the new construction is to be absorbed by the community using the existing roads.

Thank you for your time and consideration.

Gary Reguerin  
15004 whitetail way  
Gaithersburg md 20878  
301-873-4702

Sent from XFINITY Connect Mobile App

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lisa Cline <lisajeane@aol.com>  
**Sent:** Friday, October 30, 2015 11:30 AM  
**To:** Bello, Michael  
**Subject:** No to Johnson Property Development!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

Please rethink selling out to developers and focusing more on making Gaithersburg a lovely suburban family town with an excellent quality of life. We have that opportunity before us as a City.

The congestion (not to mention loss of life due to that congestion) is a critical mass now. Developing the Johnson Property will add insult to injury. Where is the common sense?

Overcrowded schools are a direct result of poor City planning. QO cannot take on more students. And what was the wisdom behind raising the threshold on school overflow to 150% before a moratorium was placed on new construction?

The City lacks a plan. Please consult Neil Harris, who is keenly aware of this void in the City's direction. He seems to have the wisdom to make this a good-better-first-class place to live.

Regards,

Lisa Cline  
420 Upshire Circle  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie Rapp <wookyluvr2002@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:29 AM  
**To:** Bello, Michael  
**Subject:** Re: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning, Mike. Are you getting a few messages from concerned community members? :-)

Thank you so much.

Katie

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**From:** "Bello, Michael" <Michael.Bello@montgomeryplanning.org>  
**To:** 'Katie Rapp' <wookyluvr2002@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:07 AM  
**Subject:** RE: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Thank you Katie

I just read through this one and updated my report.

Thanks again.

**Mike Bello**, RLA, LEED AP BD+C  
Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597  
301-495-1303 (fax)  
Michael.bello@montgomeryplanning.org  
<http://www.MontgomeryPlanning.org>

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**From:** Katie Rapp [mailto:wookyluvr2002@yahoo.com]  
**Sent:** Thursday, October 29, 2015 6:12 PM  
**To:** Bello, Michael <Michael.Bello@montgomeryplanning.org>  
**Subject:** Fw: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hi Mike,

This is the message I put together describing the history of the property and the current issues and some questions I had. The attachment is the invitation from the Johnson's attorney Stuart Barr for the information meeting the other night.

## ATTACHMENT 3

This was sent to Willow Ridge neighbors on Friday for the Tuesday meeting. In addition, I spent a couple hours on Monday evening reaching out to other communities. That's why we had so many people show up. Some of the neighbors who attended wrote summaries and one took photos. I'm going to forward those to you separately.

Katie

----- Forwarded Message -----

**From:** Munish Mehra <[dr.mmehra@gmail.com](mailto:dr.mmehra@gmail.com)>

**To:** 'Munish Mehra' <[mmehra@qbiop.com](mailto:mmehra@qbiop.com)>

**Sent:** Friday, October 23, 2015 5:55 PM

**Subject:** Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hello neighbors,

Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

**Land Use:** Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

**Current Special Exception:** The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

**Garden Center Proposal:** The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

**Garden Center Approved/Not Built:** This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

**Rezoning to Commercial:** About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions

about Belward Farm which is in the same planning area. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

### ATTACHMENT 3

**Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61  
[http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)

The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

**Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

**Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan:  
[http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

**Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg planning process.

<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

**My Questions:** I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

1. What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and

the agricultural reserve? Darnestown is in the District planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?

5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
7. Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Katie Rapp



## ATTACHMENT 3

**Bello, Michael**

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**From:** Michael Wiley <mikerwiley@gmail.com>  
**Sent:** Friday, October 30, 2015 11:26 AM  
**To:** Bello, Michael  
**Subject:** County Planning Recommendations for Annexation of the Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I want to write to express my opposition to the proposed developer plans for mixed use buildings on the Johnson Property. The plan to have the property Annexed into the City of Gaithersburg is an end run around current zoning rules that are in place for a reason. Current infrastructure (school space, roads, parks and open space, other services) can not absorb this kind high density building and with its associated traffic and population growth. We need smart growth not just growth. Infrastructure planning and funding for the plans needs to be addressed for current residents and overcrowding that is occurring in our schools before we can think of moving forward and creating worse issues.

Please include my comments and concerns to your report. Thank you

Sincerely,  
Michael Wiley  
Mentmore Place, Gaithersburg, 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Whitney Wilson <whitneyswilson@gmail.com>  
**Sent:** Friday, October 30, 2015 11:27 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson Land near Darnestown Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Quail Run community near Jones Lane Elementary School. My children attend Jones Lane and Seneca Academy (preschool) and will eventually go to Quince Orchard High school. I've been a member of this community for over 30 years as I grew up in the Jones Lane community.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family) I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street to use public transportation as well as visit the public library or other businesses in the area.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons. The county recommendation for park area is a much better use of the land and will better serve our community.

**Thank you for your time and consideration in opposing this proposal.**

Sincerely,  
Whitney Wilson  
15401 Quail Run Drive

## ATTACHMENT 3

**Bello, Michael**

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**From:** KEVIN RYAN <ryankg@me.com>  
**Sent:** Friday, October 30, 2015 11:24 AM  
**To:** Bello, Michael  
**Cc:** Kevin Apple Ryan  
**Subject:** Proposed Development at Rt 28 and Quince Orchard Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I have just become aware of the proposed annexation and redevelopment of the property at the intersection of Rt 28 and Quince Orchard Road in North Potomac, MD. The property is the former Johnson Nursery and it is directly across Rt 28 from Quince Orchard High School (QOHS).

My understanding is that the initial phase includes the developers requesting the property be annexed into the City of Gaithersburg, and follow on phases would include a mixture of single family homes, townhouse and mixed retail/housing. Obviously this would add a significant burden on the local traffic and more importantly to the already overcrowding of QOHS and the affected middle and elementary schools. At that location on Rt 28, the driving lanes heading West towards Darnestown go from two (2) down to one (1) lane resulting in a significant bottleneck and subsequent backups, especially during rush hour driving. Currently, there are no plans identified to expand Rt 28 at that area or further out to Seneca Rd.

While I'm not opposed to reasonable growth, the proposal, as currently described, clearly appears to overwhelm reasonable growth for that property.

Currently QOHS is overcrowded and the current congestion at Rt 28 and Quince Orchard Road is already dangerous and a driver/pedestrian concern. There are current traffic issues and safety concerns about the children safely crossing the street and adding the proposed annexation and redevelopment will only exacerbate the current traffic, safety and overcrowding problems.

For the sake of the current overcrowding at QOHS please consider hearing directly from the school principals of the three most affected schools by this proposed significant change in the land use in the Quince Orchard area.

Too many times, we the neighbors receive this type of last minute notice to have real input on development of our neighborhoods. I am asking you to slow the process down to give affected neighborhoods, and schools, the time to have real, well thought out and important input. Increasing the size of Gaithersburg to help the developer at the expense of our neighborhood may not be the best decision.

Thank You,  
Kevin G. Ryan

## ATTACHMENT 3

**Bello, Michael**

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**From:**Carolynn Young <carolynnyoung@hotmail.com>  
**Sent:**Friday, October 30, 2015 11:21 AM  
**To:**Bello, Michael  
**Subject:**Quince orchard concerns

**Follow Up Flag:**Follow up  
**Flag Status:**Flagged

Mr. Bello,

I am writing to express concerns about any building that may occur at the corner of Quince Orchard and Darnestown Rd. if new homes are added, it would negatively affect both the intersection (which is already busy and dangerous to students from the high school) and Quince Orchard High School, which is already overcrowded. Please vote against any such planning which would adversely affect the area. Thank you for your consideration.

Carolynn Young, MD

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:**Carolynn Young <carolynnyoung@hotmail.com>  
**Sent:**Friday, October 30, 2015 11:24 AM  
**To:**Bello, Michael  
**Subject:**Concern

**Follow Up Flag:**Follow up  
**Flag Status:**Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

**Carolynn Young MD**

**14516 Triple Crown Place**

**North Potomac MD**

Sent from my iPhone

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kathleen Carter <krfcarter@yahoo.com>  
**Sent:** Friday, October 30, 2015 11:24 AM  
**To:** Bello, Michael  
**Subject:** No to Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. I have a child at Ridgeview Middle School, a child at Jones Lane Elementary, and one in preschool, all of them will be going to Quince Orchard High school in the future.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am **against** this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Kathleen Carter  
14600 Gallant Fox Lane

## ATTACHMENT 3

**Bello, Michael**

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**From:** Cindy Cresser <qoboosterprez@outlook.com>  
**Sent:** Friday, October 30, 2015 11:23 AM  
**To:** Bello, Michael  
**Cc:** carole\_a\_working@mcpsmd.org; Erin Nisson  
**Subject:** Johnson property decision

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Mr. Bello,

My name is Cindy Cresser and I'm the President of the Quince Orchard High School Booster Club and a proud parent of two QOHS students. It was brought to my attention last night that there will be a City usage decision vote on the property behind Safeway (corner of Quince Orchard Rd and Rt 28) in the near future, and comments or objections are needed by today to include in the documentation. Please understand this gives the surrounding community no time to oppose the vote, and we are going to oppose it for the following reasons:

- QOHS is already overcrowded, and with current MCPS budget cuts, we are using monies raised by the Booster Club not to supplement clubs and sports, but to buy equipment and desks for the students
- The congestion at the corner of Rt 28 and QO Rd has been greatly increased since the school day was pushed back by 20 minutes, and adding more cars/students/commuters will detrimentally affect this area. We have had plenty of near misses with commuters rushing to work and almost running over the "walkers" to school, and based on county rules, this new development will add to the amount of students walking to school.

I don't want to address the seemingly underhandedness of the proposal skipping the county vote and going directly to the city with little to no notice to the surrounding community, but I will. It appears that the city is willing to put our students at risk of even more overcrowding (the current teacher to student ratio is 1-34, which is ridiculous) and increase traffic in an already congested area to make a few dollars. What is the complete proposed plan? Where will these kids go to school? Who is paying for the roads? I ask that you have a community forum, for the WHOLE community affected by this decision, in an open space so you may hear all of our concerns.

Please let me know what the City is going to do about these valid concerns.

Sincerely,  
Cindy Cresser  
QOHS Booster Club President



## ATTACHMENT 3

**Bello, Michael**

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**From:** Patrice Dionot <pdionot@lacademie.com>  
**Sent:** Friday, October 30, 2015 11:19 AM  
**To:** Bello, Michael  
**Subject:** FW: QO Road & Route 28 Annexing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**Sent:** Friday, October 30, 2015 10:56 AM  
**To:** Michael.bello@montgomeryplanning.org  
**Subject:** QO Road & Route 28 Annexing

Dear Mr. Bello:

The matter of annexing the now commercial area at Route 28 and Quince Orchard Road has come to my attention. As a nearby resident, I wanted to voice my extreme disapproval of this plan. Since moving to the Mills Farm subdivision in 1999, I have suffered the deterioration of our once beautiful farmland into what has become clusters of mini-McMansions and acres of non-descript townhomes. To add insult to injury by converting a shopping area that is already at high risk with traffic patterns into something not only atrocious to look at, but a genuine danger to all the students and other pedestrians at that intersection is, at best, just plain irresponsible. The addition of more housing is simply not needed, and incredibly short sighted. Please know that this plan DOES NOT have the support of the people most affected by it.

Thank you for your consideration.

Patrice and Francois Dionot

14912 Keeneland Circle

Hello All,

ALERT: The Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) are in the early talks of development. The initial phase is to have the property Annexed into the City of Gaithersburg. Doing so would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings (think retail stores on the bottom floor and condos above). See full details below.

We are writing you today in hopes that you will take a few minutes to contact Mike Bello, who is preparing the report with the County Planning Recommendations for Annexation of the Johnson Property . He is collecting community input and will include that input if he receives it by close of business tomorrow. You can email, call or fax him. Please consider taking a few minutes tonight or tomorrow morning to let him know how you feel about the proposed plan for the Johnson property. This is one of the key times that we will have a voice in what ultimately happens.

**ATTACHMENT 3**

**Mike Bello**, RLA, LEED AP BD+C

Planner Coordinator

Area 2 Planning Division

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597

301-495-1303 (fax)

[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)

Full details:

The property owner/developer is trying right now to be annexed into the City of Gaithersburg. It seems they are trying to do this so they can rezone the property and put more on it. Currently the county would allow for ball fields, single family homes or townhouses but the developers want both plus mixed use buildings – up to 6 stories high and the City of Gaithersburg would allow this. If they get annexed, they will develop the property in a 3 phase approach:

- 1) Phase 1 –The first would be to develop everything to the left of the Safeway. We would have a few single family homes, townhomes and condos. While currently the county would allow for 30 homes, the city would allow for 180. They are hoping for over 180 units.
- 2) Phase 2 – the Safeway has another 20 potential years on their lease (two 10 year options). Assuming they do both options, phase 2 would be the removal of the Safeway for more mixed use buildings. These would be the 5-6 story buildings with retail on the first floor and apts, condos above. We would lose our only grocery store close to us – albeit not a wonderful one, it still is nice and convenient.
- 3) Phase 3 – would be for commercial high rise building(s) on the corner.

Best Regards,

Sue Fitzpatrick  
President NPCA

## ATTACHMENT 3

**Bello, Michael**

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**From:** MARY BACKLEY <MandMBackley@msn.com>  
**Sent:** Friday, October 30, 2015 11:19 AM  
**To:** Bello, Michael  
**Subject:** Johnson's annexation and development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

Good Morning. I am writing in regards to the proposed annexation and development of the Johnson property on Darnestown Road -

My wife and I have been homeowners in Orchard Hills a little over 2 years and what drew us to this development was because of the tight knit community, desirable quiet neighborhood and the feeling of what we remembered growing up. We recently learned about the proposed annexation of the 23 acre Johnson property. Finding out that the proposed Phase 1 development could entail up to 180 residential units on 14 acres with further development (proposed mixed residential/commercial) on the remaining 9 acres with no specifics regarding plans and/or studies of impact presented to the residents at the meeting was to say the least disconcerting.

We feel results could be disastrous for the area to include - overcrowding of our schools (which from recent news reports are already overcrowded and in desperate needs of repairs), safety of students at QOHS, TMES, RMS, pedestrians with increased traffic (again recent pedestrian/bikers accidents in the news), cut through traffic in our neighborhoods, noise level with increased traffic, property values, the neighborhood scenery being affected with six (6) story buildings. It will completely change the look/feel of the entire area, changing it from a quiet suburban retreat to a city like atmosphere.

The decision will impact the lives of thousands of children and adults in the Orchard Hill community. My wife and I respectfully request that you delay any decisions on annexation and development until all studies (traffic, environmental, noise) have been conducted to ensure that the decision to move forward is an informed one to the all involved.

Thank You.

Respectfully submitted  
Martin & Mary Backley  
12222 McDonald Chapel Drive  
Gaithersburg, MD 20878  
(301) 540 - 5755

## ATTACHMENT 3

**Bello, Michael**

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**From:** John Ho <jth8882010@gmail.com>  
**Sent:** Friday, October 30, 2015 11:18 AM  
**To:** Bello, Michael  
**Subject:** Rt 28 & Quince Orchard Development Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello, I live in North Potomac and am writing to you to express my concerns over the proposed expansion plan at the said Johnson property. The area is over-congested as is. The proposed plan would add additional traffic and put additional burdens on the surrounding infrastructure. I, for one, am oppose to the plan.

Thank you for your consideration.

Sent from my iPhone. Please excuse any typos and brevity.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Richard Jurgena <rjurgena@comcast.net>  
**Sent:** Friday, October 30, 2015 11:16 AM  
**To:** Bello, Michael  
**Cc:** 'Carla Morelli'; jmjurgena@hotmail.com; Joe Jurgena; 'art. slesinger'; Bob.Thompson@comcast.net; 'Chris Collins'; 'Guy Armantrout'; 'Karen Hinrichsen'; lisaapatterson@aol.com; stallaway@gmail.com; 'Bill Richbourg'; 'David Drake'; 'Gary Featheringham'; 'Mary Fairbanks'; Mary George; 'Neil Currie'; 'thron, christine'  
**Subject:** Annexation of Johnsons Property by Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am against this idea. Our transportation and school infrastructure must be given a chance to catch up before anymore development is encouraged in this area. Please extend your decision on this matter until we can have a public hearing on the matter.

Richard (Dick) Jurgena  
Darnestown, Maryland 20874  
Phone: 301-674-3451

## ATTACHMENT 3

**Bello, Michael**

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**From:** Sara Watt <s.a.watt@verizon.net>  
**Sent:** Friday, October 30, 2015 11:15 AM  
**To:** Bello, Michael  
**Subject:** annexation of Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I am writing to express my concern regarding the proposed annexation of the Johnson property at the corner of Route 28 and Quince Orchard Road into the City of Gaithersburg. As a resident of the area, I am concerned about potential safety and traffic problems that will be created. There are already significant traffic issues in the area and adding more dense housing will simply exacerbate the problems. In addition, the neighborhood schools are already over or very near their capacity and adding housing will lead to more severe overcrowding. Many students in the area walk to school and adding more students and more traffic will increase the potential for accidents.

Please keep the current zoning on the property and do not allow this new development that will only increase problems in the area.

Sincerely,

Sara Watt

12401 Pueblo Road  
Gaithersburg MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Thomas Snyder <thomassnyder48@gmail.com>  
**Sent:** Friday, October 30, 2015 11:14 AM  
**To:** Bello, Michael  
**Subject:** Fwd: FW: EXTERNAL: Please read – need your QO Voice to be Heard!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael,

Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

This is especially important as our local schools did not get the needed funding to expand in the next 5 years. The background I have is supplied by Katie Rapp-Her questions below are the same as mine.

Sincerely,

Thomas

### **Background supplied by Katie Rapp**

Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

Land Use: Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

Current Special Exception: The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

Garden Center Proposal: The community was surprised in 2004-2005 to learn that the Johnson's wanted to take

advantage of this special exception and development of a garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

### ATTACHMENT 3

Garden Center Approved/Not Built: This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

Rezoning to Commercial: About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

Selling to Parks Dept: They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61

[http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)

The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

Current Zoning/Allowed Uses: The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

Request for Annexation: After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan:

[http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

Creating a Western "Gateway": Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: Municode Library

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg planning process.

<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

My Questions: I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.

Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.

They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its



**ATTACHMENT 3**

place? Again what is planned and what is allowed. Am I still concerned about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?

Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?

Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?

Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.

Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?

Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to restate that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Katie Rapp

Thank You!!!

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You received this message because you are subscribed to the Google Groups "QOHS PTSA" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [qohs-ptsas+unsubscribe@googlegroups.com](mailto:qohs-ptsas+unsubscribe@googlegroups.com).

For more options, visit <https://groups.google.com/d/optout>.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Meredith Salita <msalita@gmail.com>  
**Sent:** Friday, October 30, 2015 11:14 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have been made aware of the potential plans of extensive development that will negatively impact my neighborhood, community, and already overcrowded school. I was given your e-mail to express my concerns. Traffic in this area is already ridiculous at the rush hour but more importantly in my opinion: this county is dealing with overcrowding in the schools across the board and I am strongly against any development that adds to that strain.

Thank you for your time,  
Meredith Salita  
12305 Pueblo Rd  
Gaithersburg, MD

## ATTACHMENT 3

Bello, Michael

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**From:** Jeff Silva <maryjeffsilva@verizon.net>  
**Sent:** Friday, October 30, 2015 11:13 AM  
**To:** Bello, Michael  
**Cc:** Munish Mehra; maryjeffsilva@verizon.net  
**Subject:** Johnson Property Parcels 06-02952482, 06-02952493, 06-0039571 and 06-03411400  
Annexation by City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Michael Bello,

My name is Jeffrey Silva and I am a resident of Willow Ridge, one of the neighborhoods surrounding the Johnsons' and Three Amigos' Real Estate property, parcels 06-02952482, 06-02952493, 06-0039571 and 06-03411400.

An unexpected, large group of I and my neighbors attended the meeting Tuesday evening 10/27/15 at Johnson's property related to the annexation to the City of Gaithersburg and are very concerned. We understood that Johnson Family Enterprises, LLC and Three Amigos Real Estate, LLC are seeking approval of an intolerable large number of residences to be built at that location due to a plan to request a change in the type of zoning for that land. As a result of higher density housing in the first phase of the requested three (3) phase development plan the existing infrastructure such as already overpopulated schools and decaying high income employment within the area will be made worse for the citizens of this community. And if that was not bad enough, the proposed developers are seeking to obtain their requested zoning change from the City of Gaithersburg through annexation to that city rather than remaining within Montgomery County's jurisdiction. That request in and of itself is a **red flag** to local homeowners. We have seen what has happened to the Kentlands area – many of the business are unable to sustain their operation and have closed.

In addition, we strongly object to a portion of Gaithersburg being “injected between our neighborhood and the McDonald Chapel neighborhood.” According to the Montgomery County Master Plan, the city of Gaithersburg boundary ends at Quince Orchard Road. Why should this property be allowed to violate the Montgomery County master plan without the normal due process? I also intend to write my council member Sydney Katz, County Executive Ike Leggett and the At-large county members with my objections.

In summary, I and my neighbors strongly believe this plan should not be approved because of its impact to the local area residents and environment for the following reasons:

1. Significantly increase traffic in an area that is already congested resulting in safety concern for QOHS students and residents in the area.

2. Significantly burden elementary schools in the area that is already overcrowded.
3. Rezoning to MXG would overburden infrastructure in the area that would harm its quality of life and existing home real estate values.
4. Create an area that is a part of the city of Gaithersburg surrounded on all sides by neighborhoods that are not part of the city of Gaithersburg. Oversight of planning and the construction process would be performed by a jurisdiction that is unaccountable to the people will it will occur.
5. I realize the property needs to be developed. However, I believe there are development alternatives that would be better for the citizens of the surrounding neighborhoods. My suggestions include an adult continuing care community that would keep the wealth within the county or an aquaculture enterprise. Either one would be a productive, sustainable example of commerce instead of low skilled consumption orientated commerce. The adult care community business, if it utilized active and passive renewable energy, would provide the youth in the surrounding high schools with entry employment in industries as hospitality, landscaping, modern building maintenance and the performing arts and would improve of neighborhood's quality of life. The aquaculture option, by producing both fish and vegetables in a controlled enclosure, would provide the same benefits to this neighborhood while improving its sustainability and contribution to Montgomery County's economy. Altering of the zoning to accommodate either of the above projects would profit both the owners and the property's neighbors.

Sincerely,

Jeffrey Silva  
12517 Fostoria Way  
Darnestown, MD 20878  
301-704-5609

## ATTACHMENT 3

**Bello, Michael**

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**From:** mvince1889@aol.com  
**Sent:** Friday, October 30, 2015 11:11 AM  
**To:** Bello, Michael  
**Subject:** Property across from QO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

My family believes it would not be the best interest of the community to have the Darnestown Road property further developed. Our schools are full as it is now. There is also considerable traffic on the corner of Quince Orchard and Darnestown Road. We don't believe that a larger housing/retail is what our neighborhood needs. Please consider our voice in this matter.

Marie Vincenty  
1490 Keeneland Circle  
North Potomac, MD 20878  
mvince1889@aol.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chere <cheremtlr@aol.com>  
**Sent:** Friday, October 30, 2015 11:11 AM  
**To:** Bello, Michael  
**Subject:** Concerned parent

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am writing to you regarding the homes that are proposed to be built behind Safeway near Quince Orchard High School. This concerns me about the safety and education of our children. There have already been numerous accidents involving children going to and from school because of all the traffic congestion - more homes, more residents, more traffic. The classrooms are already overcrowded and we can't afford to add anymore students without compromising the students education experience. I suggest that everyone slows down and consider the children first and not just focus on the dollar.

Chere Butler

C Butler

## ATTACHMENT 3

**Bello, Michael**

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**From:** Samuel Dastrup <sam.dastrup@gmail.com>  
**Sent:** Friday, October 30, 2015 11:07 AM  
**To:** Bello, Michael  
**Subject:** Fwd: [TMESchool] Johnson property - please write concerns by Friday afternoon

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr Bello,

I own a home within a mile and a half of the property described in the email below (around 12300 Darnestown Rd) and my children do or will attend the schools listed.

I wanted to drop a quick note to thank you for doing your job regarding the report mention below (assuming the email is accurate on that point). I don't know if eleventh-hour community feedback via email is relevant for the report. If so, I fully support allowing well-planned, higher-density building within established single-family home communities. Particularly at a site such as this with excellent potential for easy access to shopping, schools, and transit (my layman assessment). And particularly if the unit size and planned amenities of the development allow more lower-income households to be a part of our community.

Regards,

Sam Dastrup  
16568 Sioux Lane, 20878

----- Forwarded message -----

**From:** **Katie Rapp** [wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com) [TMESchool] <[TMESchool-noreply@yahoogroups.com](mailto:TMESchool-noreply@yahoogroups.com)>  
**Date:** Thu, Oct 29, 2015 at 7:57 PM  
**Subject:** [TMESchool] Johnson property - please write concerns by Friday afternoon  
**To:** "[tmeschool@yahoogroups.com](mailto:tmeschool@yahoogroups.com)" <[tmeschool@yahoogroups.com](mailto:tmeschool@yahoogroups.com)>, David Lee <[david.soho.lee@gmail.com](mailto:david.soho.lee@gmail.com)>

The community learned about the Johnsons' plans for the property surrounding the Safeway. What is now zoned for 30 single family homes would have 180 housing units plus there could be buildings as high as 6 stories. That number of families will cause a great deal of crowding for TMES, Ridgeview, and QOHS, but also traffic and safety issues with the high school right across the street. The community members gathered for the meeting Tuesday night at the Johnson property had 2 hours of hard questions for Russell Johnson and his attorney. This is a huge development, a huge change that impacts the whole Quince Orchard area in a very negative way.

I learned that the county planning dept is currently putting the final recommendation report together regarding the Johnson annexation. If they do not approve the annexation, it means that the Johnsons would need to wait 5 years to develop the property. This is a huge delay. Please write or call Mike Bello at the planning dept with concerns. He's doing the report and the more people who write or call the better. By COB Friday (Oct 29). Share this info!

## ATTACHMENT 3

**Bello, Michael**

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**From:** Stacy Revzans <revzans@gmail.com>  
**Sent:** Friday, October 30, 2015 10:44 AM  
**To:** Bello, Michael  
**Subject:** PLEASE OPPOSE THE ANNEXATION OF JOHNSON PROPERTY

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

On Oct 30, 2015, at 8:07 AM, Revzan <[revzans@gmail.com](mailto:revzans@gmail.com)> wrote:

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary and Ridgeview Middle School (my oldest will go to Quince Orchard in a few years).

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Stacy Revzan  
12220 Triple Crown Road  
N. Potomac, MD 20878



## ATTACHMENT 3

**Bello, Michael**

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**From:** C. Stuart Callison <stucallison@yahoo.com>  
**Sent:** Friday, October 30, 2015 10:43 AM  
**To:** Bello, Michael  
**Subject:** Future development of Johnson property off Darnestown Road and Quince Orchard

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I just learned that the Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) is in the early talks of development. The initial phase is to have the property Annexed into the City of Gaithersburg. Doing so would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings (think retail stores on the bottom floor and condos above).

It seems to me the attempt to have the property annexed by the City of Gaithersburg is a pretty sneaky way to get away from more appropriate zoning by Montgomery County.

I oppose this move. Can the Montgomery County Council stop it?

Best regards,

C. Stuart Callison, Ph.D.  
Development Economist  
Board Member, North Potomac Citizens Association  
11551 Paramus Drive  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gina Heath <ginadellheath@gmail.com>  
**Sent:** Friday, October 30, 2015 10:40 AM  
**To:** Bello, Michael  
**Subject:** Willow Ridge Large Scale Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I'm writing regarding the proposed large scale Willow Ridge development by Quince Orchard High School.

As a parent of QO high school students, I am very concerned about the impact of this development on our students and school.

Surrounding our school with large scale development brings numerous safety concerns to mind. As I'm sure you are aware, we have a large percentage of our children who walk to school. Their walk requires them to cross Route 28. At present, that cross is risky during rush hour...when students are headed to school. To further burden that intersection with additional consumer and commercial traffic will substantially increase risk to our students' safety.

Beyond my primary concern of the well-being of our children is the issue of increased road traffic. That 28 corridor is already a travel bottleneck. Increasing the traffic flow on the current road just simply won't work.

Lastly, I am concerned for the academics issue of QO high school. QO is already over capacity. My daughter is in an advanced placement math course with a total student count that exceeds the number allowed by the Montgomery County Board. Given the already known large wave of students coming from QO feeder schools, particularly Lakelands Park, the addition of Willow Ridge will worsen our overcrowding. Education will greatly suffer under an already shrinking budget.

I urge you, please reconsider and take additional time to reevaluate and study this proposed development before putting them wheels in motion.

Measure twice...cut once!

Thank you,  
Gina Heath

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jack Macken <jsmacken@hotmail.com>  
**Sent:** Friday, October 30, 2015 10:39 AM  
**To:** Bello, Michael  
**Subject:** Johnson Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello: I am writing to express my concern over the proposed annexation of the 28 Johnson acres adjacent to Darnestown Road in Gaithersburg. I attended the crowded meeting last Tuesday night but was not convinced that our area will be able to accommodate the huge new proposed housing development. The local elementary school is already required to use portable classrooms and the traffic on that portion of 28 is practically un navigable especially during rush hours as it is currently. Jack Macken. 914-500-7989.

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Claudia MacDonald <cemacdonald@outlook.com>  
**Sent:** Friday, October 30, 2015 10:39 AM  
**To:** Bello, Michael  
**Subject:** FW: PLEASE SAY NO to the Potential Large Scale Development around Willow Ridge

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sorry, just to clarify my email from earlier today (below); I am saying that I am most definitely **OPPOSED** to the annexation of this property to the City of Gaithersburg. Thank you.

Dear Mr. Bello:

I am a member of the Potomac Grove community near Quince Orchard Road and Turley. Our son attends Quince Orchard High school as a freshman this year.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Claudia MacDonald  
12349 Sweetbough Court  
North Potomac, MD 20878  
(M): 248.867.4674

# ATTACHMENT 3

**Bello, Michael**

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**From:** Garine Isassi <Garine@rocketmail.com>  
**Sent:** Friday, October 30, 2015 10:34 AM  
**To:** Bello, Michael  
**Subject:** Johnson plans for corner of Rt 28 and Quince Orchard

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am writing to voice my concern over the proposed annexation and development of the the land around the Safeway on Rt 28 at Quince Orchard Rd. (Across from Quince Orchard High School.)

As I understand it, the current zoning/allowed uses are for single family home residential development and neighborhood convenience businesses such as gas stations. The owners of the land revealed their plan to the community this week to build 180 housing units of townhomes, possibly an apt building and homes. I feel this will cause more overcrowding in area schools. cause too much traffic congestion (leading to a more dangerous intersection for the 2000+ students at QOHS) and lower the housing values in the area.

I know that I am not alone in my concern. I am all for proper development of the area, but this proposal would fundamentally change the nature of the area in a negative way.

Please do NOT approve this plan.

-Garinè Isassi  
cell line 201 921-4004

[Learn to say my name!](#)

\*\*\*\*\*

 [GarineTheWriter.com](http://GarineTheWriter.com) @garineisassi

\*\*\*\*\*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Robert Lord <rplord@gmail.com>  
**Sent:** Friday, October 30, 2015 10:37 AM  
**To:** Bello, Michael  
**Subject:** Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

It has come to my attention that there are proposals to develop land near the intersection of Route 28 and Quince Orchard Road. My understanding is that the plans are to eventually build 180 housing units and a six story high rise building. I am opposed to the development for the following reasons:

1. the development, along with other planned development proposals, will result in overcrowding of local schools
2. it will further burden police and fire services or result in a further increase in local taxes to support those functions
3. it will overtax sewer and electrical infrastructure or result in additional taxes to support the building of that infrastructure
4. the area will become more congested and less safe from a traffic point of view
5. the development will reduce the amount of open space and result in more pollution
6. it will reduce property values in the area and thereby reduce the tax base
7. it could cause the Safeway to vacate their current premises and thereby deprive the area of a convenient and much needed grocery store.

I hope the planning department will take these factors into consideration and ultimately reject the development proposal. Thank you for your consideration. Could you please keep me apprised of the status of the proposal so that our neighborhood association will have the ability to provide the county with further comments? Also has there been an impact study addressing the points raised above and if so is it or will it be available to the public?

Kind regards,  
Robert Lord  
13221 Squires Ct.  
N. Potomac  
(Belvedere Community)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Elizabeth Sheeran <elizabethsheeran1028@gmail.com>  
**Sent:** Friday, October 30, 2015 10:36 AM  
**To:** Bello, Michael  
**Subject:** concerns regarding proposed redevelopment of the Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

I'm writing to express my concerns regarding the proposed redevelopment of the Johnson property, across from Quince Orchard High School in Gaithersburg. I do not agree with the redevelopment plans or the proposed annexation of the property to the City of Gaithersburg. It makes no sense at all to include that area in the city limits when none of the surrounding areas are included. Residents live here because they like having a more suburban, less developed feel to the neighborhood. I can't imagine the affect a proposed 6-story building would have on the feel of the neighborhood. We are just a few miles from the agricultural reserve. Is the intent to build high rises right to the edge of the reserve?

Adding 180 new residences would have a terrible impact on our already crowded schools. At what point would new schools be built? There is such overcrowding from kindergarten through high school, it doesn't seem possible that this has been considered. I am seeing a decrease in the quality of education already, and adding more kids would only make this worse. Doesn't Montgomery County pride itself on the quality of our schools?

In addition, I fear for the amount of traffic that would be using our neighborhood as a cut-through to avoid what will surely be horrendous traffic on Darnestown and Quince Orchard Roads. We have already had an incident of a neighbor being hit and seriously injured by a car that was cutting through the neighborhood. Children walk to schools here, and the massive increase in traffic would make this practice terribly unsafe.

Please reconsider these plans and ask the city to stay within their existing borders.

Thank you,  
Beth Sheeran  
12-year resident of Orchard Hills

## ATTACHMENT 3

**Bello, Michael**

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**From:** Barbara Reguerin <bamare@comcast.net>  
**Sent:** Friday, October 30, 2015 10:35 AM  
**To:** Bello, Michael  
**Subject:** Planning proposal of Johnson property on 28/QO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

This email is in response to the information received regarding the planned proposal to extensively build on the Johnson property located at the intersection of Route 28 and Quince Orchard Road.

Given the reasons below, we are opposed:

- this proposal will add more congestion to the corner of 28/QO toward Riffleford Road, which is a dangerous mess already
- this proposal will add more students to the overcrowded and underfunded Quince Orchard High School
- this proposal seems hurried to get passed which could cause oversight regarding future issues

More thorough consideration should be given prior approving such an important decision which affects us all in this community.

Respectfully,

Gary and Barbara Reguerin



## ATTACHMENT 3

**Bello, Michael**

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**From:** Whitney Brenkus <whitney.brenkus@gmail.com>  
**Sent:** Friday, October 30, 2015 10:21 AM  
**To:** Bello, Michael  
**Cc:** Brooks Brenkus  
**Subject:** Overcrowding at QO and safety concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I'm writing to you to voice my deep concern over the proposed development at the intersection of Quince Orchard road and Rt. 28. My main concerns include: walker safety, school overcrowding, traffic concerns and the potential overall change to this already overcrowded community and school.

Please thoughtfully consider the concerns of the community and make a well-informed decision that will benefit the community long-term.

Whitney Brenkus

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ritu Dubey <ritudubey@gmail.com>  
**Sent:** Friday, October 30, 2015 10:30 AM  
**To:** Bello, Michael  
**Subject:** Proposed development at Willow Ridge ( behind Safeway) from a current and future Quince Orchard student's parent

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mr. Bello

I recently learned about the Large Scale Development around Willow Ridge ( Darnestwon Road). I am the current parent of a Quince Orchard high school (QOHS) freshman, and have another child who will be attending QOHS in the next few years.

I understand that the county planning department is currently putting together the final recommendation report regarding the Johnson annexation.

As a resident of the community and a parent, I have some concerns/questions regarding this new development which are listed below:

Darnestown Road is a heavily traveled road and a main artery for Gaithersburg and Rockville. What are the plans to accommodate the additional population (resident parking, transit parking to shops and restaurants, and pedestrian traffic).

This will pose safety and congestion issues to an already busy and congested intersection. Aggressive development like this would seriously impact overcrowding and safety implications for students at QOHS.

The elementary school in the Quince Orchard cluster, Rachel Carson Elementary School is already experiencing severe overcrowding. This is affecting class size, funding and access to resources and overall student performance. The local schools did not get the needed funding to expand in the next 5 years.

It is known that current development plans for Montgomery County call for heaviest development along the I-270 corridor. With the new development - Crown at the Rio, at the intersection of 370 and 270, there is already a visible and marked increase in traffic, congestion and impact to pedestrian safety.

What will the long term impact of this development be to residents, students, schools and local businesses?

How will this impact redistribution of city and county resources, taxes and public services?

Please advise of any meetings or information sessions regarding this development. Would be interested to attend.

Thank you  
Ritu Dubey  
Kentlands Community Resident

## ATTACHMENT 3

**Bello, Michael**

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**From:** Michelle Yanni <mmy525@hotmail.com>  
**Sent:** Friday, October 30, 2015 10:30 AM  
**To:** Bello, Michael  
**Subject:** STOP the OVERCROWDING at QO!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**We are overcrowded at QO, and the congestion at the intersection of 28/QO is al  
that we have traffic issues and safety concerns about our children crossing the str  
SLOW DOWN and make an informed decision, not a dollar decision.**

We are against the move to build homes behind  
Safeway!

----Michelle Yanni

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gary Kreps <gkreps@gmu.edu>  
**Sent:** Friday, October 30, 2015 10:29 AM  
**To:** skreps1772@aol.com; Bello, Michael  
**Subject:** Re: Annexation of Johnson property bounded by Quince Orchard Road and Darnestown Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I agree with my wife Stephanie about her concerns about the planned development of the Johnson property that will be enabled by the annexation of the property by the City of Gaithersburg. We are longtime residents of Willow Ridge (16 years in our home at 12601 Carrington Hill Drive) and we are already feeling the pinch of overcrowding in the area. The proposed high density residential and commercial development of the Johnson property will undoubtedly lead to serious problems with local traffic, schools, and the delivery of public services. I hope we can block the annexation of the Johnson property by the City of Gaithersburg which would allow this poorly conceived high density development!

Wishing you the very best,

Gary

Gary L. Kreps, Ph.D., FAAHB  
University Distinguished Professor, Department of Communication  
Director, Center for Health and Risk Communication  
George Mason University  
4400 University Drive, MS 3D6  
Fairfax, VA 22030

703 993-1094 (office)  
703 993-1096 (FAX)  
gkreps@gmu.edu

----- Original message -----

**From:** skreps1772@aol.com  
**Date:** 10/30/2015 10:13 AM  
**To:** Michael.bello@montgomeryplanning.org;  
**Subject:**Annexation of Johnson property bounded by Quince Orchard Road and Darnestown Road

Dear Mr. Bello,

I and my family are 16-year residents of Willow Ridge subdivision, located adjacent to and just west of Johnson's property on Darnestown Road in unincorporated Gaithersburg. We have recently become aware of the owners' plan to develop the property, which is now zoned for 30 single-family homes, and their petition to the City of Gaithersburg for annexation, creating an odd island of city property, surrounded by unincorporated area.

Annexation of this property to the city of Gaithersburg could have a significant detrimental impact on nearby residents. We are currently being told that Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This significant increase in population and commercial establishments in such a small area would likely have a very significant impact on **traffic congestion, further overcrowding of school populations, and increased demands on the current infrastructure** not to mention completely changing the look and feel of the entire area to being in the middle of a city as opposed to being in the suburbs.

The schools in the MCPS district these homes would feed into are already over capacity. Last weekend, I walked around Thurgood Marshall Elementary to find several portables behind the building.

### ATTACHMENT 3

Any resident of the area can tell you that the bottleneck on Route 28 is caused by Darnestown Road going from two through lanes to one almost exactly at the main entrance to our subdivision. This causes back-up traffic that can stretch east for miles. It took my son 45 minutes to get from Muddy Branch to our subdivision one bad but not out-of-the ordinary evening. The addition of 180 homes will make this even more of a nightmare. Additionally, the property is directly across from Quince Orchard HS. The school start and end times are also a cause for traffic jams and dangerous student pedestrian situations that would only be made worse by this plan.

The plan for 4 - 5 story townhomes in this narrow strip of land would be very out of keeping with the rest of the area. In our subdivision, we have a court of townhomes, which are only 2 - 3 stories. They are tastefully placed in the surrounding wooded and landscaped area. From what I saw of the Johnson plan, the proposed townhomes would not have the space for anything like this.

I am a proud resident of Gaithersburg, even though my home is not in the city limits. We are depending on you to consider the needs of the entire area surrounding this property. Thank you for your time and consideration.

Kind regards,

Stephanie Kreps  
12601 Carrington Hill Drive 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Yohai Baisburd <chaitcho@gmail.com>  
**Sent:** Friday, October 30, 2015 10:26 AM  
**To:** Bello, Michael  
**Subject:** New Zoning Near Quince Orchard High School

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am deeply concerned about plans to redone land near Quince Orchard High School to permit over 100 new units. The schools and roads cannot support the additional demand that would create.

Best regards,

Yohai Baisburd

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gundersen <gmlgundersen@comcast.net>  
**Sent:** Friday, October 30, 2015 10:24 AM  
**To:** Bello, Michael  
**Subject:** Annexation of the Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir,

Please vote **Against** the Annexation of the Johnson property.

I have just become aware of the proposed annexation and redevelopment of the Johnson property.

As a Montgomery County resident of this area for the past 40 years I have seen the area grow. I have been following the City of Gaithersburg and its annexations of the area land so that they can expand the City and that the developers can work around Montgomery County rules.

Gaithersburg wants to attract people and families to the area, over developing is not the way. If I was looking to relocate in this area and I saw the congestion, I would rethink about locating in the area. I would want a place that there were parks, easy access to my home and businesses. Not having to sit in traffic, congested streets, shopping and dangerous walking conditions (yes, there are sidewalks, but crossing the street is dangerous) for adults and youth. Please remember that the schools are *walking schools* and youth are crossing major streets and Rt28. All the schools do have some buses and the bus traffic major.

The residents of the Quince Orchard Knolls subdivision were not informed of of the public hearing that happened on Tuesday, October 27, 2015. This was not due to the lack of communication from the Quince Orchard Knolls board failing to communicate with the residents, this was you failing to inform the Quince Orchard board and community residents. The Quince Orchard Knolls has several ways of communicating with the residents and would have been used. Residents within the Knolls would have liked the opportunity to have attend the Tuesday night meeting. Even though Quince Orchard Knolls residents are not with in the city limits, we should have had a right to be informed of what the City of Gaithersburg intended.

The only signs I observed as I was walking along Rt28 and Quince Orchard Road in the past several weeks were signs that were laying on the ground turned over, if these were sings for this annexation no one would have known. There are signs now posted for an annexation meeting November 11th, that has nothing to do with this property at the corner of Rt28/Quince Orchard Road and the other at the entrance/stop light of the shopping center on Rt28.

### **ATTACHMENT 3**

The proposed development of the Johnson property will effect the surrounding communities along the Quince Orchard Road such as the Quince Orchard Knolls and residents. The impact on the schools, roads and the environment have not been studied from any information that I can obtain.

#### **Roads:**

Driving on Rt 28; during the day is congested and in the evening the road becomes a traffic jam right now. Adding house will only add to the current congestion. This road is used to avoid 270 as well as connecting with current developments and businesses . The road is also used to connect with other major roadways and the city of Gaithersburg.

Quince Orchard Road; This road is congested and has had to have two speed cameras installed. This road is now a major road way for people and trucks heading to and from Rt 28 in both directions.

Vehicles use Quince Orchard Road as a short cut/cut through to RT28. Vehicles now use the Quince Orchard Knolls as a short cut to Quince Orchard Road from Rt28. The more congestion on RT28 will impact the Quince Orchard Knolls as more people will be using the development as the short cut/cut through, which will impact the development. The Knolls is having a problem now with people cutting through so they do not have to deal with the Quince Orchard/Rt28 corner.

The roads are not built to hold more vehicles. The development with 180 new homes will bring more congestion and impact the environment. Impact is not only in the am and pm, but all day.

**Storm water runoff:** Where is it planning to go? Has a study been developed?

**Schools:** The schools that this development will feed into are now over crowed and was not listed on the most current report for additions or renovations. This report was just released in the past week by Montgomery County Schools.

Shifting boundaries to gain more room in schools is not the answer.

**Environmental Impact:** has there been a study?

#### **History of this property that I remember:**

- **Land Use:** Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).
- **Current Special Exception:** The Johnsons were able to get a "special exception" on that property at the end with no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that



### ATTACHMENT 3

needed to be relocated when the Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center. (There was a big community disagreement at first and meetings were held to find a compromise.)

- **Garden Center Proposal:** The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.
- **Garden Center Approved/Not Built:** This plan was approved, but the Johnson's chose not to build the garden center. They only constructed the building that is there now.
- **Rezoning to Commercial:** About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.
- **Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61 [http://www.montgomeryplanning.org/community/gaithersburg/documents/GS\\_SCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GS_SCAprovedandAdopted_web.pdf)
- The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.
- **Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.
- **Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan: [http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)
- **Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

Please consider all who currently live and work in the area and vote against this annexation of the Johnson Property.

**ATTACHMENT 3**

Sincerely,

Mary Lou and Gordon Gundersen  
15416 Peach Leaf Drive  
North Potomac, MD 20878  
301-869-5625

## ATTACHMENT 3

**Bello, Michael**

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**From:** Julian Orenstein <julianjbo@mac.com>  
**Sent:** Friday, October 30, 2015 10:23 AM  
**To:** Bello, Michael  
**Subject:** Developing Johnson Property on Rt 28/124

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello:

I am a new (as of July) resident in this neighborhood, and I have just heard of the plans to develop the property that is immediately behind my new home.

The desire of this family to develop an unused plot of land is, of course, not a surprise, but the maneuvers surrounding it are. At a local meeting, I was surprised to learn that the County will decide to annex the land to Gaithersburg, and that this may open a way to develop it beyond the current allowance.

It struck me - and others there - that the intent to build 180 units, 6x the allowed 30 units, is possibly a scare tactic: on we have been presented with 180 units, then a counter-offer of 90 or 100 won't seem so bad. They intend to build quite densely in an area that has no infrastructure for any more development period.

Beyond that, our local schools that are to receive children of up to 180 families are already working to find ways to offload the kids to other neighborhoods. It seems bad planning to allow more students in to a school that cannot hold them.

The roadways are choked — literally, from two lanes down to one with a daily traffic jam that makes exiting the present neighborhood a 5-10 minute delay all by itself — and this combines residential vehicle traffic with construction traffic for years to come as the land gets developed and then maintained.

Finally, I have very serious reservations about the prospect of Gaithersburg benefitting from the tax revenue of so many new families, businesses in the phase 2- and 3 parts of the plan, while Montgomery County is saddled with the responsibility of expanding the schools and roads.

As a young kid back from college said at our meeting: “We need green spaces. Let them just put in a park instead!”

Please do the responsible thing and do not allow this project to go forward, and do not let them annex the land to Gaithersburg.

Thanks for your time.

Julian Orenstein  
[julianjbo@mac.com](mailto:julianjbo@mac.com)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Christine Minutoli <movewithchristineminutoli@gmail.com>  
**Sent:** Friday, October 30, 2015 10:21 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Grove community near Jones Lane Elementary. I am also a on the HOA board for our community. While my children do not use the public schools for many reason overcrowding is a concern to everyone especially for resale values.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,

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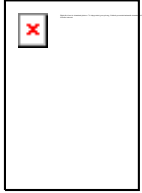
Thank you,

Christine Minutoli,  
3 Turley Ct.

## **ATTACHMENT 3**

Realtor, MRP, Luxury Home Specialist,  
Agent, Real Estate Adviser MD & DC  
[301-758-9218](tel:301-758-9218) Cell phone  
[301-921-4500](tel:301-921-4500) Office

Referrals are the heart and soul of my business. I look forward to giving your family and friends the distinguished service they deserve.



## ATTACHMENT 3

**Bello, Michael**

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**From:** Diane Husereau <dhusereau@aol.com>  
**Sent:** Friday, October 30, 2015 10:19 AM  
**To:** MCP-Chair; Bello, Michael  
**Subject:** Quince Orchard High School and Plan for new House Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Fitzgibbon, Peggy (NIH/NIAID) [E] <fitzgibbonm@niaid.nih.gov>  
**Sent:** Friday, October 30, 2015 10:18 AM  
**To:** Bello, Michael  
**Subject:** The Johnson Property Development Plan, North Potomac - Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

I am one of the residents of Willow Ridge, Carrington Hill Dr. near the Johnson property in North Potomac/Gaithersburg. I want to add my comments to the list of other concerned residents of this area regarding the impact of this development plan on our community. I suppose that our concerns regarding the increased population and traffic that impact our area are not different from other towns undergoing the same development. However, we already have some of the worst traffic in the country and this development will only add to the pollution and congestion that is already so bad.

What are the options for addressing the traffic and pollution that comes with the increased population and burden on our infrastructure? I suggest offering improved public transportation such as light rail. We need additional metro and perhaps some trolley cars. Additional buses that run more frequently might also be helpful. We are becoming a city. This area is no longer the suburbs and we need better public transportation! Please help.

Thank you for your attention.

Kind regards,

Peggy Fitzgibbon

12624 Carrington Hill Dr.

Gaithersburg, MD 20878

fitzgibbonm@niaid.nih.gov

## ATTACHMENT 3

**Bello, Michael**

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**From:** Rachel Miller <rachelmed4@gmail.com>  
**Sent:** Friday, October 30, 2015 10:18 AM  
**To:** Bello, Michael  
**Subject:** Construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello

Hi my children go to Ridgeview Middle School and Quince Orchard high school I have heard of the plans to build behind Safeway and I am very concerned. There is already overcrowding at our schools and adding more new construction will just bring in more families with children, leading to even more overcrowding of the schools.

I am against building new construction that will house more families. It would not be good for those families or for the existing families in this area. Thank you Rachel Miller



## ATTACHMENT 3

**Bello, Michael**

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**From:** Ramamurthi, Kumaran (NIH/NCI) [E] <ramamurthiks@mail.nih.gov>  
**Sent:** Friday, October 30, 2015 10:17 AM  
**To:** Bello, Michael  
**Subject:** Neighborhood objection to Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

My family and I reside near the property surrounding the Safeway on 12251 Darnestown Rd, next to the Johnson's property that is being considered for zoning for housing units. We have been residents of the area for over 6 years now (in the Quince Orchard Knolls). I am writing because I have been informed that you are considering allowing the construction of up to 180 housing units in the area and I wanted to formally inform you that I and many of my neighbors object to this proposal. The addition of such a huge housing development in this area would negatively and irreversibly affect the now pleasant and active community with drastically increased traffic and overcrowding of the local schools. I understand that there was already a meeting recently with Russell Johnson and his attorney at which many of the concerns were voiced, so I will not reiterate those here, but wanted only to assure you that I and many other community members are not in favor of rezoning this area from 30 single family homes to 180 housing units. Thank you for taking the time to consider our viewpoint.

Sincerely,

Kumaran Ramamurthi  
H:240-6543640

Dr. Kumaran Ramamurthi  
National Cancer Institute, NIH  
Bldg. 37, Room 5132  
37 Convent Dr.  
Bethesda, MD 20892  
301-451-8792

## ATTACHMENT 3

**Bello, Michael**

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**From:** May Kwan <MKwan@mymcmedia.org>  
**Sent:** Friday, October 30, 2015 10:12 AM  
**To:** Bello, Michael  
**Subject:** Concern over new housing plan at Quince Orchard & 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I learn that there is a plan to build more than 180 new houses in the area near Quince Orchard and 28. I am very concerned about this plan and would like to voice out. This plan will definitely affect the overall neighborhood in so many different ways.

First, from what I understand these residents will feed into Thurgood Marshall Elementary School, Ridgeview Middle School and Quince Orchard High School. We already know that the school capacities cannot handle this plan. With the County's saving plan in FY16 and the anticipating county saving plan in FY17, it put the county schools in tremendous stress already to fulfil the current education needs. If more school age kids are added into this area, it will give these school and all the surrounding schools more stress thus makes the current situation worse. Jones Lane Elementary school, which is just across from Thurgood Marshall ES, is already added a new kindergarten class in this school year with limited budget, teaching resources and space. It is an implicit theft to our children to have quality learning opportunity.

Second, this plan will affect the already congested area for both foot and vehicle traffic. Schools are around the corner of Quince Orchard and 28. Many school age kids are walking to and from home to school every day. It is very dangerous for them to walk across in this highly congested area. As for vehicle traffic, this area is currently highly congested. Rush hour traffic travelling east of 28 is horrible. It usually takes about 15-20 minutes to pass the traffic light at QO for a less than 1 mile stretch. With stores and houses built along the side, there is impossible to expand the roads in that area. By adding that many houses in that area will definitely paralyzes the area! Also, a bicyclist was hit and killed at that corner last year. It reminds all the residents in the neighborhood how busy and dangerous that interaction is.

Third, public safety is another issue. With the county saving plan for FY16 and FY17, public safety budget got affected. With potentially adding about 720 new residents in the area, will our police forces, hospitals, fire protection, utility maintenance, etc.... fulfill this needs to keep our neighborhood safe and sounds? The retainer wall in Kentland along 28 is still NOT done and waiting for funding. It is such a safety issue needs to be resolved for both the residents live close by and drivers must drive pass each day. We don't need more problems on top of what we are currently having.

We understand the County would like to grow. However with the limited resources and the anticipated County's saving plan in FY17, adding 180 more houses (potentially 720 residents) in that area is totally irresponsible.

Thank you so much for your time.

Have a great day!

Sincerely,  
May Kwan  
Concerned Montgomery County Resident

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** skreps1772@aol.com  
**Sent:** Friday, October 30, 2015 10:13 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property bounded by Quince Orchard Road and Darnestown Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I and my family are 16-year residents of Willow Ridge subdivision, located adjacent to and just west of Johnson's property on Darnestown Road in unincorporated Gaithersburg. We have recently become aware of the owners' plan to develop the property, which is now zoned for 30 single-family homes, and their petition to the City of Gaithersburg for annexation, creating an odd island of city property, surrounded by unincorporated area.

Annexation of this property to the city of Gaithersburg could have a significant detrimental impact on nearby residents. We are currently being told that Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This significant increase in population and commercial establishments in such a small area would likely have a very significant impact on **traffic congestion, further overcrowding of school populations, and increased demands on the current infrastructure** not to mention completely changing the look and feel of the entire area to being in the middle of a city as opposed to being in the suburbs.

The schools in the MCPS district these homes would feed into are already over capacity. Last weekend, I walked around Thurgood Marshall Elementary to find several portables behind the building.

Any resident of the area can tell you that the bottleneck on Route 28 is caused by Darnestown Road going from two through lanes to one almost exactly at the main entrance to our subdivision. This causes back-up traffic that can stretch east for miles. It took my son 45 minutes to get from Muddy Branch to our subdivision one bad but not out-of-the ordinary evening. The addition of 180 homes will make this even more of a nightmare. Additionally, the property is directly across from Quince Orchard HS. The school start and end times are also a cause for traffic jams and dangerous student pedestrian situations that would only be made worse by this plan.

The plan for 4 - 5 story townhomes in this narrow strip of land would be very out of keeping with the rest of the area. In our subdivision, we have a court of townhomes, which are only 2 - 3 stories. They are tastefully placed in the surrounding wooded and landscaped area. From what I saw of the Johnson plan, the proposed townhomes would not have the space for anything like this.

I am a proud resident of Gaithersburg, even though my home is not in the city limits. We are depending on you to consider the needs of the entire area surrounding this property. Thank you for your time and consideration.

Kind regards,

Stephanie Kreps  
12601 Carrington Hill Drive 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Janet Poetzschke <poetz@verizon.net>  
**Sent:** Friday, October 30, 2015 10:12 AM  
**To:** Bello, Michael  
**Subject:** Concern Regarding Gaithersburg Annexation of Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a long time resident of the North Potomac and Gaithersburg area and have extreme concern about the proposal for the annexation of the Johnson's property by the City of Gaithersburg. It seems like there is an effort to create a residential development of new homes and completely different use of this property. **I am against this proposal for the following reasons:**

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was **rejected by the county** for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Janet Poetzschke  
12308 Triple Crown Road  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Edgar de Leon <deleonedgar@hotmail.com>  
**Sent:** Friday, October 30, 2015 10:11 AM  
**To:** Bello, Michael  
**Subject:** Vote No - Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mike,

I live in the Wootton school district and I am against the Annexation.

Thank you.  
Edgar de Leon

URGENT UPDATE: Action needed by Friday October 30!!! This past Tuesday we attended a meeting regarding the Johnson Property (the field, brick building, Sunoco, Safeway and beyond property) at the intersection of QO and 28 (across from QOHS). They are hoping to ANNEX that land into the CITY of Gaithersburg. It appears a benefit of doing so it to develop that land densely. Proposing over 180 units on just the property to the left of the Safeway alone. The City rezoning would allow for up to 6 story buildings. We ask you all to email, call, or write against the annexation. The comments period seems to end tomorrow!!! (October 30th - we have heard both a noon deadline and a COB deadline so please call early).

Mike Bello, RLA, LEED AP BD+C  
Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597  
301-495-1303 (fax)  
Michael.bello@montgomeryplanning.org

## ATTACHMENT 3

**Bello, Michael**

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**From:** Leedyt@aol.com  
**Sent:** Friday, October 30, 2015 10:10 AM  
**To:** MCP-Chair  
**Cc:** Bello, Michael; leedyt@aol.com  
**Subject:** Note of opposition to annexation of Johnson property to city of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

VIA ELECTRONIC MAIL.

The Honorable Casey Anderson,  
Chair Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

I understand that there is a plan to make the Johnson property, at the intersection of Route 28 and Quince Orchard Road, part of the city of Gaithersburg. To do so would permit greater development of the land with denser housing and high buildings that would be out of scale to their surroundings. But most of all, increased development would greatly exacerbate the traffic in the area, which is at saturation during morning and evening rush hours now.

Furthermore, there is little opportunity for widening the roads to alleviate the current bad traffic situation. Widening the roads would most certainly present traffic hazards to students at the Quince Orchard High School.

Lastly, the proposal for annexation should be rejected on the grounds that it would result in a conflicting scale of land use with long-standing master plans that date back a decade or more. The original plan to use this land as a park should be reexamined.

Sincerely . . .

Thomas Leedy  
15720 Comus Road  
Clarksburg, MD 20871

## ATTACHMENT 3

**Bello, Michael**

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**From:** Margaret R <mrob7@verizon.net>  
**Sent:** Friday, October 30, 2015 10:09 AM  
**To:** Bello, Michael  
**Subject:** Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I wanted to express concern over the proposed larger development plans for the Johnson property across from QOHS. While I support the rights of a landowner to his property, we do need to look at the impacts to the surrounding area. The traffic at that point on Rte 28 where it lessens to one lane and school capacity are both stressed by this proposal. I want to encourage you to seek a solution that addresses these issues.

Margaret Roberts  
Orchard Valley development



## ATTACHMENT 3

**Bello, Michael**

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**From:** Frank Czworka <fczworka@verizon.net>  
**Sent:** Friday, October 30, 2015 10:05 AM  
**To:** Bello, Michael  
**Subject:** Zoning at QO and route 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Michael,

My name is Frank Czworka and I am a resident in living in Darnestown near Quince Orchard High School.

It has been brought to my attention that the city may be rezoning a parcel directly across from Quince Orchard High School which would allow for the building of multiple 6-story residences. The area in question, if you have ever traveled it, is already very congested and very unsafe as it relates to our kids attending school directly across the street. In addition, traffic patterns are already very heavy and adding more to the current load is going to only increase an already poor situation.

I also understand that the submission of the proposed zoning was very recent with decisions / voting taking place in a matter of days. My hope is that city decision makers will put in the necessary time and due diligence to make the right decisions.

Thank you for the consideration. Available to speak live if needed.

Frank Czworka  
12905 Buckeye Drive  
Darnestown, MD. 20878  
484-467-5323

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kim Kessler <kimkessler58@gmail.com>  
**Sent:** Friday, October 30, 2015 10:02 AM  
**To:** Bello, Michael  
**Subject:** Gaithersburg annexation on route 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a resident and concerned citizen in Gaithersburg.

We are already overcrowded at Quince Orchard High School and the congestion at the intersection of 28/QO is dangerous. I am very concerned about the traffic issues and safety of our children crossing the street. I am asking you to please make an informed decision when considering annexing the area of route 28 and Quince Orchard road.

Sincerely,

Kim Kessler

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Tina Marshall <TinaMarshall@westat.com>  
**Sent:** Friday, October 30, 2015 10:01 AM  
**To:** Bello, Michael  
**Subject:** overdevelopment is hurting our communities

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello,

This email is to provide input into the report that you are currently preparing re: County Planning Recommendations for Annexation of the Johnson Property. I understand that the Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) may be Annexed into the City of Gaithersburg, which would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings.

These districts are already overcrowded and causing strain on existing infrastructure. Please protect the nature of our communities and do not continue to allow this overdevelopment.

*Tina*

Tina Marshall, PhD  
17 Pipestem Court  
Rockville, MD 20854

## ATTACHMENT 3

**Bello, Michael**

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**From:** Diane Litofsky <dmlito@me.com>  
**Sent:** Friday, October 30, 2015 9:59 AM  
**To:** Bello, Michael  
**Subject:** Crown Farm/Wootton

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Bello

It has come to my attention that there is a consideration of zoning in part of Crown Farm subdivision in which the kids would be going to Wootton High School. As a mother of a child that attends Wootton I am writing to let you know that I am opposed. Wootton is overcrowded and does not have room for extra kids. The kids are still in portables because of the overage of kids and do not feel that they can handle anymore.

Sincerely

Diane Litofsky

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** brian matthews <bdmattthews\_99@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:59 AM  
**To:** Bello, Michael  
**Subject:** Slow down the development - Over Crowded Already

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I just became aware of the proposed development of up to 180 new homes behind the Safeway on Route 28. As a local (Kentland's) resident I'm writing to express my concerns.

- QO high school is already over crowded I have two children there today and another who will be there in 4 years...
- Traffic and Congestion is getting worse..especially at the intersection of QO and 28
- Let's slow down the decision and review the impact to the residents, the students and the community.

Thank you  
Brian Matthews  
206 Holmard St

## ATTACHMENT 3

**Bello, Michael**

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**From:** Fran Finkelstein <kfjje@comcast.net>  
**Sent:** Friday, October 30, 2015 9:56 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge - Pleas...

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Fran Finkelstein

15109 Whitetail Way  
Darnestown, MD 20878

## ATTACHMENT 3

On Thursday, October 29, 2015 7:20 PM, "Kassandra Merker [merkerk@mac.com](mailto:merkerk@mac.com) [PCWC]" <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)> wrote:

Hello All,

I have found the information on who to contact. Mike Bello is preparing the report with the County Planning Recommendations for Annexation of the Johnson Property . He is collecting community input and will include that input if he receives it by close of business tomorrow. You can email, call or fax him. Please consider taking a few minutes tonight or tomorrow morning to let him know how you feel about the proposed plan for the Johnson property. This is one of the key times that we will have a voice in what ultimately happens.

**Mike Bello**, RLA, LEED AP BD+C

Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910

## ATTACHMENT 3

[301-495-4597](tel:301-495-4597)  
[301-495-1303](tel:301-495-1303) (fax)  
[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)

[d@outlook.com](mailto:d@outlook.com) [PCWC] <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)>  
wrote:

So what would it hurt if we get addresses emailed out for both the County and City Counsels and all start sending letters that we are vehemently opposed to any such developments. ? Someone could even draft a basic letter that everyone could print, sign and mail and/or make their own modifications then sign and mail. What would this mean to property values and those possibly trying to sell their homes around here at a later date

Thoughts?

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**From:** [PCWC@yahoogroups.com](mailto:PCWC@yahoogroups.com) [<mailto:PCWC@yahoogroups.com>] **On Behalf**  
**Of** [radengals@aol.com](mailto:radengals@aol.com) [PCWC]  
**Sent:** Wednesday, October 28, 2015 3:49 PM  
**To:** [pcwc@yahoogroups.com](mailto:pcwc@yahoogroups.com)  
**Subject:** Re: [PCWC] Fwd: Potential Large Scale Development around Willow Ridge - Pleas...

I was there, and left rather confused despite a profusion of notes taken. I felt that the answers were meant to confuse. As was well stated by someone in attendance, it all felt dirty.

It was stated that the Johnson family owned 100 acres since 1959. Some of it



**ATTACHMENT 3**  
was sold prior to development. Some of it was taken by eminent domain for Thurgood Marshall Elementary School because the Johnson family would not agree to a purchase price with the school board/county. (And was that also the reason the county did not purchase the land for ball fields? Are we really supposed to feel sorry for the Johnsons about this? And does the use of the storage building for Mrs. Johnson's Girl Scout troop's cookies change community perception of this development proposal? ) Are the 23 acres currently proposed for development all that is left in their ownership, or is there more land to be developed later (after an increased density has been established)?

I cannot agree with Mr. Johnson that six-story buildings and a very little green space convey a concern for a quality of life fitting the community. We are no longer rural, but we are certainly not urban, and I don't want to be urban! I do not agree that the plans fit Smart Growth objectives, as there is no transportation except private cars to support the proposed development, and none planned. Doesn't Smart Growth mean that people don't need private cars on a daily basis? Are commercial high rise buildings planned for the future on adjacent Johnson property?

How can so many buildings be allowed without multiple entrances to the property? Did I misunderstand that no new curb-cuts are included? Traffic will be beyond imagination; it's already a bottleneck on Route 28.

### **ATTACHMENT 3**

Why were there no elected officials in attendance? City officials would have had no reason to attend, as the area is not currently part of the city and no city residents are affected. Where are our elected county officials and what is their perspective? (I am always delighted to see Phil Andrews, previously our elected rep, and hope that he can lend some direction to community action.) Maybe they don't even know about it yet? I think that I heard that final approval rests with the county council.

I left with more questions than answers.

Clearly time is of the essence here, as the county planning board review is on November 12 with a city planning meeting in December. Please share any HOA/group plans.

Linda

In a message dated 10/28/2015 2:12:50 P.M. Eastern Daylight Time, [PCWC-noreply@yahogroups.com](mailto:PCWC-noreply@yahogroups.com) writes:

Hi All,

That is a great summary Naomi, I have a few things to add about Phase 1.....

### ATTACHMENT 3

They plan to build these 180 condos, townhouses and single family homes without looking at the impact on traffic. The City would allow the more densely packed homes because they are not concerned about the traffic on 28. The City does not maintain 28. That is an issue for the county/state; so the city won't care about the impact on traffic on 28. This traffic was a factor in the original recommendation that the area be used for ball fields or parks. When the property was not sold at a price the county could afford then it was said that they could build 30 single family homes on the 14 acres. The proposal that was put forth last night had 26 single family homes in that same amount of space and the rest was made up of a mix of 154 townhomes and multifamily dwelling units. A few years ago, when they tried to develop this property, it was determined that no new intersection or "break" in the median of 28 could be made. So all these new units would have to use the light at Safeway and 28 to make a left turn out of the new property. Or, they would drive through Hidden Ponds, or Willow Ridge or down past Thurgood Marshall to get out of their new densely packed neighborhood, because the new development will connect to Nursery Lane in Hidden Ponds. Also, trying to travel on 28 to get to Jones lane will back up even more during afternoon/evening rush hour. they said last night that there is not a current plan in the works to widen 28 or to alleviate any of the traffic problems on 28 that currently exist due to the bottleneck that happens at Riffle Ford Rd.

Also, the Annexation Proposal asked to be exempt from a APFO school test (it is a test to see if what you build will impact the capacity of the schools). They asked to be exempt because their current proposal would fail the school test. (Thurgood Marshall and Quince Orchard High School are both currently over capacity). So, along with Beatty Management who oversees the Kentlands, they worked with the city council this past July and August to change the school test. The original school test allows residential builders to have schools go to 110% over capacity; the new school test allows residential builders to impact schools such that they can go 150% over capacity. Just as an example, Rachel Carson has 12 portables; under the old school test, the Kentlands community has a building moratorium because they are over the 110% school capacity. With the change to the test, they are now below the 150% school capacity limit so Beatty Management can build more residential living spaces in the Kentlands if they so desire. It blows my mind that with 12 portables, Rachel Carson is below the new 150% school capacity number, but that is what the paperwork from the Council meetings from July and August state. Crazy. With this change to the school test, the Johnson property can now have the 180 densely packed residential buildings. So, Thurgood Marshall Elementary, Ridgeview Middle and Quince Orchard High School will be impacted if they build 180 new residential living spaces. Which means more portables. When asked about this, the response

was that all of MCPS is over capacity, basically, it is a problem MCPS needs to fix.

### ATTACHMENT 3

Their plan also has little green space; about half an acre on the whole property. They are putting a buffer zone of some trees/grass/green space between the neighborhood and the Safeway but this "green space" is legally mandated (according to the real estate agent I was sitting next to at the meeting) because that business is so close to a residential neighborhood. The only usable green space is about a half acre in a back corner of the 14 acres of Phase 1.

Apparently there is a meeting on November 12 in Silver Spring to go over the annexation proposal; I don't remember if it is with the County or the City.

The annexation plan overall does not seem to make a lot of sense for the community as a whole. I agree with Naomi, I think it is an underhanded way to make more dense development so that they can make more profit.

Would love to hear from anyone else there last night....

Kassie

On Oct 28, 2015, at 2:08 PM, Cassandra Merker [merkerk@mac.com](mailto:merkerk@mac.com) [PCWC] <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)> wrote:

On Oct 28, 2015, at 12:56 PM, Naomi Yount [naomiyount@westat.com](mailto:naomiyount@westat.com) [PCWC] <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)> wrote:

Hello,

I was there and I am sure others were too as the building was packed – standing room only!

I have a slight bias but I think the plans are horrible but will try to relay the facts as best I remember them...

1) Step 1: They are trying right now to be annexed into the City of Gaithersburg. It seems they are trying to do this so they can rezone the property and put more on it. Currently the county would allow for ball fields, single family homes or townhouses but the developers want both plus mixed use buildings – up to 6 stories high. Our first fight would be to go in against the annexation to the city of Gaithersburg as the county has better zoning rules.

2) Phase 1 – they are proposing a 3 phase development approach. The first would be everything to the left of the Safeway. We would have a few single family homes, townhomes and condos. While currently the county would allow for 30 homes, the city would allow for 180. They are hoping for 180 (though honestly I think it is more)

3) Phase 2 – the Safeway was another 20 potential years on their lease (two 10 year options). Assuming they do both options, phase 2 would be the removal of the Safeway for more mixed use buildings. These would be the 5-6 story buildings with retail on the first floor and apts, condos above. We would lose our only grocery store close to us – albeit not a wonderful one, it still is nice and convenient.

4) Phase 3 – would be for commercial high rise building(s) on the corner.

Phase 2 and 3 probably are a long ways off, but this would definitely change the look of that corner.

I honestly think that annexing to the city of Gaithersburg is a underhanded way to make more dense development and we should fight it...

Anyone else there – please provide insight since I do have a bias!

Thanks

Naomi

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**From:** [PCWC@yahoogroups.com](mailto:PCWC@yahoogroups.com) [mailto:PCWC@yahoogroups.com] **On Behalf Of** Kate Carter [krfcarter@yahoo.com](mailto:krfcarter@yahoo.com) [PCWC]  
**Sent:** Wednesday, October 28, 2015 12:46 PM  
**To:** Pam Del Vecchio

Cc: PCWC

### ATTACHMENT 3

**Subject:** Re: [PCWC] Fwd: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Was any of this discussed at the meeting held at QO? Yikes. I would imagine if its housing it would affect the cluster and over crowding.

Kate Carter

Sent from my iPhone

On Oct 28, 2015, at 12:39 PM, Pam Del Vecchio [pamdelvecchio@comcast.net](mailto:pamdelvecchio@comcast.net) [PCWC] <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)> wrote:

Did anybody get to attend the meeting last night about the Johnson property? If so, can you share what happened? Thanks!

On Mon, Oct 26, 2015 at 8:41 PM, margkeyes [margkeyes@yahoo.com](mailto:margkeyes@yahoo.com) [PCWC] <[PCWC-noreply@yahoogroups.com](mailto:PCWC-noreply@yahoogroups.com)> wrote:

**[Attachment(s) from margkeyes included below]**

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Gina

Date:10/26/2015 8:22 PM (GMT-05:00)

To: Robyn Rutland ,Isabelle Juhring ,Margkeyes

Subject: Fwd: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

I am not on the PCWC distro list anymore so not sure this was shared on it

Thanks!

Gina

Sent from my iPhone

Begin forwarded message:

**ATTACHMENT 3**  
**From:** Lisa Patterson <[lisa.patterson@aol.com](mailto:lisa.patterson@aol.com)>  
**Date:** October 26, 2015 at 8:05:02 PM EDT  
**To:** [ginakid@yahoo.com](mailto:ginakid@yahoo.com)  
**Subject:** Fwd: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Get someone from your neighborhood to attend this meeting tomorrow!

Lisa

Celebrating 18 years of success!

Lisa Patterson, Realtor  
Patterson, President  
Coldwell Banker Residential Brokerage  
Darnestown Civic Association

C 301.704.4714 14132B  
Darnestown Road  
O 301.548.0999/301.718.0010 Darnestown, MD 20874

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

**From:** Katie Rapp <[wookyluvr2002@yahoo.com](mailto:wookyluvr2002@yahoo.com)>  
**To:** Lisa Patterson <[lisaapatterson@aol.com](mailto:lisaapatterson@aol.com)>  
**Sent:** Mon, Oct 26, 2015 7:42 pm  
**Subject:** Fw: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Lisa, I think I forgot to forward this to you.

Katie

----- Forwarded Message -----

**From:** Munish Mehra <[dr.mmehra@gmail.com](mailto:dr.mmehra@gmail.com)>  
**To:** 'Munish Mehra' <[mmehra@qbiop.com](mailto:mmehra@qbiop.com)>  
**Sent:** Friday, October 23, 2015 5:55 PM  
**Subject:** Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hello neighbors,

Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole

## ATTACHMENT 3

area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

**Land Use:** Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

**Current Special Exception:** The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

**Garden Center Proposal:** The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

**Garden Center Approved/Not Built:** This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

**Rezoning to Commercial:** About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

**Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61 [http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)



## ATTACHMENT 3

The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

**Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

**Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master

Plan: [http://www.gaithersburgmd.gov/~medi a/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~medi a/city/documents/government/master_plan/2011/Land_Use.pdf)

**Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

<http://sirepub.gaithersburgmd.gov/sirepub/ag docs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg planning process.

<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

**My Questions:** I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

1. What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of

plans. We have the right to comment on

plans. I do not know if this is the case if the land is annexed and rezoned by the city.

3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.
7. Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Katie Rapp **ATTACHMENT 3**

<image001.jpg><image002.jpg>

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Posted by: Adrienne Helgerman <[helgermana@gmail.com](mailto:helgermana@gmail.com)>

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Hirsch, Marie (NIH/VRC) [E] <hirschm@mail.nih.gov>  
**Sent:** Friday, October 30, 2015 9:55 AM  
**To:** Bello, Michael  
**Subject:** Please reconsider!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have just been informed of a plan to build up to 180 new houses behind Safeway, which will feed into TMES/RMS/QOHS.

High level summary:

- QOHS is already over capacity by 100+ students
- this proposal will add more congestion to the corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.

**We are overcrowded at QO, the congestion at the intersection of 28/QO is already dangerous, we have traffic issues and safety concerns about our children crossing the street, and please SLOW DOWN and make an informed decision, not a dollar decision.**

**PLEASE RECONSIDER!**

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Ted MacDonald <tjmacshome@outlook.com>  
**Sent:** Friday, October 30, 2015 9:55 AM  
**To:** Bello, Michael  
**Subject:** Gaithersburg Annexation Proposal

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Grove Homeowners Association community near Jones Lane Elementary/Rachel Carson Elementary/ Quince Orchard High School area. My son currently attends Quince Orchard High School.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,

Ted MacDonald

12349 Sweetbough Court

Sent on the new Sprint Network from my Samsung Galaxy S®4

# **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Joanne Levitt <mojojo@gmail.com>  
**Sent:** Friday, October 30, 2015 9:53 AM  
**To:** Bello, Michael  
**Subject:** The Johnson's Annexation and redevelopment proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mr. Bello,

I just recently became aware of this Johnson's proposal. As I read it this morning, I sat in disbelief in front of my computer. I am not a regular activist, and usually don't speak up much, but this...this proposal will be very bad for the whole area. All you have to do is sit at the corner of Quince Orchard and 28, especially at AM and PM rush hours, and you will see that this corner can not handle anymore major traffic. There are many fender benders, major accidents and even a bicyclist killed this past Spring in front of McDonalds...a ghost bike now sits where he was killed. This is all in front of Quince Orchard HS. This is a corner that student pedestrians cross (these already dangerous roads), 3 times a day, 10 months a year. As well as, you have many new drivers navigating the already congested area to get to QOHS. Add more homes, and more vehicles, it will only make a bad situations a whole lot worse.

To add to the concerns, the QOHS is already over crowded. If you add more homes, you add more kids to an already over crowded HS!

This proposal was not approved by the County because of the already congested area, and the school capacity issues. The County recommended parks instead.

If you approve this proposal, you will add more congestion to an already congested area, you will add more students to an already over crowed High School (Middle School and Elementary School) which did not get the needed funding to expand in the next 5 years, and you will create more safety issues in an area that already has pedestrian, vehicle, and bicycle safety issues.

I am asking you to really think about this decision. I am asking you to sit at the corner of Quince Orchard/28 during AM rush hour, while the kids are going to school...the whole rush hour. I am also going to ask you to come back to the PM rush hour when residents are trying to get up 28 to just get home. The bottle neck is ridiculous and dangerous. I don't think you can make an informed decision unless you see the traffic, and talk to each Principal at each school that will be effected.

I am writing this to you knowing that after 2017 I will not have a child in any of the schools, as they will have graduated from QO. I am also writing this knowing that we do not plan to stay in this area long term, but I feel very strongly that if you pass this proposal, it will have detrimental consequences to Quince Orchard and 28, as well as, all the communities in the area.

Please take your time, think before making a decision, or better yet do not pass this proposal.

Thank You,

Joanne Levitt (Quail Run Community)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tracy Greenberg <tracysg@gmail.com>  
**Sent:** Friday, October 30, 2015 9:51 AM  
**To:** Bello, Michael  
**Cc:** Terry Greenberg  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am a resident of Montgomery county and 8 year resident of the Quince Haven neighborhood off of Darnestown Road. I am writing to express my great concern with the rezoning and planning of the Johnson property.

My husband grew up in this area and his family has lived here for over 65 years. Our family owns a local exterior remodeling business and supports the local economy. Although we support growth in the area, we have strong concerns about the Johnson Property project.

The annexation of the 23-acre property without an understanding of plans for its development could have a significant detrimental impact on nearby residents, including my family.

We are currently being told that the proposed Phase I development could entail up to 180 residential units on 14 acres of the 23-acre property, with further development (proposed residential/commercial mixed) on the remaining 9 acres. This population increase in such a small area would have a very significant impact on traffic congestion, school populations, and infrastructure.

I respectfully request that you delay any decisions on annexation of this property until it has been investigated and explained more thoroughly.

Thank you for your consideration,  
Tracy Greenberg  
240-393-9398  
Tracysg@gmail.com

Sent from my iPhone



## ATTACHMENT 3

**Bello, Michael**

---

**From:** cec616@aol.com  
**Sent:** Friday, October 30, 2015 9:49 AM  
**To:** Bello, Michael  
**Subject:** Proposed Housing Development - Raising Concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a parent of 2 Quince Orchard High School students and one Rachel Carson Elementary school student. I am writing to raise my concern regarding the proposed housing development (Johnson) for the area around the Safeway on Route 28.

I would appreciate consideration to deny this housing development project for the following reasons:

- Safety & Traffic Issues - my 2 QOHS students walk to and from school every school day. As a parent, this is already a concern - as Route 28 and Quince Orchard (where they cross to get to school every day) is already a very busy intersection. Adding 180 housing units will surely increase traffic and increase safety risks.
- Overcrowding of Schools - The schools in the area are over crowded, especially QOHS and RCES. Adding more housing, will surely mean more children attending the local schools and will increase already existing over crowding issue.

Thank you for your review of my email. Please consider this decision carefully on our behalf. I hope these safety, traffic, and overcrowding issues are being carefully considered and that monetary benefit is not the only driver.

Thank you.

Cecilia Matthews  
240-418-8796  
cec616@aol.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Anna Alvarado <anna.alvarado@icloud.com>  
**Sent:** Friday, October 30, 2015 9:48 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property on 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Bello, my family is against the project to build large developments in the area, we've lived there for 18 years and it's getting over populated, Traffic is horrible as is and what about the schools, where is the idea of suburban living? We can not continue to let investors create chaos in our neighborhoods.  
Thank you for your time.

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bill Enright <benrights@msn.com>  
**Sent:** Friday, October 30, 2015 9:48 AM  
**To:** Bello, Michael  
**Subject:** No Annexation of Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mike,

I am writing to let you know I and many of my neighbors in the Quince Haven development are against the proposed annexation of the Johnson property to include the request for rezoning of that land. Route 28 is a serious bottleneck already, Thurgood Marshall ES, Rachel Carson ES, Ridgeview MS are all well over capacity or projected to get there soon. This area cannot support the additional land development without serious infrastructure development.

Thanks  
Bill Enright  
Homeowner  
12312 Chagall Drive  
N Potomac, MD 20878  
301-525-4621

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Kathleen McClure <keckler11@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:48 AM  
**To:** Bello, Michael  
**Subject:** Johnson Propety

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please allow the proper protocol to be used in deciding whether the Johnson property across from QO be developed into housing.

There is a lot of density there already and the schools are already overcrowded.

I am against the Johnson family circumventing the process and trying to get a quick ok through Gaithersburg city to annex and ruin the area.

Very Truly,

Ms. Kay McClure  
Gaithersburg Resident  
Parent of students at QO  
Third Grade teacher MCPS

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Renee Mcgowan <rmcgowan@opentext.com>  
**Sent:** Friday, October 30, 2015 9:45 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael Bello,

I am writing as a concerned parent of a Quince Orchard High school, it has been brought to my attention that Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Darnestown Safeway. I was told they plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area **because of the traffic and school capacity issues**. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months.

QO-is overcrowded, the congestion at the intersection of 28/QO is already dangerous, that we have traffic issues and safety concerns about our children crossing the street.

Please for the safety of our community, **I would ask you to NOT allow this.**

Thank you,  
Renee McGowan

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ken Lonogan <kd.lonogan1521@gmail.com>  
**Sent:** Friday, October 30, 2015 9:43 AM  
**To:** Bello, Michael  
**Subject:** Fwd: No To More Houses on Johnson's Property on MD 28 & QO Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** Ken Lonogan <[kd.lonogan1521@gmail.com](mailto:kd.lonogan1521@gmail.com)>  
**Date:** Fri, Oct 30, 2015 at 9:25 AM  
**Subject:** No To More Houses on Johnson's Property on MD 28 & QO Rd.  
**To:** [michaelbello@montgomeryplanning.org](mailto:michaelbello@montgomeryplanning.org)

Dear Mr. Michael Bello,

We learned of the plan to build more houses on the property of Johnson's on MD 28/ Darnestown Rd and Quince Orchard Rd. behind the Safeway store. As a resident of the area for the past 9 years, I witnessed the steady growth of congestion on the roads and schools.

Adding more houses would contribute more to the already congested roads and schools in the area and would make it unsafe for students crossing Darnestown Rd. and Quince Orchard Rd.

Please reconsider the City's decision allowing the development of the Johnson's property for residential purposes. Making the area a park would be alot more beneficial and eco-friendly.

Thank you,  
Kenneth D. Lonogan, [202-497-9403](tel:202-497-9403)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bruce Negrin <bruce.negrin@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:40 AM  
**To:** Bello, Michael  
**Cc:** Bruce Negrin  
**Subject:** Johnson Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

Good morning. I am writing to you to voice my concern over the potential annexation and development of the Johnson Property on Rt 28. Having moved to the area 3 yrs ago from an urban New York suburb I understand the concept of development but smart development. My concern is what is perceived as hasty annexation plan to capitalize on a slow moving community. Unfortunately all too often perception is reality.

The proposals that were presented do not fit the scale or need of the surrounding community, especially the plans calling for a Gateway to Gaithersburg that would eliminate community needed convenience. Other concerns arise as well such as traffic and most importantly school overcrowding. There is no way the building of 180 additional single family or town homes will not affect school population. As a Jones Lane parent having had to sit through a MCPS presentation to ease overcrowding at Rachel Carson I m not sure why we would go through this again so quickly.

My point is that although the Johnson property might have a master plan for it's 14 acres this plan is does not look at the bigger picture. All of these new developments are viewed as islands never thinking about how they may affect the their surrounding areas. I am not against development or growth BUT planned smart growth is the key and I do not think the City of Gaithersburg should be allowed to circumvent the plan. Thank you for your time.

Sincerely,

Bruce Negrin  
14704 Brougham Way  
North Potomac, MD 20878  
301-990-0127

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Baiamonte, Josephine <JOSEPHINE.BAIAMONTE@cbp.dhs.gov>  
**Sent:** Friday, October 30, 2015 9:40 AM  
**To:** Bello, Michael  
**Subject:** Proposed Quince Orchard Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello

Our community has just been notified about a potential development (180 new homes) across the street from our high school (Quince Orchard High School (QOHS)), near the Safeway shopping center area. As the county has previously provided commitments that this area would not be rezoned, our community is devastated to find out that the land owners have asked that the city annex them to push the development through and that this is now being considered.

The proposed additional housing and the number of families this will bring to our community will cause a great deal of crowding for Thurgood Marshall, Ridgeview, and QOHS. Additionally this brings the community greater risk in terms of traffic and safety issues with the high school right across the street. QOHS is already over capacity and this proposal will add more students to an already crowded high school and more congestion to the corner of 28 and Quince Orchard.

There has been NO review of how this will affect our schools and our community. A review is critical and essential prior to any decision. This certainly also has not been considered in our student numbers or funding.

It is appalling and disappointing to think that the county would consider such a proposal based on economics rather than the safety and well-being of its community. I would like to think that as our representative you will listen to the concerns of your constituents before making any decision that would so negatively impact our community.

Josephine and Enrico Capraro



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Maria McDonald <mariamc@verizon.net>  
**Sent:** Friday, October 30, 2015 9:36 AM  
**To:** Bello, Michael  
**Cc:** Robert A. McDonald Ph.D.; mariamc@verizon.net  
**Subject:** New housing on the Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

As a resident of Quince Orchard Knolls for the past 42 years, I have witnessed a substantial increase in traffic and congestion at the Route 28/Quince Orchard Road intersection. In the mornings and evenings, the traffic on Route 28 at this intersection is incredibly slow and congested. These new housing units that are being proposed would significantly add to this gridlock.

In addition, new housing would increase student population at the already overcrowded Quince Orchard High School. As a retired MCPS high school teacher, I can attest to the challenges of teaching classes of 34-35 students. It is virtually impossible to give students adequate individual attention when there are so many students in a class. And, in a society and community that values AP courses and a strenuous curriculum, it is almost impossible to achieve a top score of 5 on the AP exam when your classroom has 34 rather than 22 students. We can't have it both ways! Either we have smaller classes where students can receive individual attention and perform to their potential, or we simply pack as many into the classroom as physically possible and shut the door on the teacher and students. That is what your proposal to build additional housing on the Johnson property does.

In summary, I object to the proposal for new housing units on the Johnson property because of the adverse impact it would have on the already crowded traffic patterns as well as the negative impact on the local schools which are also at maximum capacity. I urge you to look for other alternatives for this property that would not negatively impact the community (e.g. garden center, park, community center).

Sincerely,  
Maria A. McDonald  
(301)869-3366  
12000 Clover Knoll Road, North Potomac, MD 20878 mariamc@verizon.net

Sent from my iPad

## ATTACHMENT 3

**Bello, Michael**

---

**From:** anjali <anjaliprabhu@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:36 AM  
**To:** Bello, Michael  
**Subject:** Regarding: 180 New houses that are planning to be built behing Safeway (croner of 28/QO-Gaithersburg, MD)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr.Bello,

It has come to my notice that there is a plan to build upto 180 new homes (behind Safeway- Gaithersburg-20878).

The children living here will then feed into the TMES/RMS/QOHS schools.

I urge you to make an informed decision regarding this, as the QO school is already at capacity and the traffic situation at the junction od 28 & Quince orchard road is not the best either.

The addition of these homes will increase the number of vehicles on the road and increase the number of students in the school system, which currently we lack the infrastructure to support.

All we ask is to please make informed decisions, as this will impact quality of life for many families living in this neighborhood.

Thanks for your time.

Best,  
A. Prabhu

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lynette Watson <butter20772@yahoo.com>  
**Sent:** Friday, October 30, 2015 9:35 AM  
**To:** Bello, Michael  
**Subject:** MCPS Capital Budget Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mr. Bello,

My name is Ms. Lynette Neal Watson and I have a student at Quince Orchard High School. Quince Orchard High School is currently overcrowded. The congestion at the intersection of 28/QO is already dangerous. We have traffic issues and safety concerns about our children crossing the street! PLEASE SLOW DOWN and make an informed decision, not a dollar decision. Please review how this proposal to build up to 180 new homes behind the Safeway will affect our schools already overcapacity and the safety of our students.

Sincerely,  
Ms. Lynette Neal Watson

## ATTACHMENT 3

Bello, Michael

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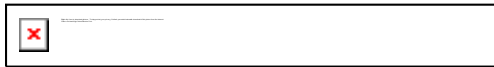
**From:** Roth, David <David.Roth@hughes.com>  
**Sent:** Friday, October 30, 2015 9:33 AM  
**To:** Bello, Michael  
**Subject:** STOP OVERCROWDING!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr: Bello,

Please do the right thing and prevent this from happening....

David Roth



Booster Club Parents, we need your help **BY NOON TOMORROW**. We have just been informed of a plan to build up to 180 new houses behind Safeway, which will feed into TMES/RMS/QOHS. Ms. Working just received the email below. High level summary:

- QOHS is already over capacity by 100+ students
- this proposal will add more congestion to the corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.
- the city has given no notice of this vote and we have exactly **18 hours to respond**.

**The details of the deal are below, but our ASK TO YOU, please, by NOON tomorrow:**

Email [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org) and tell him that we are overcrowded at QO, that the congestion at the intersection of 28/QO is already dangerous, that we have traffic issues and safety concerns about our children crossing the street, and to SLOW DOWN and make an informed decision, not a rushed decision. Please keep your correspondence rational, as perplexing as this is they will not listen to us if we become belligerent. THANK YOU QO PARENTS! We stopped the bus parking at QO, we can stop that too. Go Cougars!

**DETAILS ABOUT THE PROPOSAL:**

Dear Principals.... the county planning department is finishing their report on recommendations about the plan for annexation and redevelopment of the Johnson property.

## ATTACHMENT 3

They are collecting messages from the community which will inform their decision and which will be included in their report. The more messages they receive, the stronger the voice of the community.

I think it would be very helpful for them to hear directly from the principals of the three schools most affected by this huge change in land use in the Quince Orchard area.

The contact is: Michael Bello [301-495-4597](tel:301-495-4597) [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org)

Thanks,  
Katie Rapp

---

**From:** Scott McDowell [<mailto:scottmcdowell@mac.com>]

**Sent:** Wednesday, October 28, 2015 5:09 PM

**Subject:** Fwd: MCPS Capital Budget

Hi Principals,

Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because that would be easier to get this accomplished in the coming months. They could break ground immediately after the city approves although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

Sincerely,

Scott

**[Attachment(s) from Katie Rapp included below]**

Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QO/28 and add a great deal of development and change the entire area.

The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red brick building behind Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with any questions.

Katie Rapp

## ATTACHMENT 3

----- Forwarded Message -----

**From:** Munish Mehra

**Subject:** Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, attend the meeting on Oct 27th at 7:00 PM (See attachment)

Hello neighbors,

Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

**Land Use:** Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time, but they chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to me).

**Current Special Exception:** The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall High School was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

**Garden Center Proposal:** The community was surprised in 2004-2005 to learn that the Johnsons wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This led to a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just 10 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

**Garden Center Approved/Not Built:** This plan was approved, but the Johnsons chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too high after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

**Rezoning to Commercial:** About 6 years ago, the Johnsons tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

**Selling to Parks Dept:** They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p.

61 <http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAppealedandAdopted>

## ATTACHMENT 3

The parks department did not have the funding to purchase the property at the price the Johnson's were offering. The end result is that nothing happened at that time. The county did not rezone the land and the parks department did not purchase it.

**Current Zoning/Allowed Uses:** The map on p. 62 of the Great Seneca plan shows the current zoning. The properties adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. The allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salon, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

**Request for Annexation:** After they were not able to get the land rezoned in 2009, the Johnson's went to the town of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan: [http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

**Creating a Western "Gateway":** Note that the Gaithersburg plan calls for annexation and rezoning of the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: [Municode Library](#)

The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons last past summer. The documents are here:

<http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

Here's more info about the Gaithersburg planning process.

<http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

**My Questions:** I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

1. What is the density of housing allowed on MXD land and what is proposed? I have concerns because I need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning the county requires that they contact adjacent landowners and community associations so we're aware of their plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What are they putting in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand that they are considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving from interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is I

## ATTACHMENT 3

density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?

5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the m Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our comm and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighbo certain times of the day. Safety is a huge issue.
7. Widening of 28? If they build this much development, would they need to further widen 28 and/or into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Fo would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety imp for students at QOHS?

These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

Katie Rapp

See what's happening on our social sites



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Quince Orchard High School Booster Club | 15800 Quince Orchard Rd | Gaithersburg | MD | 20878



## **ATTACHMENT 3**

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Marc Lizmi | [marc.lizmi@gmail.com](mailto:marc.lizmi@gmail.com) | 301.467.0094 | [www.about.me/marc.lizmi](http://www.about.me/marc.lizmi)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Luke and Amy <walsh5x@verizon.net>  
**Sent:** Friday, October 30, 2015 9:33 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development Around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Quince Orchard High School. I also have another child that will attend QOHS in a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family) I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street. Just last year there was a cyclist fatality.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

**Sincerely,**

**Amy Walsh  
14908 Keeneland Circle**

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jeff Rosolio <jeffrosolio@gmail.com>  
**Sent:** Friday, October 30, 2015 9:32 AM  
**To:** Bello, Michael  
**Cc:** dr.mmehra@gmail.com; Sharon Rosolio; janet@veirsinsurance.com  
**Subject:** Annexation of Parcel at Darnestown & Quince Orchard Roads

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a resident of the Willow Ridge subdivision. I am writing you today to join a growing number of citizens concerned about the detrimental effects of annexing and rezoning the partial of land at the intersection of Darnestown and Quince Orchard Roads. As you are well aware, that parcel is currently zoned R-200 and was originally slated to accommodate 30 single family homes, which is very much in keeping with the current look, feel and density of the area that surrounds it. Simply put, that makes an abundance of sense to all of us who are already impacted by the ever increasing traffic congestion and the noise, pollution and public safety challenges that accrue to it. The narrowing down of westbound Darnestown Road to two lanes at Riffle Ford Road is already wreaking havoc with rush hour traffic headed to Darnestown, Poolesville and points further west. Unlike other sections of the County which have experienced higher density mixed use development, we have no nearby major roads or highways to syphon off traffic congestion.

Also worthy of serious consideration are the facts that Quince Orchard High School, Ridgeview Middle School and Thurgood Marshall and Rachel Carson Elementary Schools are already over capacity and underserving the physical requirements of their respective student bodies. Putting in an additional 180 dwellings on the parcel in question will only exacerbate school system problems which are already out of control with no effective mitigation in sight for the foreseeable future.

We are also concerned that if this parcel of land is annexed to the City of Gaithersburg, we will be effectively walled off from civic input on the further development, happening literally in our backyards, as non-city residents.

All of our concerns have merit and are born out of the negative impacts of real infrastructural problems. This is not another case of curmudgeonly NIMBY-ism, but rather a plea for common sense and sensitivity to public welfare to prevail.

Sincerely,

Jeffrey Rosolio

## ATTACHMENT 3

**Bello, Michael**

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**From:** melissagracyalny@gmail.com  
**Sent:** Friday, October 30, 2015 9:30 AM  
**To:** Bello, Michael  
**Subject:** Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please do not consider annexation I to the city of Gaithersburg for the area by the Safeway at 28 and QO. Please keep high rises abs over crowding out of our districts. Wootton is absorbing the overflow from Crown already and QHS is already too crowded. Please re-consider the annexation.

Thank you

Melissa Gracyalny  
(240) 476-8370

## ATTACHMENT 3

**Bello, Michael**

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**From:** Stacy Seppy <stacy.seppy@gmail.com>  
**Sent:** Friday, October 30, 2015 9:26 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property - Yes, make it homes with a Section 8 apt complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

Thank you for taking the time to hear our community's thoughts and opinions.

As I understand it, the Johnsons have tried to do many things with their property and have gone to great lengths to respect the community. New houses is a wonderful idea - 1) affordable housing is found by providing more housing and 2) building new homes tends to help spur the economy into recovery or if it has stalled. As I will detail below provide documentation to support, the schools can handle it.

Before I go into the support for why the schools are not a problem, I have a recommendation. In addition to the houses, which is a fabulous idea, I recommend there be multi-family unit housing. Either apartments or Section 8. I know some apartments were added to Crowne but they are expensive. I looked into one for my brother in law and I could get a mortgage for a townhouse for the same price. Previously the surrounding communities have been mandated to add multi-family unit housing to the communities and this was accommodated by adding duplexes. This does not go near to addressing the need. There are families where the parents are commuting from Germantown or Montgomery Villiage because they cannot find closer housing. I would like to see more affordable housing where someone who does not meet the Federal guidelines of poverty (single or married person makes \$30,000 annually), but cannot make it on their own.

I've attended several meetings on the QO Cluster school situation. We will be having 300 students move out of the QO cluster in a few years when the improvements are done on Dufief ES. Dufief feeds into Wooton HS. Even though RCES is over-crowded by 300 students, QOHS is actually under-enrolled. So taking the 300 students out provides even more room in the system. Both middle schools are under-enrolled as well. Here is the report that was issued that details the plans for Dufief construction and rezoning of RCES - [Plan for QO Cluster Schools - From Interim Superintendent](#)

All of the elementary schools are over-enrolled, however Jones Lane is the least affected and there are also talks of potentially expanding that school if ever necessary. Thurgood Mashall, which I believe is the zone the Johnson property is in, projected to be quite over enrolled. I have no idea if it is possible - but from everything I've read, that might be ideal. But I do not have the whole picture. Only MCPS Long-Range Planning does. I think it would ease a lot of folks minds and extend an olive branch if in the announcement folks knew the two departments were talking and working together to ensure little stress on the school infrastructure. I believe I'd start with the person who wrote the report above - the Interim Superintendent - the report is signed Larry Bowers. This report might also help - [School Capacity Overview - Report from MCPS Long-Range Planning](#)

I've looked at the county data, reports and projections to make other votes for my cluster. I'm just a parent, but I like to make informed decisions based on data and facts rather than decisions based on fear. If you want the source or more information - [Here's where I research this information](#)

Other than that, I think folks just don't want things to change. If you look at the history, our area has said no to every improvement or change that I am aware of:

### ATTACHMENT 3

- Improvements to 28 to handle additional traffic (flyovers instead of stoplights so it wouldn't be like 355)
- Science City (would have increased property values, brought in very smart people, increased school test scores, programs, academic competitiveness at schools and therefore the curriculum)
- Johnsons wanted to build a green house but the community made them make significant modifications to it
- New elementary school (people dealing with the over-crowding at Rachel Carson saw the need for it, everyone else did not want the hassle of a boundary study that could potentially change their school assignment)

When change and opportunity presents itself, sometimes we need to take the opportunity even if it is a little uncomfortable. For example, the Crowne was uncomfortable at first. The construction on the road was a mess. But it is turning out to be a lovely development and addition to our community. I lived at the northern end of Montgomery County (by butler's orchard) before the Father Hurley Blvd exit existed and the Wal-Mart and that whole shopping center was farm land. I remember there was dissent then too about all the construction and development. But now an entire city - Germantown - has developed and become quite prosperous. It is a large center of commerce and center of some of our more affordable housing.

Unless we change, grow, adapt, we risk the local economy stalling out because the environment is stale. For example, Kentlands experiences extremely high business turnover - the development is not as stable it once. Kentlands looks exactly the same as it did 5 years ago. The stores next to the CVS have also remained vacant and/or turned over several times in a short period of time. On the contrast, Germantown keeps folks interested by always building something new. Rio added a train service. Then it added a carousel and redid the playground. Before that, they built on.

At some point, I hope someone stands up and says I know you are afraid of change, but this change is going to be good for you and the community. If change does not happen and we do not update the community, taxpayers will find somewhere else to live.

I'm not saying I like change. I hate change like the rest of us and I'm terrible with it. But I have a business degree and I understand what helps the local economy.

Please take care,  
Stacy Seppy  
301-640-5194

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mike <mkapsilis@aol.com>  
**Sent:** Friday, October 30, 2015 9:25 AM  
**To:** Bello, Michael  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Hallman Grove community near Jones Lane Elementary. My children attend Jones Lane Elementary and will attend Ridgeview Middle School and Quince Orchard High school in the future.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead.

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,

Michael Kapsilis  
15500 Hallman Grove Court  
North Potomac, MD 20878



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Mike Mendelow <mike.mendelow@gmail.com>  
**Sent:** Friday, October 30, 2015 9:25 AM  
**To:** Bello, Michael  
**Subject:** North Potomac Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael,

I am a resident of Orchard Hills and I just wanted to voice my strong opposition to the proposed annexation of the adjacent John property. Besides the obvious concerns of traffic, school overcrowding, and safety I feel that the annexation by the city will remove any voice that us non-city residents will have in the affairs related to the property. This concerns me greatly, especially having two small kids who will be running around the neighborhood as they grow up.

I feel that the area is NOT conducive to high density housing, and more importantly this area is not set up for destination retail. The infrastructure and support is not there. I feel that the community must have a voice in the use of this property, and that this annexation attempt is just a money grab by the Johnson family with no concern for the city and county plan and its residents.

Thanks

Mike Mendelow  
16200 Kimberly Grove Rd

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chris Mauck <cmauck@conrad.org>  
**Sent:** Friday, October 30, 2015 9:23 AM  
**To:** Bello, Michael  
**Subject:** Plan for annexation and rezoning of land near QO high school

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello –

I am a 10-year resident of the area in question and the parent of 2 children at QO High School. I urge you not to allow this proposal to go forward. Ms. Working does a fabulous job as principal of QO, but the school is overcrowded already and adding additional students will reduce the quality of education our kids receive.

In addition, the intersection of Darnestown Road and Quince Orchard Road is already dangerous with high speeds and heavy volume. A child was struck by a police car there a few years ago.

The way this proposal has been handled is not appropriate. The affected residents and QOHS were given almost no notice and no time to react. It seems almost like a sneak attack. This is not the way Montgomery County or Gaithersburg should be doing business.

Thanks you –

Christine Mauck  
301-325-5439

## ATTACHMENT 3

**Bello, Michael**

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**From:** Henderson, Elizabeth (CIV) <Elizabeth.Henderson@usdoj.gov>  
**Sent:** Friday, October 30, 2015 9:23 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello,

I am a long time Montgomery County resident and have lived in Darnestown and now in the Kentlands for years. I am very concerned about a large new development on the Johnson property. This area is already overcrowded with constant traffic jams at rush hour and numerous accidents at the Rt28 and Quince Orchard intersection. I would have no problem with a handful of homes or a small group of town houses sitting on this property but the scale of what is currently being proposed is way more than this area can handle. The schools in this area are already overcrowded and the potential danger in this already highly developed area to our children is of serious concern to me. My husband and I as a result are vehemently opposed to the Johnson development.

Elizabeth Henderson  
349 Chestertown St.  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Anne Baumgartner <abummy@msn.com>  
**Sent:** Friday, October 30, 2015 9:23 AM  
**To:** Bello, Michael  
**Subject:** Opposition of Annexation of property at QO and 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It has been brought to my attention that there is a proposal to annex property at the intersection of QO and 28 (across from QOHS) to the city of Gaithersburg. I am greatly concerned that this seems to be an ongoing attempt by commercial property holders in hopes of easing the ability to change the zoning to enable building of residential properties. From what I hear this is not the only property that is or has attempted to do this in recent months in the North Potomac area.

I oppose this and any further attempts at this type of annexation. This area is already over crowded. There is quite a bit of traffic congestion at this major intersection as well as the existing shopping centers next to the school on 28. We even lost a cyclist last year at this area. It simply is over crowded and congested and dangerous enough without the possibility of adding more traffic to the area down the road.

Thank you for your time,

Anne Baumgartner  
12103 Citrus Grove Road  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Jordan Kraus <jordankraus@me.com>  
**Sent:** Friday, October 30, 2015 9:19 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

We have just been informed about the development of the Johnson Property and have many concerns. I fully understand the need for development and economic growth, but also fear the ramifications that will ensue. This area is overcrowded. Traffic congestion has become unbearable and this will only exacerbate the problem. Also, the schools have become overcrowded. We moved to this area in order to give our children the best education possible. Classes are extremely full and this will surely have a negative affect on the education received.

Please drive through the area during school hours and rush hour to verify. Also, go to the schools and visit the classrooms. Talk with the staff at the school. My father always told me to "measure twice, then cut." I hope you will do the same.

Respectfully,

Jordan Kraus

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Phyllis Courlander <TopBanana2@comcast.net>  
**Sent:** Friday, October 30, 2015 9:19 AM  
**To:** Bello, Michael  
**Subject:** In Opposition to Annexing of Johnson Property into the City of Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello, I am writing in hopes that you will not support the annexing of the Johnson Property into the City of Gaithersburg. This piece of property is not near local public transportation and is situated at a pivotal corner surrounded by residential homes, the library, schools and community shops. This intersection is in many ways the "gateway" to the more ruralized section of upper Montgomery County.

The build-up on that property which would surely happen if it is annexed to the City of Gaithersburg would be totally out of place. Plus, it would generate huge additional traffic flow on Route 28 and Quince Orchard Road at a site where there is heavy foot traffic by students and local residents. While the City of Gaithersburg might end up securing additional tax revenue, it is the County that would bear a large added burden and expense in maintaining the surrounding roadways, walk ways, etc.

Please do not recommend that the property be annexed to the City of Gaithersburg.

Sincerely, Phyllis Courlander  
9 Joshua Tree Court  
North Potomac, MD 20878

Phyllis Courlander

Assistant Director  
Top Banana Home Delivered Groceries  
9 Joshua Tree Ct., North Potomac, MD 20878  
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## ATTACHMENT 3

**Bello, Michael**

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**From:** Simson, Shirley (NIH/NIDA) [E] <simsons@nida.nih.gov>  
**Sent:** Friday, October 30, 2015 9:17 AM  
**To:** Bello, Michael  
**Subject:** FW: Wootton Community Issues

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing re: the potential development planned for the Johnson Property – per the description below.

My understanding from this notice is that Wootton H.S. is being asked to absorb overflow from the new Crown Farm development (Gaithersburg HS district). If this is true, I am strongly opposed to this plan. I have 2 children attending Wootton and it is already *severely* overcrowded and cannot possibly take any additional students. There are already portables in place at the school.

Full details:

The property owner/developer is trying right now to be annexed into the City of Gaithersburg. It seems they are trying to do this so they can rezone the property and put more on it. Currently the county would allow for ball fields, single family homes or townhouses but the developers want both plus mixed use buildings – up to 6 stories high and the City of Gaithersburg would allow this. If they get annexed, they will develop the property in a 3 phase approach:

- 1) Phase 1 –The first would be to develop everything to the left of the Safeway. We would have a few single family homes, townhomes and condos. While currently the county would allow for 30 homes, the city would allow for 180. They are hoping for over 180 units.
- 2) Phase 2 – the Safeway has another 20 potential years on their lease (two 10 year options). Assuming they do both options, phase 2 would be the removal of the Safeway for more mixed use buildings. These would be the 5-6 story buildings with retail on the first floor and apts, condos above.
- 3) Phase 3 – would be for commercial high rise building(s) on the corner.

Thank you.

*Shirley Simson  
Wootton Parent*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Martha Segreti <msegreti@comcast.net>  
**Sent:** Friday, October 30, 2015 9:08 AM  
**To:** Bello, Michael  
**Subject:** Development along Rt 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route [28 and Quince Orchard Road](#) is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Thanks, Martha



## ATTACHMENT 3

**Bello, Michael**

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**From:** Tammy Pinson <tammy\_pinson@hotmail.com>  
**Sent:** Friday, October 30, 2015 9:07 AM  
**To:** Bello, Michael  
**Subject:** opposition to Johnston Property Proposal/Route 28 Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family), I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Tammy Pinson  
5 Native Dancer Court

## ATTACHMENT 3

**Bello, Michael**

---

**From:** rmcma44662@aol.com  
**Sent:** Friday, October 30, 2015 9:06 AM  
**To:** Bello, Michael  
**Subject:** Annexation of North Potomac land to Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a 20 plus year resident of North Potomac I am opposed to annexation of land in the area of Quince Orchard High School, across route 28 from being annexed into the City of Gaithersburg. It is clear that Gaithersburg permits much higher density than the county and this suburban/even semi rural area does not need additional high density development.

Regards  
Julianne McMahon  
22 Glenhurst Ct  
North Potomac MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jody McCain <jodyms@comcast.net>  
**Sent:** Friday, October 30, 2015 9:06 AM  
**To:** Bello, Michael  
**Subject:** Development of the Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Mr. Bello,

I am a long-time resident of the City of Gaithersburg (32 yrs) and am strongly opposed to the development of the Johnson property being within the City of Gaithersburg. I am totally on board with the position of the North Potomac Citizen's Association on this.

Please honor the requests of our City residents to NOT incorporate this development into the City of Gaithersburg.

Thank you,

Jo Anne McCain  
4 Turnham Court  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Cammie Moncak <cammie.moncak@gmail.com>  
**Sent:** Friday, October 30, 2015 9:04 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase/Fox Hills community near Jones Lane Elementary. My children attend both Jones Lane Elementary School and Ridgeview Middle School and will be going to Quince Orchard High School in a few more years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years  
This would be VERY sad to add more students to schools already overloaded
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street. Please consider how dangerous this is going to be for our community, especially our children
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for taking the time to read my email and consideration in NOT approving this proposal.**

Sincerely,  
Cammie Moncak  
14661 Brougham Way

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Aimee Seidman <aimeedoc1961@gmail.com>  
**Sent:** Friday, October 30, 2015 9:00 AM  
**To:** Bello, Michael  
**Subject:** QO overcrowding/traffic

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**We are overcrowded at QO. The congestion at the intersection of 28/QO is already dangerous We have traffic issues and safety concerns about our children crossing the street. Please, SLOW DOWN and make an informed decision, not a dollar decision.**

--

Aimee Seidman, M.D., FACP, CMD  
Rockville Concierge Doctors  
9420 Key West Ave., Suite 104  
Rockville, MD 20850  
(301) 545.1811 fax (301) 545.1814

Medical Director  
Asbury Methodist Village  
Gaithersburg, MD 20877

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Sylvia Greenberg <sgreenbergusa@me.com>  
**Sent:** Friday, October 30, 2015 8:58 AM  
**To:** Bello, Michael  
**Cc:** Sylvia Greenberg  
**Subject:** Johnson property development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mike Bello, RLA, LEED AP BD+C  
Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910  
301-495-4597  
301-495-1303 (fax)  
Michael.bello@montgomeryplanning.org

Mr. Bello,

I am sure you have received many emails from concerned citizens regarding the details of this plan and the way in which it is being pushed through. I am adding my voice to those in North Potomac and the neighborhoods surrounding this property who are opposed to allowing this project to proceed in its current form as a development annexed to the city of Gaithersburg. Whether it was intended or not, many feel that the annexation is an attempt to push the project through with as little public input as possible. Please reconsider this plan and allow those who are most impacted by this development to have a voice in this process.

Thank you.  
Sylvia Greenberg  
North Potomac resident

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Melanie Sparks-Liacouras <mliacouras@gmail.com>  
**Sent:** Friday, October 30, 2015 8:57 AM  
**To:** Bello, Michael

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Grove community near Jones Lane Elementary and Quince Orchard High School. My children attend Jones Lane Elementary school and will be going to Quince Orchard High school in years to come.

I have recently read about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and the plans to create a residential development of 180 new homes (condos, townhouses, single family). I am writing to say I am strongly against this proposal for the following reasons:

1. The public schools in our area are overcrowded and the community has been dealing with over capacity issues for years. This proposal would further burden the school system and detrimentally impact the quality of education provided to the children in this community.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous. There are traffic issues and safety concerns as our children cross the street in these areas as it exists currently. Increasing the traffic with the addition of this residential development without any plans to change the existing roadways is unsafe and irresponsible.
3. The proposal has very little green space incorporated. Previously, this proposal was rejected by the county for traffic and school capacity reasons and a park area was recommended instead. This would be a welcomed asset to this already bustling area and would not further congest our community.

**Thank you for your time and consideration in not approving this proposal. Please make every effort to hear the voices of our community and reach out to us for input.**

Sincerely,  
Dr. And Mrs. Peter. Liacouras  
15100 Gravenstein Way  
North potomac, MD 20878

## ATTACHMENT 3

Bello, Michael

---

**From:** Tiffany Murphy <tiffanyhmurphy@gmail.com>  
**Sent:** Friday, October 30, 2015 8:53 AM  
**To:** Bello, Michael  
**Cc:** Len Murphy  
**Subject:** REJECT Johnson's Property Proposal for Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children will attend Jones Lang and will be going to Quince Orchard High school when it's time.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am **against** this proposal for the following reasons:

1. QOHS is already **over capacity** by 100+ students. This proposal will add **more students** to the high school.
2. This proposal will add **more congestion** to the corner of 28/QO. This corner is already dangerous. There are traffic issues and safety concerns as our children cross the street.
3. There has been **NO review** of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.
4. The proposal had very little green space and was **rejected by the county for traffic and school capacity reasons**. They recommended park area instead.
5. The city has given **no notice of this vote** and we have exactly 18 hours to respond.

Thank you for your time and consideration in **not** approving this proposal.

Sincerely,

Tiffany and Len Murphy  
12428 Falconbridge Drive  
N. Potomac, MD 20878



## ATTACHMENT 3

**Bello, Michael**

---

**From:** themdvans <themdvans@gmail.com>  
**Sent:** Friday, October 30, 2015 8:50 AM  
**To:** Bello, Michael  
**Subject:** QUINCE ORCHARD CLUSTER

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Mr. Bello: I am a parent of a student at Quince Orchard High School and I have been made aware of a potential development to be built across the street from the high school specifically around the Safeway shopping center area. I am writing to you in hopes that you will also share this with others that this potential development will wreak havoc to the surrounding area not to mention the high school.

Have you ever tried to drive down Darnestown Road/Route 28 at 6:00pm on a week night? Have you ever tried to get out of the Potomac Valley Shopping Center at 6:00pm on a week night? There is so much traffic it is nearly impossible to make the light to go North across Quince Orchard Road in 1 sitting, the back up is miles long! In addition to the traffic congestion this will make, the over-crowding of the surrounding lower schools. Quince Orchard High School is over capacity by approximately 350 kids (understanding that this is a whole other issue as to why the school is so over capacity, but that's a different opportunity for a different time).

Again, my hope is you will share this note with the "powers that be" to please reconsider this new development, I understand the owners would like to reap the benefits of the land but there has to be something else considered!

We appreciate your time.

Mindy & Ken Van Valkenburgh

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Carrie Lagas <carrie.lagas@gmail.com>  
**Sent:** Friday, October 30, 2015 8:48 AM  
**To:** Bello, Michael  
**Subject:** Annexation of the Johnson Property in Gaithersburg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Jones Lane Elementary School and will soon be going to Ridgeview Middle School and Quince Orchard High School.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Carrie Lagas  
14617 Gallant Fox Lane

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Heidi Price <heidimprice@gmail.com>  
**Sent:** Friday, October 30, 2015 8:47 AM  
**To:** Bello, Michael  
**Subject:** Concerns Regarding Johnson's Redevelopment Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a property owner and resident of the neighboring Potomac Chase community, we have just received notice of Johnson's proposal to redevelop the land at the intersection of Route 28 and Quince Orchard Road. The addition of 180 new houses will significantly increase the amount of traffic causing further congestion at an already congested and dangerous intersection which includes one of the county's high schools.

There are several additional concerns from this proposal that have not be adequately addressed. Please consider the following before approving Johnson's annexation proposal:

1. There has been no review of how this development will affect our already overcrowded schools (Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS.) Quince Orchard HS is currently overcapacity by 100+ students.
2. The pedestrian traffic at the intersection of Route 28 and Quince Orchard is already high. Adding over 100 additional properties will increase both the vehicular and pedestrian traffic, in turn creating a more dangerous intersection. We already have traffic and safety concerns about students biking and walking to and from schools each day.
3. The current C-1 zoning of this intersection allows for neighborhood convenience commercial properties. What is the rationale for a potential rezone to create a "Gateway" to the city? This area is not a 'Gateway'. It is a small two-lane road that leads west towards Darnestown, Poolesville and beyond. This has always been a low-density development area because of it's distance from the I-270 corridor.
4. Would Route 28 need to be widened to accommodate the additional projected traffic? Keep in mind this would create a potentially more dangerous intersection for bikers and pedestrians.
5. Have the safety implications for the high school students been addressed?

The surrounding community would like a further review of these plans before the Planning Committee immediately approves the potential redevelopment of an existing quiet neighborhood to a "Gateway" community.

Thank you for your time and consideration when reviewing Johnson's Redevelopment Proposal. This approval of this redevelopment plan will greatly affect our neighborhood and surrounding community, and not necessarily in a good way.

Sincerely,

Heidi and George Price  
15120 Falconbridge Terrace  
Potomac Chase Community

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Matt Rosenstock <mrose19@outlook.com>  
**Sent:** Friday, October 30, 2015 8:44 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr. Bello - I am writing to voice my concern over the Johnson property being re-developed if annexed by the City of Gaithersburg. Our area is already over populated and adding 30 to 180 homes to that space will obviously only make it worse. Please do not support the annexation. As a parent of a child in elementary school, our schools already have portables due to overcrowding. With Rachel Carson Elementary bursting and the County looking for ways to alleviate that issue that will impact the surrounding schools, adding more students will not help the situation. Plus, with additional traffic, Route 28 will only become more of a mess than it already is.

Please, please do not go through with this.

Thanks for listening.

Matthew Rosenstock

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Gary Cain <garycain@comcast.net>  
**Sent:** Friday, October 30, 2015 8:47 AM  
**To:** Bello, Michael  
**Subject:** Development plan for QO and 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Michael. I have lived 1/2 mile from this intersection for 15 years. I just became aware of a potential change in zoning status that could open the way for higher density housing. My wife and I are strongly opposed to any plan that could result in more traffic, higher density housing and another high rise in the area. Thank you.

Gary Cain  
15301 Kwanzan Ct  
North Potomac 20878

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Lesley Macdonald <lesleyjmacdonald@aol.com>  
**Sent:** Friday, October 30, 2015 8:38 AM  
**To:** Bello, Michael  
**Subject:** Proposal for the Johnson property at Route 28 and Quince Orchard rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello - I am writing to strongly object to the proposal that would allow the Johnson property to be annexed by the City of Gaithersburg and rezoned for higher density development.

The schools in this area, particularly Quince Orchard High School, are already above capacity with no expansion planned in the next five years. The roads in the area are also beyond capacity. During the morning and afternoon rush hours traffic through the intersection at Quince Orchard Road is always backed up, turning a five minute drive into a 25 minute ordeal. Adding the proposed homes and townhouses would cause further traffic and safety concerns. It would change the suburban nature of the area and harm the community.

I have lived in this area since 2003 and have two children in the public schools. Each year the traffic and congestion has gotten worse. The high school is a real safety concern, as many students cross the busy intersections before school, during lunch and after school. Further development in this area would be dangerous.

I strongly urge you to put a stop to this proposal and involve the community in any plans for the Johnson property. Thank you.

Lesley MacDonald  
15224 Falconbridge Terrace  
North Potomac, MD. 20878  
301-926-3726

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Russ Dalin <rdalin4@aol.com>  
**Sent:** Friday, October 30, 2015 8:38 AM  
**To:** Bello, Michael  
**Subject:** Johnson Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Bello,

I understand that the Johnson Property is being considered for rezoning, which will bring many new homes to the Quince Orchard HS cluster. As I'm sure that you know, Quince Orchard High School is already over-crowded, to the point where driving through the Rt. 28 and Quince Orchard Road intersection is congested and dangerous. Quince Orchard High School is so over-crowded that the students sit on the floors during lunch because there is no space for them to eat in the cafeteria and classrooms exceed capacity.

Approving this property for this magnitude of housing is irresponsible and will worsen an already bad situation.

Thank you for your time and consideration,

Russ Dalin  
135 Upshire Circle  
Gaithersburg, MD 20878  
(father of a QOHS student)



## ATTACHMENT 3

**Bello, Michael**

---

**From:** sean\_o@comcast.net  
**Sent:** Friday, October 30, 2015 8:37 AM  
**To:** Bello, Michael  
**Subject:** Development at Quince Orchard and Rt 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Mr Bello,

Please delay any plans to add any multi-unit residences to the currently undeveloped area of QO and Rt 28. This would compound an existing congestion problem and devalue the property in that area.

I would also wish that this property no longer be considered a potential "gateway" to Gaithersburg as it is residential in nature and has no highway access. People did not buy their homes here so they could be close to a commercial development/transportation nightmare. It's a nice place to live, but it won't be if we sell what has made it so. Our goal is to keep this appealing to our current residents, not to maximize the profit of someone looking to cash-in at our expense.

Sincerely,

Sean O'Connor

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Ed Cohn <the\_xanman@yahoo.com>  
**Sent:** Friday, October 30, 2015 8:35 AM  
**To:** Bello, Michael  
**Cc:** Ed Cohn  
**Subject:** Potential Large Scale Development around Willow Ridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Please SLOW DOWN and make an informed decision.**

- QOHS is already over capacity by 100+ students
- this proposal will add more congestion to the already dangerous corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.

**Please consider the below Questions Prior to Making a Decision:**

1. What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.
2. Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.
3. They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?
4. Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?
5. Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?
6. Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.

**ATTACHMENT 3**

7. Widening of 28? If they build this much development, do they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?
8. Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

Thank you for your consideration

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Denyse Baker <denysebaker@me.com>  
**Sent:** Friday, October 30, 2015 8:33 AM  
**To:** Bello, Michael  
**Subject:** Annexation and development near Quince Orchard Highschool

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello

Just this morning I have become aware of the Johnson family proposal to have their property behind the Safeway near Quince Orchard High School annexed by the City of Gaithersburg with the intention to perhaps reduce the burden to a creating high density residential development.

I have grave concerns with any plans that do not take into account the impact on school density, traffic safety and other infrastructure. My children currently attend QOHS which is a good school but burdened by overly large class sizes already. Whether driving or walking, the intersection of Quince Orchard Rd and Route 28 is busy and treacherous for young people to navigate. There was also a bicycle fatality at a nearby intersection not long ago.

The current morning and evening traffic on Route 28 is very heavy and slow. More dense housing in this location would surely create unpleasant and unhealthy congestion especially on top of the development predicted for the Belward Farm property.

I encourage you not to make any decision or recommendation that short circuits full deliberation of the impact on the safety and livability of our community.

Thank you  
Denyse Baker  
132 Treehaven St.  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Weiming Qi <weiming.qi@yahoo.com>  
**Sent:** Friday, October 30, 2015 8:33 AM  
**To:** Bello, Michael  
**Subject:** Weighing in on Johnson property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Bello,

I'd like to oppose the idea of proposed development of the subject property for mixed use, high rises, condos etc for the already over capacity area and especially Quince Orchard high school district.

Thanks.

Regards,

**Weiming Qi** | *Realtor*

(301) 660-6678

[www.WiQiHomes.com](http://www.WiQiHomes.com)

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Weichert, Realtors, Bethesda, MD 20814

(301) 656-2500

## ATTACHMENT 3

**Bello, Michael**

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**From:** Natasha Romano <yogamomandfamily@gmail.com>  
**Sent:** Friday, October 30, 2015 8:32 AM  
**To:** Bello, Michael  
**Subject:** Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary. My children attend Ridgeview Middle School and will be going to Quince Orchard High school in just a few years.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,

Natasha Romano  
12632 Falconbridge Dr.  
North Potomac MD 20878  
240-994-2409

## ATTACHMENT 3

**Bello, Michael**

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**From:** LYNNWRIGHT@aol.com  
**Sent:** Friday, October 30, 2015 1:03 PM  
**To:** Bello, Michael  
**Subject:** Proposed Gaithersburg Annexation in Quince Orchard Area

Dear Mr. Bello,

I am writing you regarding the subject proposed annexation and potential property use that would result from such action. Our family has enjoyed our home on War Admiral Way since 1982, so I guess that qualifies us as long term residents!

Our primary concerns of the proposed actions are:

1. **Overcrowding at QO area schools.** Our son was in the first graduating class from QOHS, and we continue to be active in QOHS events: It seems to be at or near capacity.
2. **Traffic congestion** at the Route 28/Quince Orchard intersection is already a problem. Rush hour is a nightmare. (My car was " tail-ended" last year by a driver illegally changing lanes at this intersection).
3. **Many students walk to QOHS**, and cross these already congested intersections.

Thank you for your consideration of these concerns.

L. S. Wright and Cynthia A. Wright

## ATTACHMENT 3

**Bello, Michael**

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**From:** adamadf <adamadf@aol.com>  
**Sent:** Friday, October 30, 2015 1:03 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

Hello,

I live in Orchard Hills near the Johnson property under consideration. I beg you not to allow the annexation that would allow developers to put 181 family units on that property. Thurgood Marshall, Ridgeview and QO are already overcrowded with overflow from other elementary schools coming our way soon. We simply cannot handle that kind of growth until the current lack of infrastructure is addressed. If it does go forward, please make them do a school impact study!

Thank you for your consideration.

Sincerely,  
Adam Farb  
301-379-5110

Sent from my Verizon Wireless 4G LTE smartphone



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Jacob Straus <jakest@gmail.com>  
**Sent:** Friday, October 30, 2015 1:03 PM  
**To:** Bello, Michael  
**Subject:** Proposed Annexation and Development of the Johnson Nursery Property on MD-28

Dear Mr. Bello,

Good afternoon. It has come to my attention through the Willow Ridge Homeowners Association that the Johnson Family Properties is proposing that their 23 acre parcel fronting Quince Orchard Road and MD-28 be annexed by the City of Gaithersburg.

While I am not necessarily opposed to development, I am writing to you today to express a few concerns over how the land might be used in the future. As I currently understand the process, the Johnson Family is seeking approval from the county to enter into annexation negotiations with the City of Gaithersburg. As such an agreement is being contemplated, I believe that the concerns outlined below warrant consideration and public discussion before any final agreement on the scope of the annexation agreement and development of the site should take place. These issues are traffic and school population.

First, as you are aware, the property is currently zoned R-200, which would allow the building of a limited number of single family homes. The impact to the Quince Orchard cluster school populations should be of primary concern with whatever development might be proposed for this parcel. For the [2014-2015 school year](#), the last year of data I could find, Thurgood Marshall Elementary had 605 students enrolled, Rigeview Middle School 669, and Quince Orchard 1,893. These are not insignificant populations. In fact, as of FY2013, the [Montgomery County Planning Board](#) found that the Quince Orchard cluster elementary schools and high school were over 105% utilization.

As part of the Johnson's proposal, I understand they are asking for a variance to the APFO Schools test. I would not support such a variance in light of the current populations within the Quince Orchard cluster and the potential for student population growth with the greater development.

Second, MD-28, especially between Quince Orchard Road and Riffle Ford road is currently a choke point as the road narrows from 2 lanes to 1 lane going towards Darnestown. Building more than R-200 on this 23 acre property is likely to have a worsening effect on traffic in this corridor. As it currently stands, it is increasingly difficult at certain times of the day to exit the Willow Ridge development from Copen Meadow Drive onto MD-28. I would fear that high density residence or shopping, without proper road mediation would cause a worsening of this situation.

Thank you in advance for listening to my and my neighbors comments on the proposed annexation of the Johnson Nursery.

Sincerely,

Jacob Straus  
16021 Daven Pine Court  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

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**From:** Haldeman, Nan <Nan.Haldeman@marriott.com>  
**Sent:** Friday, October 30, 2015 1:02 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property concerns

Good Afternoon!

I am a home owner in the Orchard Hills community and I am very concerned about the Mixed-use, four- and six-story high development that is being proposed by the owners of the Johnson property along Darnestown Road. It's a plan that results in lots more money for them but it comes at the expense of the spirit of our community.

I am against any development that dramatically increases the number of cars in the area because I know first-hand how horribly congested the Intersection of QO and Darnestown already is now. The traffic patterns are already nightmarish at times and dangerous for the kids walking to and from QOHS. The idea of parkland alone is fine and welcomed, but not development that includes high-rise and densely populated homes and stores both of which attract more cars, more congestion and more dangerous traffic to the area.

Please consider my views in your deliberations and forward my voice to anyone else who is can assist with conveying my views.

Regards,

Nan Haldeman  
16232 Orchard View Ct.  
Orchard Hills Subdivision  
Gaithersburg, MD 20878

# ATTACHMENT 3

**Bello, Michael**

---

**From:** Moyer, Peter <Peter.Moyer@marriott.com>  
**Sent:** Thursday, October 29, 2015 10:33 PM  
**To:** Bello, Michael  
**Subject:** Johnson property, including the undeveloped land adjacent to Willow Ridge

As a long-time resident of Montgomery County since 1972, the proposed property annexation, rezoning, and redevelopment of this land needs to be carefully considered and not pushed through before the impact can be properly analyzed.

**This proposed additional housing will have a ripple effect to the community as we are overcrowded at Quince Orchard High School already, that the congestion at the intersection of 28/QO is already dangerous, we have traffic issues and safety concerns about our children crossing the street, and we are asking the County to SLOW DOWN and make an informed decision, not a dollar decision.**

I believe that by trying to develop this land by circumventing the county and going straight to the city for an expedited approval is wrong and short sighted by those that are trying to provide a better community for all of the residents to be proud of.



**Peter Moyer | Senior Sales Manager**  
P: (301) 820-6098 | F: (301) 576-3869  
[peter.moyer@marriott.com](mailto:peter.moyer@marriott.com)

**Chelsea Shilala | Administrative Assistant**  
P: (301) 820-6129  
[chelsea.shilala@marriott.com](mailto:chelsea.shilala@marriott.com)

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## ATTACHMENT 3

**Bello, Michael**

---

**From:** pmforinger@verizon.net  
**Sent:** Thursday, October 29, 2015 11:15 PM  
**To:** Bello, Michael  
**Subject:** planned housing on the johnson property

Mr. Bello

I wanted to let you know that I was the president of Willow Ridge Civic Association, years back, when The Hidden Ponds community was being planned on the

Johnsons Property. I testified to the planning board at that time. My concerns for our community seemed to make a difference. The planning board did not

allow the proposed 24 single family homes to be changed into 240 dwelling units as Johnsons and Winchester Homes had hoped. My concerns were focused on

the amount of travel through our community and its impact on route 28. Our soil was tested and found to be in the low moderate range. Our roads won't tolerate the

increased traffic. Even today we experience major cracks and eroding in our roads beyond normal. We lost a home that actually sank due to the poor soil. Our community

lies below the WSSC pumping station. This means that each home has a grinder pump in their basement that pumps the sewage up to the main line. The plan was to tie into our

lines with 240 more homes with grinder pumps in Hidden Ponds. Now thankfully, we only have 24 and have not experienced any problems. When these back up you get raw sewage in your

basement. I know first hand. When the power goes out, we can't even run water in our homes. The pumps run on electricity. No toilet use is possible. This is a huge problem.

The truth is that this area has to be treated with much care. Increasing housing is not a good idea and even commercial improvements need to be well thought out.

Its nearly impossible to get out of our community in the morning or evening. Adding more traffic onto route 28 would be a disaster. Traffic would dump into our community,

with people looking for the alternate route. I hope this gives you some background into our past concerns. And I would hope that what ever construction is approved,

it's held to a minimum. If not it will have a serious impact on our community for sure.

Thank you for your time.

Paul Foringer

240-888-3348

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katie - Verizon <kmczworka1@verizon.net>  
**Sent:** Friday, October 30, 2015 12:42 AM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property located off route 28 Darnestown Maryland

Dear Mr. Bellow,

I am writing to you to oppose the proposed annexation of the Johnson property located off Rte 28 and Quince Orchard Rd in Darnestown/Gaithersburg Maryland. It is my understanding that the Johnson family is trying to circumvent the zoning restrictions this property is currently under to be able to profit more significantly from the sale of this land by annexing it allowing for higher density development zoning. Although this may provide a significant financial benefit for the Johnson family it will have a very negative impact the people who live in the immediate area.

I have lived in Darnestoen for close to 10 years and reside just over 1 mile west of the Johnson's property. My husband and I have to travel Rte 28 daily to/from our home to come and go for work and my children must travel the same road to get to their respective schools. It currently it can take over 10-15 minutes to travel less than 1 mile on route 28 from the intersection of Quince Orchard Road/Route 28 to the intersection of Jones Lane/Route 28 - delays are significant traveling either way from 6-8:30 AM and from 4-6:30 PM and general traffic can be heavy throughout the day and night. There is a terrible bottleneck issue in that area with our current local population and traffic patterns. Adding additional high density housing in this area would further amplify this problem.

In addition to my concerns about the general overcrowding and traffic issues this type of a development would create I am highly concerned about the overcrowding that will definitely occur in the local elementary schools, middle schools, and high school. My children currently attend Quince Orchard high school which is already overcapacity. A number of the elementary and middle school's that feed into Quince Orchard are also over capacity. I attended a PTSA meeting at Quince Orchard High School last Tuesday where overcrowding concerns were discussed at great length - this was prior to any knowledge of this proposed future development in the immediate area...directly across the street from the school to be specific. It is my understanding from the school that there has not been a review of how the proposed use of this land will affect our schools and the development has certainly not been considered in our student numbers or funding. I believe it is only fair to the local residents that this be reviewed by MCPS prior to any decisions to approve the proposed zoning changes.

It does not seem sensible/morally/or legally appropriate to allow a property owner to take this type of back door approach to rezoning their land in an area that cannot accommodate such massive population changes. I know there have been many new developments with mixed-use; single-family homes, townhomes, restaurants/shops within 5 miles of this area however they have added roads and infrastructure that can support. Our area simply cannot accommodate that type of growth without massive changes in the road systems (which would be nearly impossible) that feed into this 23 acre parcel of land.

I ask that further evaluation and consideration be taken by the planning commission prior to approving any zoning changes which would allow for higher density housing on this specific piece of property.

Thank you in advance for your consideration in this matter. I can be reached for additional discussion at 610-742-6620.

Sincerely,  
Katie Czworka  
12905 Buckeye Drive  
Darnestown, MD 20878

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Peter Cantor <pcantor@criticalpointce.com>  
**Sent:** Friday, October 30, 2015 7:51 AM  
**To:** Bello, Michael  
**Subject:** Concerns of new housing development

I am writing to you to express my gravest concern about a new development that appears to be fast-tracked through our high school neighborhood. The development being built behind the Safeway near Quince Orchard High School and Quince Orchard Road & Darnestown Rd (Rt 28).

How is it possible that an area zoned for 30 homes is now growing to 180 homes without as much as any public forum to comment or what seems to be ZERO impact studies on the over crowding of the schools at every level. Additionally what type of infrastructure will be put in place to handle all these new families as they leave and return the neighborhood every day. Traffic on Darnestown Road is already crowded but throw in another 100+ cars each day and you might as well never leave your home.

I think this is a huge mistake to allow this in this area without some way to deal with over crowding schools and just throwing in another portable to solve a quick problem.

Thank you,

Peter

Peter Cantor  
CriticalPoint  
12154 Darnestown Road, # 360  
Gaithersburg, MD 20878  
t. 240-238-4352  
f. 866-538-4783  
[www.criticalpointce.com](http://www.criticalpointce.com)



*"Quality is not an act, it is a habit" - Aristotle*

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Bonnie Weiser-Sneeringer <bws.cpa@verizon.net>  
**Sent:** Friday, October 30, 2015 9:47 AM  
**To:** Bello, Michael  
**Subject:** Proposal for New Homes Behind the Safeway on Darnestown Rd across from QOHS

Mr. Bello,

It is my understanding that there is the potential for new homes to be built across from QOHS behind the Safeway. Although I am not 100% opposed to homes being built, to do so without a complete understanding how traffic flows in that area is a BIG mistake.

I currently have a Senior at QO and I can tell you that the scariest part of her drive to school is getting into the school. She has to go up Darnestown Rd, past the school, and make a U Turn unassisted by a light to be able to turn into the school. This is very dangerous and she has had more than one friend hit the curb doing this causing damage to their cars as you must make this turn quickly (and keep in mind that most of the kids doing this are novice drivers.) She also cannot take advantage of the later start time because if she leaves later than 7:10 AM she hits all the rush hour traffic coming out of Darnestown and Poolesville and making that U Turn becomes impossible. If the proposed 180 dwelling units go up and there are 1-2 drivers from each unit on these roads we are talking about at least 250 extra cars maneuvering that area in the morning in addition to everyone already driving in that area. I think something should be done about this area NOW even if the homes don't go up. I would LOVE to see the kids be able to make a left into the school in the morning at that light where the Safeway is.

Evenings are no better. My kids dance at the studio next to Rachel Carson ES and sometimes driving up Darnestown from Muddy Branch can take up to 15 minutes due to the traffic backups. When you get to the light to turn to the dance studio all you see are break lights as far as the eye can see. Widening of Darnestown Road above Quince Orchard Road should be something that the County consider even if the homes don't go up.

I know everyone is complaining about overcrowding of the schools as well, I get it...there will be more students in the schools and to the best of my knowledge there are no plans for any new schools in this area and any modifications that they are going to do to school buildings may not be enough. QOHS has been around for over 25 years with no additional construction being done. Rachel Carson has a ton of portables, is busting at the seams and isn't even 20 years old. Thurgood Marshall and Jones Lane are also near or at capacity. Fields Road has portables again after undergoing a huge addition less than 10 years ago. With homes going up behind the Safeway and various other places in the QO cluster how are the schools going to manage. I look at my daughter who is in a portable all day and it is not good (no water in the classrooms, door must remain locked, kids have to go in pairs to the bathroom and they need a keycard to get into the school to go to the bathroom.)

I think that the County needs to think long and hard BEFORE allowing 180 dwelling units to go up in an already very congested area.

Thank you,



*Bonnie Weiser-Sneeringer*

**ATTACHMENT 3**

Bonnie Sue Weiser-Sneeringer, CPA  
office - 301-548-0220

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Randy Hall <randyhall57@comcast.net>  
**Sent:** Friday, October 30, 2015 1:34 PM  
**To:** Bello, Michael  
**Subject:** Proposed Annexation of Johnson Property by the City of Gaithersburg

Dear Mr. Bello,

I understand that you are the Montgomery County Planning Coordinator in charge of the review of the proposed annexation of the Johnson Property near Route 28 and Quince Orchard Road by the City of Gaithersburg. I am a homeowner in the Quincehaven community immediately behind Quince Orchard High School. To the extent that the County can disapprove the proposed annexation, I hope the Planning Department report will adopt that recommendation. As a long-time resident, I applaud the County's historically thoughtful and deliberate approach to planning and development. Many residents have chosen to live in Montgomery County over other jurisdictions based on the confidence that "smart growth" policies would be continued. Like many residents, I reviewed the Master Plans for the area in reaching a decision to move into my current home.

It appears that the proposed action has the potential to seriously undermine the County's long-term planning efforts for this area. In essence, it seems that the landowners are seeking annexation as a way to allow for their preferred, high density development in an effort to thwart the County's previous determination on this matter. I am fairly certain that the reasons for the County's previous zoning decisions for this land are still valid today, perhaps even more so. If the County allows the land to be annexed by the city, will the County be able to exert any control over how the parcel is developed? Will it have any ability to negotiate improvements with developers, or enforce covenants? How will conformance with the Master Plan for the area be ensured?

The area is already arguably overdeveloped for the existing infrastructure. The proposed development will only add to the high volume of traffic in the area, result in more overcrowding at the high school and neighboring Ridgeview Middle and Thurgood Marshall Elementary Schools, and cause other negative impacts for current residents.

Please maintain Montgomery County's smart growth philosophy, and represent the will and the concerns of the majority of local residents by recommending disapproval of the proposed annexation of the Johnson property.

Thank you for your consideration of my views.

Sincerely,

James R. Hall  
12212 Pissaro Drive  
North Potomac, MD 20878  
(301) 869-1909

## ATTACHMENT 3

**Bello, Michael**

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**From:** Goryachev, Yelena <yelena.goryachev@verizon.com>  
**Sent:** Friday, October 30, 2015 1:44 PM  
**To:** Bello, Michael  
**Cc:** ygoryachev@yahoo.com; Dmitriy Goryachev (goryachevd@yahoo.com)  
**Subject:** Orchard Hills - Concerns about the Proposed Community Development

Hello, Mr. Bello,

We are the residents of the Orchard Hills community and we are writing to express our concerns regarding the proposed development of apartments, condos, townhouses, and single family homes around the intersection of Darnestown and Quince Orchard Roads. We are very concerned with the negative impact this development will have on the existing community, our quality of life, and whether the existing infrastructure will be able to adequately support the proposed rapid expansion.

Please consider the following issues before making the decision regarding the proposed expansion: Route 28 (Darnestown road) is already congested between Route 124 (Quince Orchard Rd.) and Riffle Ford Rd during the rush hours, due to two lanes merging into a single one. The additional roads built through the Orchard Hills community will increase the traffic of vehicles trying to find shortcuts through the community in which a lot of children walk to and from school. The parking spaces near schools are already non-existent during school events. Further, the class sizes in the nearby elementary school have been increasing and are now up to 30 students per class (this fact is based on our own experience).

We would like to raise our strongest concerns regarding the proposed rapid development, especially without regard to the quality of life of the residents of the community.

Please consider the concerns and needs of the existing community and its residents before agreeing to annex the area to the city of Gaithersburg and subjecting it to such unreasonably oversized development.

Thank you.

Yelena and Dmitriy Goryachev  
16101 Orchard Grove Rd, Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** D-P Thomas <thomasdpk@gmail.com>  
**Sent:** Friday, October 30, 2015 1:31 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

To: Michael Bello

As a citizen of N. Potomac, I would prefer the 'Johnson Property' near Rte. 28 and Quince Orchard road to remain with the county and not be ceded to the City of Gaithersburg.  
Expansion plans of the City would be too much for the area, simply put.

J. Douglas Thomas  
Local Citizen

## ATTACHMENT 3

**Bello, Michael**

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**From:** Steve Gammarino <steve.gammarino@gmail.com>  
**Sent:** Friday, October 30, 2015 1:54 PM  
**To:** Bello, Michael  
**Cc:** Tashu Travedi; eomajor@comcast.net; David Klein; Martin Cunniff; Dave Thompson  
**Subject:** Rezoning and Annexation of Johnson Nursery property

Mr. Bello

In follow-up to our discussion today, I want to voice the Hidden Ponds communities opposition to the proposed rezoning related to the City of Gaithersburg's annexation of the Johnson property. This property is at the intersection of Rt. 124 and Rt. 28. We are a community of single family homes that are adjacent to the Johnson property.

This proposed change is significantly different than the properties current zoning and inconsistent with zoning of the surrounding residential communities. For example, the zoning changes would result in a 6-8 fold increase in residencies currently allowed. Today, the zoning would allow 30 detached single family homes. The proposed re-zoning would allow for over 200 residencies with most of them being townhouses.

Additionally, the increased density requested in the propose re-zoning will result in a significant burden on already stressed roads and schools. The main road adjacent to the proposed sight - route 28 - cannot handle the traffic today during rush hour. This proposal will result in a traffic nightmare and create more safety issues for pedestrians (Quince Orchard Hight School students). Also, the local schools will not be able to handle the increased number of students. Today, the local elementary school already is using trailers to accommodate the area children.

The Hidden Ponds community appreciates the opportunity to provide our position on this important issue. I look forward to testifying on this matter at the Planning Board's hearing on November 12th.

If you have any questions you may reach me at 240.278.8490.

Best Regards,

Steve Gammarino, President Hidden Ponds HOA

## ATTACHMENT 3

**Bello, Michael**

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**From:** cristinavp@comcast.net  
**Sent:** Friday, October 30, 2015 1:55 PM  
**To:** Bello, Michael  
**Subject:** Proposed annexation and development of Johnson property

Dear Mr. Bello,

As a resident of Orchard Hills in Gaithersburg, Md., I am very concerned about the proposed annexation and development of the Johnson property located on Darnestown Rd. In Gaithersburg. Traffic in the area has increased dramatically over the years and at times there is gridlock during rush hour on Darnestown Road and Quince Orchard Road.

If 180 more households are added to the surrounding area, traffic will only get worse. I worry about all the pedestrian students crossing the streets. Isn't student safety a top priority for us all?

Please reconsider and do not build any more homes or businesses in the area! Keep Gaithersburg family-friendly!

Sincerely,

Cristina Platon

## ATTACHMENT 3

**Bello, Michael**

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**From:** Arthur Hays <avhaysjr@gmail.com>  
**Sent:** Friday, October 30, 2015 2:01 PM  
**To:** Bello, Michael  
**Subject:** Annexation of Johnson property

I'm concerned because annexation would result in a 'peninsula' surrounded by Mont. Co. What voice would we as the adjoining Mont. Co. residents have concerning the development plans? For example it appears that Gaithersburg has already stated its recommendations for new zoning that is significantly different from current zoning.

Thanks,

Arthur Hays  
16001 Mills Orchard Dr.  
Gaithersburg, MD 20878  
301-527-9678  
[avhaysjr@gmail.com](mailto:avhaysjr@gmail.com)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tim Neary <timothy5150@gmail.com>  
**Sent:** Friday, October 30, 2015 2:04 PM  
**To:** Bello, Michael  
**Subject:** Johnson property rezoning and redevelopment

My wife and I have lived in a house in the Orchard Hills subdivision just off of Quince Orchard Road and north of the intersection of QO Road and Darnestown Road for 20 years.

We just learned of the proposal to annex the property on the northwest corner of that intersection into the City of Gaithersburg, re-zone it, and redevelop it into a high density development. Based on our understanding of the plan, we strongly oppose the plan and ask that your report include our opposition along with the others you are receiving.

After watching the community grow and change over the years, much of it in positive ways, we believe this will not be a positive change. To the contrary, we believe it will almost certainly be a negative change. The community as it exists today can barely support the population that is there today. Adding to it and changing the nature of the intersection will not be good for any of us in the area.

Gaithersburg should look to other existing areas within its borders to add this sort of development. Expanding and infringing on our right to enjoy the neighborhood we live in is not right.

Thank you for considering our views.

Timothy and Mary Jane Neary  
16237 Orchard View Court  
Gaithersburg, MD 20878



## ATTACHMENT 3

**Bello, Michael**

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**From:** Caroline Taylor <caroline@mocoalliance.org>  
**Sent:** Friday, October 30, 2015 2:14 PM  
**To:** Bello, Michael  
**Subject:** Gaithersburg: Potomac Valley Shopping Center Annexation

Dear Mr. Bello,

I am writing on behalf of Montgomery Countryside Alliance to express concern with the Gaithersburg annexation proposal that is currently under review. While we are aware that the Commission's role is advisory with regard to municipal annexations, we are hopeful that staff will convey the potential downside of this proposal: the density (combined with that in the pipeline in the vicinity) will eclipse infrastructure capabilities and conflict with long standing smart planning principles of concentrating density near transit and decreasing density nearing rural zones.

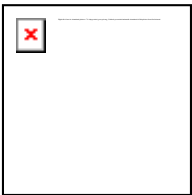
The County should, in the event the annexation moves forward, require acquisition of BLTs and TDRs for the increase in density. Moreover, the timeline of 5 year waiting period should remain unchanged.

Thank you for the opportunity to provide comment.

Sincerely,

**Caroline Taylor, Executive Director**  
Montgomery Countryside Alliance  
P.O. Box 24, Poolesville, Maryland 20837  
301-461-9831  
<http://mocoalliance.org/>

"Whether we and our politicians know it or not, Nature is party to all our deals and designs, and she has more votes, a larger memory, and a sterner sense of justice than we do." ~ Wendell Berry



## ATTACHMENT 3

**Bello, Michael**

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**From:** Sana Chehimi <schehimi@yahoo.com>  
**Sent:** Friday, October 30, 2015 2:12 PM  
**To:** Bello, Michael  
**Subject:** Please oppose the proposed Johnson Annexation

Dear Mr. Bello,

I am writing as a resident and as a parent of two Thurgood Marshall Elementary School students (and next year as a Ridgeview Middle School parent) to voice my strong opposition to the proposed Johnson Annexation. Such an intense development would greatly increase traffic in an area that is already overpopulated by cars and would pose serious hazards to pedestrians and cyclists, particularly in the immediate area surrounding Quince Orchard High School. Additional vehicular traffic would also lower air quality. In addition, the surrounding schools are already full to capacity and beyond (my son's fifth grade class for example is already in a portable). While as a public health professional I fully understand the need for smart and strategic development to increase housing opportunities, the proposed Johnson Annexation does not seem to meet these basic smart growth principles.

All the best,



Sana Chehimi, MPH

Resident: 12017 Winesap Terrace

## ATTACHMENT 3

**Bello, Michael**

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**From:** Pahala Simamora <psimamora@gmail.com>  
**Sent:** Friday, October 30, 2015 2:16 PM  
**To:** Bello, Michael  
**Subject:** My opposition to the proposed development of the Johnson Property

Dear Mr. Bello,

It has come to my attention that the Johnson Property (intersection of Route 28 and Quince Orchard Road area) are in the early talks of development.

I am writing this email to voice my strong opposition to the proposed plan for the development of the Johnson property at the Intersection of 28 and Quince Orchard. The impact if the proposal is approved would be devastating to our area, particularly to our schools in the surrounding area. As you know, the school district where I reside (Wootton HS) is already over-crowded. We pay significant property tax simply to send our children to an over-crowded school. This is very frustrating and unfair that we deliberately selected our house for the school district in which we wanted our children to attend, and yet the Wootton HS is expected to absorb the overflow. Thus, the proposal is not acceptable and I strongly oppose it. I sincerely hope that you reject the proposal for the proposed development.

Thank you for your attention in this matter.

Pahala Simamora

13602 Anchor Cove Ct, Rockville, MD 20850

## ATTACHMENT 3

**Bello, Michael**

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**From:** Katy DeHart <ktdhart@gmail.com>  
**Sent:** Friday, October 30, 2015 2:22 PM  
**To:** Bello, Michael  
**Subject:** Proposed development at Rt 28

Hello:

I am writing to voice my concern at the proposed high density development being considered behind the Safeway on Rt. 28. My understanding (which may not be correct) is that the parcel owners are asking the city of Gaithersburg to annex their property in hopes of having an easier time getting zoning for the high density development down the road.

My concern is that the traffic is already quite congested at that intersection due to the high school being located there. This isn't an all day issue but it is acute at certain morning and evening timeframes.

Please consider this when determining whether this annexation/building should move forward.

Thank you,

Katy DeHart  
426 Little Quarry Road  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Betsy Parente <Betsy\_Parente@discovery.com>  
**Sent:** Friday, October 30, 2015 1:06 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Development

Dear Mr. Bello,

I appreciate the opportunity to reach out to you, strongly suggesting that this proposed rezoning not happen. When we moved here over eight years ago, we delighted in the mixture of nature and commerce, but so much has already changed in those years that the open areas are being eaten away. The amount of development within five miles of our home has been enormous, resulting in, among other things, a serious increase in traffic. How much worse will things be if this plan be allowed to come to fruition? We pay high taxes to enjoy our beautiful neighborhood and town. We take care of our homes and take pride in our community. The thought of more congestion to build unnecessary high-rises, etc. makes me angry and anxious. I am absolutely not the only person who feels this way.

I am (we are) counting on you to preserve our community.

Thank you so much for giving this your attention and for taking care of Montgomery County.

Sincerely,  
Betsy Parente

**The following information has just come to our attention and needs immediate action if you want to weigh in. Please see below.**

Hello All,

ALERT: The Johnson Property (Intersection of 28 and Quince Orchard including the Bank, CVS, Safeway, Sunoco, Brick building and surrounding fields) are in the early talks of development. The initial phase is to have the property Annexed into the City of Gaithersburg. Doing so would allow for the land to be re-zoned and developed into high rises, condos, and mixed use buildings (think retail stores on the bottom floor and condos above). See full details below.

We are writing you today in hopes that you will take a moment to contact Mike Bello, who is preparing the report with the County Planning Recommendations for Annexation of the Johnson Property . He is collecting community input and will include that input if he receives it by close of business tomorrow. You can email, call or fax him. Please consider taking a few minutes tonight or tomorrow morning to let him know how you feel about the proposed plan for the Johnson property. This is one of the key times that we will have a voice in what ultimately happens.

Planner Coordinator

Area 2 Planning Division

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597

301-495-1303 (fax)

[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)

Full details:

The property owner/developer is trying right now to be annexed into the City of Gaithersburg. It seems they are trying to do this so they can rezone the property and put more on it. Currently the county would allow for ball fields, single family homes or townhouses but the developers want both plus mixed use buildings – up to 6 stories high and the City of Gaithersburg would allow this. If they get annexed, they will develop the property in a 3 phase approach:

- 1) Phase 1 –The first would be to develop everything to the left of the Safeway. We would have a few single family homes, townhomes and condos. While currently the county would allow for 30 homes, the city would allow for 180. They are hoping for over 180 units.
- 2) Phase 2 – the Safeway has another 20 potential years on their lease (two 10 year options). Assuming they do both options, phase 2 would be the removal of the Safeway for more mixed use buildings. These would be the 5-6 story buildings with retail on the first floor and apts, condos above. We would lose our only grocery store close to us – albeit not a wonderful one, it still is nice and convenient.
- 3) Phase 3 – would be for commercial high rise building(s) on the corner.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bill Bach <web42djl@msn.com>  
**Sent:** Friday, October 30, 2015 1:13 PM  
**To:** Bello, Michael  
**Cc:** Diane Bach  
**Subject:** Johnson Property Development

Dear M. Bello,

I have just learned of the plan to incorporate the undeveloped parcel of land on the northwest corner of Route 28 and Route 124 (Quince Orchard Road) into the town of Gaithersburg and to rezone that area for homes other than the single family detached and town houses that currently constitute the neighborhood.

The thought of multi-story apartments in that area is appalling. Four to six story buildings would be totally out of place in this neighborhood and the infrastructure to support such development clearly does not exist.

Route 28 heading west is already gridlocked in the evening rush hour as well as the morning rush hour since it pinches down from four lanes to two at Riffleford Road. And Riffleford Road backs up considerably every morning.

There is a traffic light at the intersection of Routes 28 & 124, and then another just 100 yards or so west on Route 28 where the Safeway is. A few hundred more yards and there is a third light at the Riffleford intersection. So how do you propose to move residents of these new multi-unit apartments in and out of this development given the current inadequate state of the road system? The surrounding neighborhoods are all residential and endure considerable "cut through" traffic during the day as people coming west seek to avoid the current gridlock which will no doubt get worse.

And exactly where would the children of these residents go to school. All the surrounding schools are full to capacity, if not over capacity.

The currently undeveloped 14 acres in this plot would be ideal for single family home development just as the Hidden Ponds development was. The additional auto traffic could probably be accommodated. But multi unit apartments? Are you folks serious?

Where can I get written information as to the plan as it exist now so I can see if any of the major concerns and obstacles have been even considered? What is the process for the community to provide input regarding the approval such a plan?

Sincerely,

Bill Bach 301-330-6103

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kelman, Lori <Lori.Kelman@montgomerycollege.edu>  
**Sent:** Friday, October 30, 2015 1:17 PM  
**To:** Bello, Michael  
**Subject:** Please consider infrastructure when deciding to add to G'burg - Quince Orchard and Rt. 28 is already developed

Dear Mr. Bello,

I am a resident of the city of Gaithersburg since 2000 and am alarmed at the amount of development continuing to add people and cars to the city. Route 28 is not a large road, and already has "traffic jams" in the morning (6:30 -9:30 am) and afternoon (4:30-7:15 pm). Traffic is heavy, often backed up, and also often dangerous for people walking, biking, or crossing Route 28.

More development at the corner of Route 28 and Quince Orchard will add to the problems that already exist (and are expected to get much worse with the coming of the CCT and development of the JHU "campus" at Belward Farm.

Please consider carefully how any further development along Route 28, Muddy Branch Road, Quince Orchard Road, or Great Seneca Highway will impact people who live and travel through the area. None of these roads were designed to handle the traffic they have already, and turning onto and off of the roads is already dangerous. Adding more traffic and housing to the area will only make things worse.

Thank you for your time,

Lorraine Kelman  
31 Treworthy Road  
Gaithersburg, MD 20878



## ATTACHMENT 3

**Bello, Michael**

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**From:** Nazzaro, Pamela S <Pamela\_S\_Nazzaro@mcpsmd.org>  
**Sent:** Friday, October 30, 2015 1:17 PM  
**To:** Bello, Michael  
**Subject:** Johnson property

Dear Mr. Bello,

My name is Pamela Nazzaro, Principal of Thurgood Marshall ES. I am writing to you in response to the news of the Johnson property and the possible development of housing. I want to say that as a Principal in this community, my school is over capacity by approximately 150 students and continuing to grow each year.

Another real concern that I have is the safety of the 28/124 intersection. There is currently lots of congestion getting onto 28 in the morning and early afternoon hours where you cannot get onto the road from the current neighborhoods. You can sit for a while hoping a car will let you out.

With the possible increase of students, it would cause further safety issues with my arrival and dismissal of students each day. I have a large number of car riders which causes congestion on McDonald Chapel Drive. Due to this congestion, my busses have difficulty getting to my school and with added housing would increase the safety issue I already have.

This possible building of homes would add a lot more strain on the safety of the area and bring increased enrollment to the already overcapacity issues that we are currently dealing with.

Thank you,

Pamela Nazzaro  
Principal  
Thurgood Marshall ES  
301-670-8282

## ATTACHMENT 3

**Bello, Michael**

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**From:** Michael <michaelakay@hotmail.com>  
**Sent:** Friday, October 30, 2015 1:20 PM  
**To:** Bello, Michael  
**Cc:** Ivonne Carias  
**Subject:** Annexation of R-200 Zone

Dear Mr. Bello,

I am a current resident of the Orchard Hills community and I would like to let you know that I, as well as the many of the local residents feel that the annexation of the 14 acre lot at the corner of 28 and quince orchard road (R-200 zone) is a bad idea. Please don't move forward with the proposed plan. It will have a negative impact on the area and my development. I've lived in this neighborhood for the past 5 years and if the proposed annexation and new development occur, it will result in higher congestion and overcrowding.

Thank you,  
Michael Kay

## ATTACHMENT 3

**Bello, Michael**

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**From:** judyoc@comcast.net  
**Sent:** Friday, October 30, 2015 1:25 PM  
**To:** Bello, Michael  
**Subject:** Re: Development at Quince Orchard and Rt 28

Dear Mr. Bello -

I'd like to add my voice to those who have already raised serious concerns about the proposed development of the Johnson property near QO and Rte 28. As a long time Gaithersburg resident and the parent of school aged children, I hope that what is desired by the Johnsons is not considered more important than the safety and education of the area's children. Our kids are already in portables at TMES, and class sizes are large. This year's school supply list included water bottles to be sent daily with our kids because the portables get so hot. Safety - particularly near QOHS - would be dramatically impacted by the additional traffic, as would commute times for all residents.

This is, and should continue to be, a desirable place to live and raise a family. It's why we and many others moved here. The area is not a "gateway" to anywhere and we don't have the infrastructure to turn it into one.

Thank you,  
Judy O'Connor

Sent from Xfinity Mobile App

## ATTACHMENT 3

**Bello, Michael**

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**From:** Cyndi McHugh <CYNDIMCHUGH@COMCAST.NET>  
**Sent:** Friday, October 30, 2015 1:29 PM  
**To:** Bello, Michael  
**Subject:** Development proposal

Hi, concerned resident of Orchard hills community here. Due to proximity of schools, my kids are walkers (QO and RMS), most days I give them a ride because I am so afraid of that horrible intersection and the increase of "cuts thru" traffic in the neighborhood. Schools are already maxed out as our roads, this proposal would truly be terrible for a lot of communities. Thank you, Cyndi McHugh  
301-520-4303

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Canice Lawler <candj.lawler@verizon.net>  
**Sent:** Friday, October 30, 2015 2:31 PM  
**To:** Bello, Michael  
**Subject:** Proposal for City of Gaithersburg to Annex Johnson Property near corner of Quince Orchard and Darnestown Roads

Dear Mr. Bello,

It has just come to my attention that the Johnson family, the owners of property to the west of Quince Orchard Road and the north of Darnestown Road, have proposed to have their land annexed by the City of Gaithersburg, with the intention of heavily developing the land in two phases. The development sought would be a 'mixed use' type, with housing units as well as office and retail. I understand that the density permitted would be much greater if under the city of Gaithersburg, with up to 180 dwelling units permitted, instead of up to 30 homes currently allowed under the county's regulations. The density of retail would also be far greater.

I am informed that today is the last day for public comment, so I do not have the time to thoroughly document the issues that I would like to high-light, nor is there time to investigate what information is currently before the planning commission. I do strongly believe that the land should NOT be annexed to the City of Gaithersburg. The following are simply the first concerns that come to mind as a citizen living within a half-mile of the proposed parcel of land (I live just off of Quince Orchard Road, 1/2 mile south of Quince Orchard HS).

Issues to consider:

1. As always, traffic congestion is a huge concern, and allowing the re-zoning and subsequent development could only add to that. The density here, because of the Kentlands and the Lakelands, is already very high - similar to levels in Bethesda or downtown Silver Spring, and adding to it would make local roads even more congested, especially at rush hour. However, unlike Bethesda or Silver Spring, we only have two through roads leading to anywhere else in the region: Quince Orchard Road and Route 28. Further, Route 28 ceases being 2 lanes at Riffleford Road, just a 1/4 mile west of this proposed rezoning redevelopment. Currently, west bound traffic backs up to east Main Street in the Kentlands every evening rush hour. At a minimum, I would ask that someone from the planning office visit the area between 4:30 and 6:30 pm before allowing any further development. A traffic study should be done so that planners who live in Silver Spring, and who imagine that the West of the County is ripe for development, can see just how over developed we truly are. While at it, I would like to suggest that a traffic study be done during the morning rush at Exit (entrance ramp) 6 on Route 28 and I270 southbound. It can easily take 10-15 minutes of sitting in traffic to get on the ramp and merge. And then the local lanes do not have an exit onto the main lanes until they reach exit 4 at Montrose, and so the local lanes will be stop and go for those 2 miles nearly every morning rush, even when the main lanes are free-flowing.

2. Quince Orchard High School is just across the street from this property. Already, when the school has events, the traffic comes to a standstill. Additional congestion from a greatly enlarged shopping center could mean that getting out of our own neighborhood could only worsen. As it is, it can take 10 minutes to go that 1/2 mile from my home past the school or vice versa if I happen to leave at the wrong time, such as the end of the school day, or the end of a sporting event.

Safety of school children should also be considered. Adding more development and traffic to this corner can only make it more dangerous for the high school students as they come and go during lunch and free periods, as well as before and after school.

3. The Montgomery County Agricultural Reserve starts about a mile from this property. The current zoning allows for a transition area between the "New Urban" Kentlands/Lakelands mega complex and the Ag Reserve. Rezoning this property just extends the urban core virtually to the edge of the Reserve. Has an environmental impact study been conducted? I moved to this area in large part to be in proximity to the Ag Reserve and the environmental amenities it

provides. I am a bird watcher and conservationist. We do enjoy a great deal of wildlife here that will inevitably be displaced if the proposed re-zoning is allowed.

### ATTACHMENT 3

4. School crowding. The local elementary schools are all extremely overcrowded, particularly Rachel Carson ES in the Kentlands, where far more children are enrolled than were expected in the planning process. Building a new mini-Kentlands right next door to the existing one can only worsen the situation.

5. Existing Retail. The amount of retail within a 10 minute drive is already enormous. I believe that the Kentlands has a fairly high vacancy rate for retail. Added to that is Trville between Shady Grove and Travilah, Fallsgrove Shopping Center, the Rio and Crown Farm at 270. There is no need for more retail. There is more need for green space and sanity.

Thank you for your consideration.

Yours,

Canice Lawler

12225 Quince Valley Drive

N. Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Oslund, Charlotte - BLS <Oslund.Charlotte@bls.gov>  
**Sent:** Friday, October 30, 2015 2:52 PM  
**To:** Bello, Michael  
**Cc:** jashman@gaithersburgmd.gov; cityhall@gaithersburgmd.gov  
**Subject:** FW: Johnson Property Annexation

Mr. Bello:

The annexation of the Johnson Property by the City of Gaithersburg came to my attention late last night. Since I am at work, I am having to quick-study this issue that is new to me. I have great concerns. Per the instructions below, I am contacting you. Although you are apparently with the County and not the City, so I'm not sure why it's you we should contact rather than the City Council and Mayor Ashman. I will CC Mayor Ashman and City Manager Tomasello (through the general city hall email since I can't find a direct email for him) on this email.

It looks as if the Mayor and City Council are behind this annexation and resulting development, and I can see how the City would be interested in increasing its long-range tax base. However, the terms described in the July 31, 2015 [memorandum](#) from the City Attorney to the Mayor and City Council make it seem as if the City is recruiting Johnsons by providing incentives such as the exemption from the APFO schools test and by waiving City property taxes on the commercial sites for 10 years. However, it is very clear that the situation is reversed with Johnsons desperately trying option after option to develop this land, including the most recent option of requesting annexation by the City. It seems the City of Gaithersburg has the upper hand on this but is not acting as such.

I can hardly imagine the area at Quince Orchard Road and Darnestown Road being even more crowded than it is now. My children attend Quince Orchard High School and navigating that intersection already adds 5-10 minutes to the trip to school. It takes between 1 and 3 light cycles to pass through that intersection, which leads to the choice between departing home even more early on what is already an early morning for teenagers, or being tardy. The flow is so bad that there are two other improvised drop off lanes that we parents use. The flow is beyond inadequate even with current population levels. It is inconceivable how it would be with another 180 families in the area. Even more difficult to grasp is why the APFO Schools test is being waived. Quince Orchard HS is bursting at the seams and has increased student enrollment every year. I already consider it a fire and safety hazard when the kids change classes because the hallways are so completely over crowded. If they had to evacuate the school quickly, it simply could not be done. Development of this new land into a mixed-use area would beyond overwhelm the school with new students as well as the roads with additional traffic.

I know Montgomery County and the City of Gaithersburg are keen on developing every square inch of land to increase our tax base, but at some point you have to factor in the negative effect on quality of life of those already living here. I grew up in Wyoming and even after 22 years here, I still can't stand to be crammed in her like sardines. The "smart development" of mixed-use areas near the metro stops make a whole lot more sense. Where this location is, there will be no other option than to add cars to the roads. I just don't understand the City's desire for this development and I definitely do not understand the waiving of the APFO and commercial taxes (for 10 years).

If there are materials out there that explains the City's thinking on this, please point me toward them. As I mentioned, I am quick-studying this issue and dug around as best I could in my limited time.

Regards,  
Charlotte Oslund  
Gaithersburg resident

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**ATTACHMENT 3**  
**From:** Charlotte Oslund [mailto:char\_math\_sta@qohs.org]

**Sent:** Thursday, October 29, 2015 11:23 PM

**To:** Oslund, Charlotte - BLS

**Subject:** FW: Please read – need your QO Voice to be Heard!

> Date: Thu, 29 Oct 2015 19:50:23 -0700

> From: [goptsa.president@gmail.com](mailto:goptsa.president@gmail.com)

> To: [qohs-ptsa@googlegroups.com](mailto:qohs-ptsa@googlegroups.com)

> Subject: Please read – need your QO Voice to be Heard!

>

> PTSA Members,

>

> We need your help in a short turnaround time. We have just been notified about a potential development (180 new homes) across the street from Our high school around the Safeway shopping center area. In the past, the county has denied rezoning this area but the land owners have asked that the city annex them to push the development through.

> QOHS is already over capacity and this proposal will add more students to our high school and more congestion to the corner of 28 and Quince Orchard. There has not been a review of how this will affect our schools, but the development has certainly not been considered in our student numbers or funding.

>

> Details about the development and the community meeting held this week are below. Since we only have about 18 hours to respond to the Planning Department before their recommendation report is finalized, I'm asking if you'll take some time and read this and send on an email or make a phone call to the Planning Coordinator with your concerns about how this will affect the overcrowding at our school, the worsening traffic and the safety of our students at an already dangerous intersection. His contact information is:

> Mike Bello

> 301-495-4597

> [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org)

>

> We only have tonight and tomorrow to respond! We certainly have affected change in the past, so I'm hoping our QO community will rally and be heard!

>

> This past Tuesday night the neighboring communities were invited to a meeting to discuss this. Here is a brief synopsis from an attendee:

> The community learned about the Johnsons plans for the property surrounding the Safeway. What is now zoned for 30 single-family homes would be 180 housing units plus there could be buildings as high as six stories. That number of families will cause a great deal of crowding for Thurgood Marshall, Ridgeview, and QOHS, but also traffic and safety issues with the high school right across the street. The community members gathered for the meeting Tuesday night at the Johnson property and had two hours of hard questions for Russell Johnson and his attorney. This is a huge development, a huge change that impacts the whole Quince Orchard area in a very negative way.

> The county planning department is currently putting together the final recommendation report regarding the Johnson annexation. If they do not approve the annexation, it means that the Johnsons would need to wait five years to develop this property. This is a huge delay. Please write or call Mike Bello at the planning department with your concerns. He's doing the report and the more people that write our call with concerns, the better. This needs to be done by COB Friday, October 30.



### **ATTACHMENT 3**

> There are more details in the notes below:

>

> From: Scott McDowell

> Sent: Wednesday, October 28, 2015 5:09 PM

> Subject: Fwd: MCPS Capital Budget

>

> Hi Principals,

>

> Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

>

> This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

>

> Sincerely,

>

> Scott

>

> [Attachment(s) from Katie Rapp included below]

>

> Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

>

> The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

>

> Katie Rapp

>

> ----- Forwarded Message -----

> From: Munish Mehra

> Subject: Potential Large Scale Development around Willow Ridge - Please review carefully - If you can, do try to attend the meeting on Oct 27th at 7:00 PM (See attachment)

>

> Hello neighbors,

> Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

> This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big

deal. It changes the nature of the land use allowed on the property in a very big way.

## ATTACHMENT 3

>

> Land Use: Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

>

> Current Special Exception: The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

> Garden Center Proposal: The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

>

> Garden Center Approved/Not Built: This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

> Rezoning to Commercial: About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

>

> Selling to Parks Dept: They also talked about selling the land to the parks department. This is referenced in the current zoning plan for our area, the Great Seneca Science Corridor Master Plan on p. 61

[http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted\\_web.pdf](http://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCAprovedandAdopted_web.pdf)

> The parks department did not have the funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

>

> Current Zoning/Allowed Uses: The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

> Request for Annexation: After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan:

[http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf)

> Creating a Western "Gateway": Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning: Municode Library

>

### ATTACHMENT 3

> The Gaithersburg city council discussed and passed the plan to an annexation agreement with the Johnsons this past summer. The documents are here:

> <http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

>

> Here's more info about the Gaithersburg planning process.

> <http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

> My Questions: I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

> What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.

> Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.

> They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?

> Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?

> Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?

> Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.

> Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?

> Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

> These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

> Katie Rapp

>

> Thank You!!!

>

> --

> You received this message because you are subscribed to the Google Groups "QOHS PTSA" group.

> To unsubscribe from this group and stop receiving emails from it, send an email to [gohs-](mailto:gohs-)

[ptsa+unsubscribe@googlegroups.com](mailto:ptsa+unsubscribe@googlegroups.com).

### **ATTACHMENT 3**

> For more options, visit <https://groups.google.com/d/optout>.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Parvathy Krishnan <pshi06@gmail.com>  
**Sent:** Friday, October 30, 2015 2:57 PM  
**To:** Bello, Michael  
**Subject:** Development of Johnson property

Mr. Bello,

Greetings. I am writing to register my opposition to developing the Johnson property as proposed. It will result in overcrowding of an already crowded area. Quality of life will be adversely impacted, so will the quality of public services available.

Regards  
Parvathy Krishnan  
Resident of North Potomac

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Jason Marshall <jdmarshall67@yahoo.com>  
**Sent:** Friday, October 30, 2015 2:59 PM  
**To:** Bello, Michael  
**Subject:** Comment on Johnson annexation plans

Dear Mr. Bello,

I am a parent of a Thurgood Marshall Elementary School student who will be going to Ridgeview Middle School and eventually Quince Orchard High School. Since overcrowding is already a problem with these schools as they are overcapacity, and some kids (including mine) are now being schooled in portables set up outside, I am not in favor of increasing the development of the Johnson annexation to include so many new housing units. This would surely negatively impact congestion in the area, access to the school, and our students' quality of education.

Sincerely,

Jason Marshall  
12017 Winesap Terrace  
North Potomac, MD 20878  
510-290-7898  
Jdmarshall67@yahoo.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Stacia Gueriguian <stacia.gueriguian@yahoo.com>  
**Sent:** Friday, October 30, 2015 3:01 PM  
**To:** Bello, Michael  
**Subject:** North Potomac Annexation

>> Michael,

>>

>> I am a resident of Orchard Hills and I just wanted to voice my strong opposition to the proposed annexation of the adjacent John property. Besides the obvious concerns of traffic, school overcrowding, and safety I feel that the annexation by the city will remove any voice that us non-city residents will have in the affairs related to the property. This concerns me greatly, especially having two small kids who will be running around the neighborhood as they grow up.

>>

>> I feel that the area is NOT conducive to high density housing, and more importantly this area is not set up for destination retail. The infrastructure and support is not there. I feel that the community must have a voice in the use of this property, and that this annexation attempt is just a money grab by the Johnson family with no concern for the city and county plan and its residents.

>>

>> Thanks,

>> Stacia Gueriguian

16100 Orchard Grove Road

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bruce Stott <bruce\_stott@hotmail.com>  
**Sent:** Friday, October 30, 2015 3:01 PM  
**To:** Bello, Michael  
**Subject:** Development catastrophe

Dear sir,

Please please do not proceed with this proposed Johnson development on Darnestown in North Potomac. I am registering a complaint and do protest this development. It will mean more traffic, and more traffic accidents, and further overcrowding in an already very busy and highly populated area. If it were to be approved, I will certainly sell and move, and the town and county will no longer receive my tax dollars.

Sincerely,

Bruce Stott

301.768.1444

16013 Mills Orchard Dr.

Gaithersburg, MD 20878



## ATTACHMENT 3

**Bello, Michael**

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**From:** Capitelli, John <jcapitelli@iwintl.org>  
**Sent:** Friday, October 30, 2015 3:02 PM  
**To:** Bello, Michael  
**Subject:** The Johnson Property

Dear Mr. Bello,

Regarding: the Johnson Property

I have been a Montgomery County resident for 30 years and am currently a homeowner in west Rockville, near Shady Grove Hospital. I am very much against adding residential units without the proper infrastructure, including adding at least one non-HOV lane to the I-270 spur. I have watched as new housing units have been built all over our end of the County over the past few years. It seems that the pace of development has accelerated significantly in just the last 5 years. I would like to understand why those in control continue to allow developers to crowd our county with adding more and more residential dwellings and retail spaces. The only reason I see is to provide more opportunities for their developer friends and contributors to make money. That is the primary reason I have been a supporter of Phil Andrews who does not accept money from developers. Many of us who have jobs in VA and DC need to get to work within a reasonable amount of time between the hours of 7 and 9 a.m. and we should not be required to car pool with strangers nor take the Metro. My request is to limit the increase in additional housing units by not permitting the re-zoning and the resulting larger project scope. Also, I would like to see mostly single family homes which will result in less headcount and cars on the road. As I see it, your organization should be looking out for we the residents of Montgomery County, not developers and others involved in the adding housing and retail without regard to our quality of life.

Sincerely,

John Capitelli  
Rockville, MD  
301-787-1226

## ATTACHMENT 3

**Bello, Michael**

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**From:** Rogers, G Denise <denise.rogers@nist.gov>  
**Sent:** Friday, October 30, 2015 3:13 PM  
**To:** Bello, Michael  
**Subject:** re: The Johnson property near Rt. 28

Dear Mr. Bello,

I am writing you today to let you know of my opposition to the proposed plan in my neighborhood. I live at 14923 Keeneland Circle and travel Quince Orchard Road and Rt. 28 nearly every day. I work at NIST which is about 10 minutes from my house on Quince Orchard. I was saddened to hear about the possible annexing of property to the City of Gaithersburg allowing rezoning of the Johnson property allowing development of high rises and condos with mixed use buildings. In addition the initial phase one would include 180 homes, townhomes and condos to the left of the Safeway and the possible removable of Safeway.

PLEASE reconsider this proposal. I live and work in this community and have lived here for 30+ years. The existing roads cannot handle the **current** amount of traffic coming in and out of the area. With this type of increase it will be a major roadblock! Try driving Rt 28 near the CVS towards Darnestown around 4:30pm now....bumper to bumper. With this many additional homes and businesses in the area, it would be mayhem! I like my local grocery store and the neighborhood feel to the Quince Orchard community. To take that away would be a great loss. Thank you for reading my concerns.

Sincerely,

*Denise Rogers  
Administrative Specialist for Information Management  
Center for Nanoscale Science & Technology  
National Institute of Standards and Technology  
Ph: 301.975.4598  
fax: 301.975.8026  
denise.rogers@nist.gov*

## ATTACHMENT 3

**Bello, Michael**

---

**From:** websterfamily@comcast.net  
**Sent:** Friday, October 30, 2015 3:14 PM  
**To:** Bello, Michael  
**Subject:** Johnson Annexation Proposal

Dear Mr. Bello:

The Johnson proposal to annex land to the City of Gaithersburg for the purposes of creating a "gateway" to the city through Darnestown Road and adding 180 housing units to our community is an insult to the tradition of smart growth for which Montgomery County has earned national recognition. Unfortunately, the City of Gaithersburg appears to be committed to developing every squaring foot of vacant land under its jurisdiction with callous disregard for the interests of neighboring communities.

The Johnson proposal would:

- bring more students to an already overcrowded Quince Orchard High School (a school that has no funding for expansion for at least the next five years),and
- increase the already congested traffic on Darnestown Road, where traffic already crawls during the morning and evening commute.

The Johnson proposal and the duplicitous manner in which its proponents have attempted to circumvent Montgomery County's smart growth plan makes a mockery of sensible growth and is an attempt to expand the City of Gaithersburg's haphazard zoning and planning regime into our county, block by block, neighborhood by neighborhood.

I strongly urge you to stop this plan in its tracks and encourage the Johnsons to be the good neighbors they were when we all shopped at their corner nursery before they turning that into a bank.

Sincerely,

Bob Webster  
15209 Jones Lane  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Chen, Wen (NIH/NCCIH) [E] <chenw@mail.nih.gov>  
**Sent:** Friday, October 30, 2015 3:14 PM  
**To:** Bello, Michael  
**Subject:** Regarding the Johnsons Property Annexation near Quince Orchard High School

**Importance:** High

Dear Mr. Bello,

I am writing to you as a resident of the Montgomery County in Maryland. My house is located near the Quince Orchard High School, next to the Johnsons Property, which is currently under annexation consideration to Gaithersburg by the county. We recently heard about the annexation plan, and our family is highly concerned about the huge negative impact such an annexation and the plan of the Johnsons' family would bring to the local residents near Quince Orchard High School. From what we know based on the Johnson's public meeting this past Tuesday, the future development plan of the property area will for sure have a tremendous negative impact on this area. The plan also makes no economic sense from the County's perspective. We have been told that the Johnson's family will build high density housing in this mostly rural/suburb area and would like to change the local area into a gateway to the city of Gaithersburg, just like Rio. The only issue is that this area is not close to any major high way nor town centers. In fact, it is more a gateway to the countryside rather than a gateway to a city. Thus, it doesn't make sense to rebuild this area into a high density housing like a city or a town center. The suburban nature of this area has also pre-determined the school assignments and other public service plans decades ago. The relative tranquility of this area has over the years attracted many high quality high income residents. This new intent to annex Johnsons Property to Gaithersburg will make an already highly crowded Thurgood Marshall Elementary School and Rachel Carlson Elementary School completely overflowed, which will for sure negatively impact the quality of Montgomery County's public school education. In addition, the roads in this area have few lanes and little space for expansion. This new plan will make an already difficult traffic jam even worse at the juncture of Quince Orchard Road and Darnestown Road. It is also next to a public high school, Quince Orchard High School, and the establishment of a high density town-center like business/residential area will make the commute in and out of the high school almost impossible and highly dangerous! Most of other high quality high schools in the county are not near a busy residential/business area. We should not make Quince Orchard High School an exception. The new building plan by the Johnsons family coupled with the reduced quality of school education will also likely drive many high income high quality residents away from this area or out of the county entirely to seek better refuge in other counties in Maryland or in Virginia. For the safety and health of our children in the Quince Orchard High School and the nearby Elementary Schools as well as the general economic health and educational quality of the Montgomery County, my entire family (my husband and I as well as our two kids) will greatly appreciate your help to convince the county officials to deny the annexation of the Johnsons Property to the City of Gaithersburg as well as to deny changing the zoning of this low density residential area to a high capacity area.

With great respect and appreciation,

Wen

*Wen G. Chen, Ph.D.*

Program Director  
Division of Extramural Research  
National Center for Complementary and Integrative Health (NCCIH)

National Institutes of Health, DHHS

Email: [chenw@mail.nih.gov](mailto:chenw@mail.nih.gov)

Phone: 301-451-3989

## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Sarah <sarahkristin@verizon.net>  
**Sent:** Friday, October 30, 2015 3:19 PM  
**To:** Bello, Michael  
**Subject:** Input on Johnson property development

Good Afternoon Mr. Bello,

I'm writing to give you my input regarding the proposed plans for the Johnson property on Darnestown Road. The information I have seen describes plans for 6 story residential buildings and a commercial high rise where the CVS sits now. I assume you are familiar with this area and will agree that such a development is not in keeping with the character of the area. Additionally, this is a very busy intersection particularly during arrival and dismissal times at the high school and adding all these additional cars will make it much worse. Pedestrian safety is a concern at the intersection right now both for residents as well as high school students who often take risks when crossing the road. Not too long ago, a cyclist was killed near this area. Do you want to make it worse? I invite you to visit during arrival and dismissal times or during an afternoon rush hour and you will see how unwise it would be to add so many additional cars. Another question I have is; would it be wise to build a commercial building when so many buildings in the county have vacancies? I've read that many of these buildings will be taken down or repurposed because there are no tenants to fill them. Why build another one that will sit vacant?

Please put the needs and desires of the community above the greed of the landowners and developers when deciding how to develop this property.

Thank you,

Sarah Gallagher  
(resident of Quince Orchard Knolls)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Steve Gammarino <steve.gammarino@gmail.com>  
**Sent:** Friday, October 30, 2015 3:22 PM  
**To:** Katie Rapp  
**Cc:** Bello, Michael  
**Subject:** Re: Johnson property

Hi Katie,

I would like to discuss this important issue affecting our communities. Please feel free to contact me at 240.278.8490.

Thx Steve

On Oct 30, 2015, at 1:29 PM, Bello, Michael <[Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org)> wrote:

Hi Katie

Thank you for all of your information and added letters. I had a brief conversation with Steve Gammarino, of the Hidden Ponds HOA and hope you don't mind that I shared your contact info with him to schedule his availability with your groups. He mentioned he would, as a representative, also be interested in meeting with us. I've also copied Steve on this email.

[Steve.Gammarino@gmail.com](mailto:Steve.Gammarino@gmail.com)

President: Hidden Ponds HOA  
240-278-8490

Please let me know if you would like any further information.

Regards,

**Mike Bello**, RLA, LEED AP BD+C  
Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910

301-495-4597

301-495-1303 (fax)

[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)

<http://www.MontgomeryPlanning.org>

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**From:** Katie Rapp [<mailto:wookyluvr2002@yahoo.com>]  
**Sent:** Thursday, October 29, 2015 4:17 PM  
**To:** Bello, Michael <[Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org)>  
**Cc:** Councilmember Katz <[councilmember.katz@mccouncilmd.lmhostediq.com](mailto:councilmember.katz@mccouncilmd.lmhostediq.com)>  
**Subject:** Johnson property

Hi Mr. Bello,

**ATTACHMENT 3**  
Councilmember Katz's office told me that they had the recommendations on the Johnson annexation today. We did not realize it would happen this quickly or we would have gotten comments to you sooner.

I served as Willow Ridge Civic Assn president for 11 years, including when they proposed the expanded garden center in 2004-5 and their effort to get the R-200 property rezoned in 2009. I continue to serve on the Willow Ridge Civic Assn board. I have been a resident of Willow Ridge since 1999. It's a great community to raise my family in. I am an active community member, I have two children in MCPS (Thurgood Marshall ES and Ridgview MS). I work at NIST, so I am both living and working in this community, I love it here, I am deeply invested in it.

I have deep reservations about this plan for annexation and rezoning of the Johnson property. I shared my reservations with the community last week and we were able to get about 75-100 people out to the Johnson's information session on Tuesday evening of this week. It was standing room only. That session was 2 hours of Q&A where people expressed deep reservations about this plan and the impact it will have on the entire Quince Orchard area. This is a serious change in the nature of land use in our community, it affects a lot of people, and the community is very concerned.

I want to make clear that as a community, we always understood that the 14 acres of Johnson property that literally reach into our backyards in Willow Ridge, Orchard Hills, and Hidden Ponds, would be low-density residential development since they are zoned R-200. As far as I know, residents would be pleased to support the development of the property with single family homes. Also, there are already townhouses in Willow Ridge and Orchard Hills. My guess is that there would be community support for a similar townhouse community (say 20 units like in Willow Ridge) along with single family homes on the Johnson property. I think this would always have been fine with the community and would fit in with the area.

No one (as far as I know) gave any resistance to the Johnson's getting a special exception on the 14 acres. This pre-dates my living in the community, but the original owners in Willow Ridge have told me that the Johnsons said they just wanted to relocate greenhouses that were being displaced when Thurgood Marshall ES was built. The Johnsons assured neighbors at that time that this is all they planned for the land.

However, we were surprised to learn that they had other plans (maybe all along). The special exception allows a number of uses other than single family homes, including a garden center. The community was shocked with the 2004 proposal for the expanded garden center. I was heavily involved with negotiations on this project with the Johnson family which resulted in the plan for the garden center on the 6 acres closest to 28. This plan was, as you know, approved. The Johnson's decided not to build.

Five years later I received notice that they wanted to get it rezoned for commercial use. This was a shock. This property literally is in our community's backyard. It is not appropriate to have commercial development in our backyard. When I let the community know about the plan, quite a lot of people expressed their unhappiness about it and wrote to the planning board. The Johnson's backed off that effort quickly.

There was talk of selling it the parks dept, but they offered it at a price the parks dept could not pay. I'm sure they knew that when they offered it at that price. They were just paying lip service to the planning department's recommendation in the Great Seneca Master Plan that it be used for parkland.



### **ATTACHMENT 3**

This was disappointing, as of course, was their decision to request annexation by the city of Gaithersburg. We did not understand the implications of this and that they would be able to get the annexation so easily. This I have only come to understand this past week. It is very disappointing that we have no say on this.

Again, I am sure the community would support single family homes and perhaps 20 or so townhomes on this property. It would not cause a huge burden on the schools, it would not cause a huge amount of additional traffic.

To be honest, we have felt tricked by the Johnson family. Tricked 10 years ago when they used the special exception that no one objected to for a purpose no one had envisioned and that in fact the Johnson's had never mentioned wanting to do.

We felt tricked when they tried to get it rezoned commercial. They waited 5 years, which is long enough for a lot of communities to lose their institutional memory, for neighbors to sell homes and move, for community associations to change over and for no one to remember what has happened.

I remember clearly what has happened. The Johnsons have continued to push here and push there in order to get higher density and/or commercial use of the property. Russell Johnson and Stuart Barr presented it to us the other night as if they are doing their best to create a beautiful thing for the community. It was clearly understood and voiced by quite a large number of people attending the session that everyone understood this was about the Johnsons cashing in on the land and nothing else.

This is the perception. That Gaithersburg annexation will enable them to do things with the land that they would not be able to do in the county. Johnson and Barr said over and over again that this was not the case, that indeed they could do the same thing, county or city. They told us that they could get the same density in the county that they're claiming they're going to do under the annexation (they said 180 units on the 14 acre western section). They said the county "actually wants just townhouses there" which is not how I read the master plan and I am not sure, but I do not think you would allow that density. In any event, I do not for one minute believe that there is no benefit to them getting annexed or they wouldn't go to this trouble and expense to get the annexation.

This is a big deal for the Quince Orchard area. The schools are overwhelmed with kids already. This will add to it. The principals of QOHS, Ridgeview and TMES have been alerted just this week and have expressed grave concerns about it. This is overwhelming to them. It's also a safety issue for QOHS students who are right across the street.

Route 28 is backed up to Muddy Branch every evening rush as it is. Willow Ridge essentially cannot use the Copen Meadow exit to make left turns from the community during morning or afternoon rush. There are accidents there all the time. All the time. I know that they do not all get into the official records, but ask my neighbor who has lived at the entrance to Willow Ridge for 30 years and he will tell you he sees accidents out his window all the time.

I feel, and I'm not exaggerating, like the Johnsons have us under siege and they have found a way to make the most money off this property and keep the community out of the loop. By getting annexed they can do higher density, they can do commercial with MXD, they can put a six story building up there and we will no longer have a say because we, the community that

surrounds the land, will be in a different jurisdiction. We lose our voice and representation when they get annexed.

### **ATTACHMENT 3**

I realize that there is little we can do to stop the annexation. It sounds like it is essentially a business transaction now between the city and the Johnsons. I am very sad about this as I believe it will hugely affect the entire Quince Orchard area in a very negative way. I am sad that we will have no say about what the Johnsons do in the future, because I have learned from a lot of years of experience with them that they are not straightforward, trustworthy people to work with. I know that is strong language, but I feel very strongly about this right now.

I am heavily invested in this community and I am very unhappy that the Johnsons are able to do this with land that we all thought would be developed with single family homes years ago. We wish the property had been sold with the Hidden Ponds land and developed at the same time to save us all from these headaches, but I believe that the Johnsons planned for this all along and have simply implemented this plan step by step over a long period of time. It is very disappointing that this is the way land use can be manipulated in Montgomery County.

I hope you can use these comments in your report. I wish I could have gotten the word out to my community so that more people could comment directly to you, as I know that many, many people feel that this is deeply wrong and will have an extremely negative impact on our community which we love and are invested in.

Katie Rapp  
12515 Carrington Hill Drive  
Gaithersburg MD 20878  
301-330-9370

## ATTACHMENT 3

**Bello, Michael**

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**From:** Carolyn De Cassan Cameron <sally\_cdc@hotmail.com>  
**Sent:** Friday, October 30, 2015 3:25 PM  
**To:** Bello, Michael  
**Subject:** Against Annexation of Johnson Property

Mr. Bello,

I'm writing to say that I am against the annexation of the Johnson Property.

C Cameron

## ATTACHMENT 3

**Bello, Michael**

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**From:** The Roseman Family <rosemanfamily@verizon.net>  
**Sent:** Friday, October 30, 2015 3:32 PM  
**To:** Bello, Michael  
**Cc:** 'Munish Mehra'  
**Subject:** Johnson Property Development

**Importance:** High

Mr. Bello,

We attended the meeting on Tuesday evening. We were appalled that 180 townhomes were being considered for this property. The impact that it will have on traffic and schools will be horrific. People will just make a right out of this planned development and then a U turn in front of Willow Ridge instead of waiting for a light. Please refer to studies that have been done in front of Willow Ridge and one can observe that it is already an accident zone. Students walking to Quince Orchard High School took their life into their own hands years ago when our three sons walked to school. We ended up driving them after receiving several phone calls from friends saying our child was almost hit by a car.

In addition, if this land is considered a Gateway into the City of Gaithersburg, then Willow Ridge and Orchard Hills residents will suffer. We live further out than Kentlands which is in the city of Gaithersburg so is this property a **"Gateway"** to the **Gateway?** We feel the owner of this property is only asking for annexation because it is to their advantage.

If you have any questions, please feel free to email us.

Sharon and Phil Roseman

Willow Ridge Development  
[rosemanfamily@verizon.net](mailto:rosemanfamily@verizon.net)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mabel Lee <selfpuzzle@gmail.com>  
**Sent:** Friday, October 30, 2015 3:37 PM  
**To:** Bello, Michael  
**Subject:** Proposed Annexation of Johnson Property in Gaithersburg

Dear Mr. Bello,

I am writing to you about my concerns for the proposed annexation of the Johnson Property in Gaithersburg, MD.

Such rezoning would cause tremendous negative consequences to the everyday quality of life of residents, such as myself, in the Kentlands, Quince Orchard, and Willow Ridge neighborhoods, as listed below:

- Additional burden to the already over-capacity of Quince Orchard High School
- Additional congestion to the already bumper to bumper traffic during rush hours at the Route 28 and Quince Orchard intersection
- Increase road safety concerns with more cars and traffic
- Additional residents will also impact burden on nearby elementary and middle schools without the necessary funding and capacity to accommodate such increase

Such a dense housing development plan does not add value to this area of Gaithersburg, and would actually affect the overall living environment for existing residents.

I urge you to please consider this decision carefully for the sake of the future of our children, our neighborhood, and our city.

Thank you and have a wonderful weekend!

*Mabel Lee (Kentlands, Gaithersburg, MD)*

## ATTACHMENT 3

**Bello, Michael**

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**From:** Michael Radford <mradford77@hotmail.com>  
**Sent:** Friday, October 30, 2015 3:43 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property/QO

Good afternoon Mr. Bello,

I am writing to express my concern about the proposed development of the Johnson property. Will there be another forum or hearing where community members such as my family and I could listen to answers regarding school overcrowding, traffic congestion, and safety concerns? I moved out to Darnestown from Rockville as it seemed the city of Rockville was making decisions based on money and not the well being of the community. I hope I haven't moved to an area following that same path and making those same mistakes.

I appreciate any information you can provide.

Thank You  
Michael Radford  
12642 Timonium Terrace  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Will Corbin <wilbur@corbincreative.com>  
**Sent:** Friday, October 30, 2015 3:48 PM  
**To:** Bello, Michael  
**Subject:** bad idea for development

Hello Mr. Bello,

It has come to my attention that a large development may happen near QO high school. I would like to voice my opposition to this. The schools cannot absorb more students, and the traffic would be terrible! I am a business owner and property owner in the Kentlands. Thank you,

Will

**WILL CORBIN**, *President*

CCD, LLC

☎ (o) [240-477-8910](tel:240-477-8910)

☎ (m) [202-907-3400](tel:202-907-3400)

[wilbur@corbincreative.com](mailto:wilbur@corbincreative.com)

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## ATTACHMENT 3

**Bello, Michael**

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**From:** Kisha Davis <kisha.davis@gmail.com>  
**Sent:** Friday, October 30, 2015 4:06 PM  
**To:** Bello, Michael  
**Subject:** Proses annexation of Johnson property to Gaithersburg City

Hello Mr. Bello,

I am writing to express opposition to the proposal to annexation the Johnson property located at the corner of Quince Orchard Rd and Darnestown Rd to be part of Gaithersburg city. As I understand it, this is being done in hopes of changing zoning so that the area can be more densely populated. I was raised in this area and just 4 years ago built a house and moved back because I was attracted to the suburban environment. I have serious concerns about overcrowding in the schools (I have 3 children that are currently and soon will be attending school in this cluster). In addition the current traffic on Route 28 is excessive and increasing the density further would require widening of Route 28 to accommodate. Such an extreme change in density would most certainly require extensive changes to the landscape of the area in ways that are inconsistent with why many persons were attracted to this area of Montgomery County.

I would be happy to provide additional information or comments if needed and am very interested in the ultimate outcome of this matter. Thank you for taking the time to review these comments.

Warm regards,

Kisha Davis



## ATTACHMENT 3

**Bello, Michael**

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**From:** Erin Nisson <qoptsa.president@gmail.com>  
**Sent:** Friday, October 30, 2015 4:08 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property -Rt 28

Good afternoon Mr. Bello,

Our Quince Orchard High School community just learned about the possibility of the Quince Orchard and Rt 28 property being annexed to the city. And then the City potentially allowing the property to be re-zoned for many homes and townhouses to be built on that land.

As the President of our PTSA, I would like to voice the many concerns our school community of administrators, teachers, parents have about this, primarily out of concern for our students. As you know, MCPS does not have money for expansion of our already crowded school and this additional housing proposition would certainly add students. The roads around the high school are already scary. Many accidents have happened already and just getting around, in and out of the school is dangerous. There are many unanswered questions about what would need to happen and what actually will happen.

I'm not sure when the recommendation will come out or if there is any opportunity for QOHS community input? I'm confused as to why the county thought this would be a bad idea because of these same reasons, but would consider letting Gaithersburg have the property and do what they want?

If you can provide any timeline or opportunities for the school community to be heard and any clarification to facts we may have so I can relay the information, I'd appreciate it.

Thank you,

Erin Nisson

QOHS PTSA President

## ATTACHMENT 3

**Bello, Michael**

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**From:** Nancy Hickman <narcyhickman56@gmail.com>  
**Sent:** Friday, October 30, 2015 4:09 PM  
**To:** Bello, Michael  
**Subject:** Johnson's Property

Mr. Bello,

I am strongly opposed to the annexation of the Johnson's property by the City of Gaithersburg. My husband and I built our home in Orchard Hills 29 years ago. We have enjoyed raising our children here and watched as the area gradually developed into a thriving bedroom community.

This proposed annexation will destroy our neighborhood. I am all for progress, but we don't need any high density, mixed use construction for the sake of the almighty dollar. This type of mixed use project is springing up all over Montgomery County. They are springing up on Rockville Pike, the Kentlands, the list is endless. Please respect our established community and the current R-200 zoning plan and deny the annexation of Johnson's property.

Thank you for your consideration.  
Mrs. Nancy Hickman

Sent from my iPad

## ATTACHMENT 3

**Bello, Michael**

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**From:** Wolmetz, Michael E. <Michael.Wolmetz@jhuapl.edu>  
**Sent:** Friday, October 30, 2015 4:22 PM  
**To:** Bello, Michael  
**Cc:** 'baratatonta@gmail.com'  
**Subject:** Johnson property feedback

Mr. Bello,

I'm writing in regards to the proposed re-zoning and subsequent development of the Johnson property. As a resident and member of the community, I would like to go on record to say that I am very much opposed to allowing this property to be re-zoned via annexation by the City of Gaithersburg.

Recently developers in Rockville, Gaithersburg and the surrounding areas, have become increasingly bold in their attempts to re-zone and adapt properties to optimize density (and thus, profit). Re-zoning this area via annexation, and opening up the lot to the possibility of high rises or densely packed townhouses would fundamentally change the community, quality of life, and property values of a community that is already caught up in a school overcrowding issue that is yet to be resolved.

I would be surprised if there are any residents at all who would support these intrepid developers in their proposed annexation and subsequent development plans. Please strongly consider denying the re-zoning request, so that the property can be developed in a way consistent with the county zoning rules as was originally intended.

Best,  
Mike Wolmetz

--

Mike Wolmetz, Ph.D.  
Project Manager, Applied Neuroscience  
Intelligent Systems Center  
Johns Hopkins University Applied Physics Lab  
Office: 443-778-1470 / Cell: 443-280-7570

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ryan Hall <ryanhall9@gmail.com>  
**Sent:** Friday, October 30, 2015 4:23 PM  
**To:** Bello, Michael  
**Subject:** Zoning Changes Proposed for land at Rt. 28 and Quince Orchard Road

Mr. Bello,

I understand from others in my community that you are currently reviewing a proposal to re-zone and possibly annex (to the City of Gaithersburg) some lots including Safeway and a vacant neighboring lot at the intersection of Rt. 28 and Quince Orchard Road. It appears there are possible plans to build apartment buildings in this area. My family moved to this area 8 years ago, largely due to the current zoning guidelines of R-200 or greater throughout the area. We liked the fact the area was a good mix of residential single family neighborhoods and community stores.

Changing these parcels to be zoned for apartment buildings would drastically change the look and feel of our community. Not to mention add a considerable amount of traffic to what is already a very busy intersection.

I would like to go on record as a resident of this area as being opposed to this action. Also, I would strongly urge the zoning office to extend the period of time for comment as this potential change has not been properly notified to the community at large as I first learned of it earlier this afternoon.

Ryan Hall  
12808 Navigators Lane  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** bleich1@verizon.net  
**Sent:** Friday, October 30, 2015 4:10 PM  
**To:** Bello, Michael  
**Subject:** Concerns about Johnson property re-development and annexation

Dear Mr. Bello,

I moved into Orchard Hills a year ago. I was attracted by the quiet beauty of the location, the nearby amenities and the close schools within a safe walk.

The proposed development is just over the top. The kind of traffic and congestion that would result at the corner of Quince Orchard Rd. and Darnestown Rd. would create perilous pedestrian conditions for the hundreds of teenagers who walk to Quince Orchard High School. We cannot put our young people at jeopardy like that.

I realize that some new housing is likely to occur in the Johnson parcel. But 180 units is too much. The current zoning allows for about 30 units and that sounds much more appropriate.

And, I agree that the Safeway shopping center could use some upgrading. In fact, an appropriate mix of retail, business and housing there could be an attractive addition to the area. But multiple SIX STORY buildings?? There is nothing like that in the vicinity and it would change the character and lead to massive traffic jams at that intersection. Just a few miles away -- Have you ever tried to drive through the intersection of Montgomery Village Ave. and Rt. 355 at rush hour? It is terrible. This is what will happen here if the density is increased too much.

In summary, please don't allow redevelopment at this density to occur. Some re-development is ok, maybe even beneficial, but NOT at the proposed density.

Thanks for listening.  
Deena Bleich

## ATTACHMENT 3

**Bello, Michael**

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**From:** Ji Luo <jiluo001@gmail.com>  
**Sent:** Friday, October 30, 2015 4:35 PM  
**To:** Bello, Michael  
**Cc:** Lei Ding  
**Subject:** Serious concerns regarding the Johnson Property Annexation Plan (near Quince Orchard High School)

Dear Mr. Bello,

I am writing to you with deep concerns regarding the Johnson Property Annexation Plan across the street from Quince Orchard High School on the northwest corner of 28 and Quince Orchard Road. Our house is in the Quince Haven community.

Based on what was presented to the local residents by Mr. Johnson and his attorney and engineering team, they are in the process of annexing this property from Montgomery County to Gaithersburg City, and afterwards they proposed to build up to 180 residential units on the 14 acres of empty land during phase I of their development plan. They further proposed to build 6-story mixed-use buildings - which include undisclosed number of dwelling units - during phase II of the plan on the site where the Safeway and the gas station currently occupy.

I wish to voice my **STRONG OPPOSITION** to this development plan for the following reasons:

1. **NEGATIVE IMPACT ON NEARBY SCHOOLS.** With this development, the Johnson family will introduce a very large increase in the number of families in this area, at least 180 families. The nearby Thurgood Marshall Elementary School is already **OVER CAPACITY** as it is, and Quince Orchard High School is also very crowded as it is, how can these schools handle a new influx of kids in terms of space, teachers and resources? If I understood the situation correctly, the Johnson family is asking for an exception to a review on the impact of the new development on the school system. Effectively they are saying that we will build and sell a large number of homes and you the neighborhood and county/city deal with the school problem. I find this **ENTIRELY IRRESPONSIBLE** and I urge you to **LOOK CAREFULLY INTO THE NEGATIVE IMPACT THIS DEVELOPMENT WILL HAVE ON THE LOCAL SCHOOL SYSTEM.** I believe this huge development will simply put an unsustainable burden on the schools that will hurt **ALL** local residents in the long run.

2. **NEGATIVE IMPACT ON LOCAL TRAFFIC.** As you know, the rush hour traffic at the junction of 28 and Quince Orchard Road is already bad. By adding 180 families' worth of traffic to this corner will make morning rush hour an nightmare. Especially taking into considerations of the school traffic for the 3 schools in the immediate vicinity (Thurgood Marshall, Rachael Carlson and Quince Orchard). I believe this development will cause a massive increase in traffic hazards not only to local residents, but also to all the kids attending these schools. The current road capacity **SIMPLY CANNOT SUPPORT SUCH A HUGE HOUSING DEVELOPMENT,** and I urge you to look into this carefully. And again, the Johnson family will likely to leave this problem to the neighborhood and the country/city to deal with.

I believe, like most property development nowadays, the plan proposed by the Johnson family aims at extracting maximum profit from the land they own. I am not categorically against any development, however, county and city planning officers must balance the desire by land owner to profit from development with the school and road capacity of the neighborhoods and with how such development will materially impact the existing

residents. I believe it is clear that the Johnson family's proposal, in its current form, will materially affect the area in a negative way and it must be reconsidered and scaled back.

**ATTACHMENT 3**

I urge you to see things from the local residents' point of view as we will be living with the consequences of your decision on a daily basis going forward.

Sincerely,

Ji Luo

## ATTACHMENT 3

**Bello, Michael**

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**From:** Pete Wergin <pete.wergin@yahoo.com>  
**Sent:** Friday, October 30, 2015 4:36 PM  
**To:** Bello, Michael  
**Subject:** Development at Routes 124 and 28.

Please consider me another citizen that opposes this development. Traffic on 28 is already horrid at rush hour, the infrastructure can't handle this at all, and the current school systems can't absorb this.

Thank You,

Pete Wergin



## ATTACHMENT 3

**Bello, Michael**

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**From:** Diego Rodriguez-Pinzon <drodrig@wcl.american.edu>  
**Sent:** Friday, October 30, 2015 4:37 PM  
**To:** Bello, Michael  
**Subject:** Voicing concern

Dear Mr Bello,

I am writing to voice my concern regarding the Johnsons' plans for the property surrounding the Safeway. The Quince Orchard High School cluster is already having problems with crowded class rooms. I really hope that there is appropriate and in depth consideration of all the potential problem that such proposal will have.

Best Regards,

Diego Rodriguez  
Resident in The Knolls

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gerald Goldgraben <goldgraben@icloud.com>  
**Sent:** Friday, October 30, 2015 4:38 PM  
**To:** Bello, Michael  
**Subject:** Proposed Development of the Johnson Property (Rte. 28 & Quince Orchard)

Mr. Bello,

I have lived in the area for about 42 years and have been a resident of the immediate area for 30 years (off Horse Center and Quince Orchard). I would be strongly opposed to the proposed plan, including the 6 story mixed use buildings. While I understand that the owner of the property wants to make the most money on his investment, consideration must be given to the neighborhood atmosphere.

I have watched the area develop from almost rural (with a number of farms) to fairly dense suburban residential. At the same time I have watched places like Bethesda pave over every blade of grass to "make a buck." While future development may be necessary in the future, high density residential/commercial would destroy the character and ambiance of the area.

Sincerely,

Gerald R. Goldgraben  
(301-340-7795)

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tracy King <krassnerking@juno.com>  
**Sent:** Friday, October 30, 2015 4:40 PM  
**To:** Bello, Michael  
**Subject:** Oppose the annexation of the Johnson's Property

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family, I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous - there are traffic issues and safety concerns as our children cross the street
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this proposal.**

Sincerely,  
Tracy & Stephen King  
14705 Keeneland Circle

## ATTACHMENT 3

**Bello, Michael**

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**From:** Tamara Lyons <tamara.hadji@gmail.com>  
**Sent:** Friday, October 30, 2015 4:45 PM  
**To:** Bello, Michael  
**Subject:** The Johnson Property

Dear Mr. Bello,

I write to you regarding the development of the Johnson Property at the intersection of Route 28 and Quince Orchard Road. Should this parcel of land be annexed by the City of Gaithersburg and developed into mixed use residential/commercial property with apartment and condo buildings it would ruin the small town feel of the North Potomac/Darnestown neighborhood. Please block the development of this land should it mean that the city would allow for more than the currently allowed 30 homes to go in. Thank you for your attention to this matter.

Sincerely,  
Tamara Lyons  
15002 Water Oak Drive  
Darnestown, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Rebecca Simamora <rsimamora@gmail.com>  
**Sent:** Friday, October 30, 2015 4:45 PM  
**To:** Bello, Michael  
**Subject:** Opposition to Wooton HS Overflow option

Dear Mr. Bello,

It has come to my attention that the Johnson Property (intersection of Route 28 and Quince Orchard Road area) are in the early talks of development.

I wanted to voice my strong opposition to the proposed plan for the development of the Johnson property at the Intersection of 28 and Quince Orchard. The impact if the proposal is approved would be devastating to our area, particularly to our schools in the surrounding area. As you know, the school district where I reside (Wootton HS) is already over-crowded. Not only did we have to pay an exorbitant amount for our home to live in the Wootton school district, but also pay significant property tax simply to send our children to an over-crowded school. This is very frustrating and not appropriate to do to our kids in this district. Our school district should not have to absorb overflow from another district as a direct result of one's intent to develop the area. This has a direct impact on the education our children are getting in this district, and should not be considered as an option for a plan that has not been clearly thought out prior to execution.

Thus, the proposal is not acceptable to those of us who had to pay significantly higher housing and tax prices, and therefore I strongly oppose it. I sincerely hope that you reject the proposal for the proposed development.

Thank you for your attention in this matter.

Best,

Rebecca Simamora

## ATTACHMENT 3

**Bello, Michael**

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**From:** Sherry <sherryf25@comcast.net>  
**Sent:** Friday, October 30, 2015 4:46 PM  
**To:** Bello, Michael  
**Subject:** condos

I am SO against closing our current plaza at Quince Orchard and 28 and building more condos. We have way too many people as it is in this area and do not need more condos. Please stop these talks of more development. Cheryl Fischer

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kim <kaconte11@yahoo.com>  
**Sent:** Friday, October 30, 2015 4:46 PM  
**To:** Bello, Michael  
**Subject:** Against the annexation of the Johnson property quince orchard /28

As a resident of the community I am strongly against the development of this property referenced above for the rezoning. Traffic is horrible already . This would hurt our community .  
Please consider the community this would negatively impact .

Kim Conte  
Darnestown resident/Montgomery county business owner

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Carl Lee <cleeclee@gmail.com>  
**Sent:** Friday, October 30, 2015 4:49 PM  
**To:** Bello, Michael  
**Subject:** Proposed Annexation of Johnson Property in Gaithersburg

Dear Mr. Bello,

I am writing to you about my concerns for the proposed annexation of the Johnson Property in Gaithersburg, MD.

I believe rezoning would cause tremendous negative consequences to the everyday quality of life of residents, such as myself, in the Kentlands, Quince Orchard, and Willow Ridge neighborhoods, as listed below:

- Additional burden to the already over-capacity of Quince Orchard High School
- Additional congestion to the already bumper to bumper traffic during rush hours at the Route 28 and Quince Orchard intersection
- Increase road safety concerns with more cars and traffic
- Additional residents will also impact burden on nearby elementary and middle schools without the necessary funding and capacity to accommodate such increase

Such a dense housing development plan does not add value to this area of Gaithersburg, and is not supported by existing infrastructures (e.g. roads and schools). It would exasturbate the existing problems of road congestions and oversize classrooms, and in turn affect the overall living environment for existing residents.

I urge you to please consider this decision carefully for the sake of the future of our children, our neighborhood, and our city.

Thank you and have a wonderful weekend!

Carl Lee (Kentlands, Gaithersburg, MD)



## ATTACHMENT 3

**Bello, Michael**

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**From:** Debora Brakarz <baratatonta@gmail.com>  
**Sent:** Friday, October 30, 2015 4:58 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property re-zoning

Dear Mr. Bello,

I am writing to express my opposition to the proposed plan to re-zone and develop the Johnson Property (on the intersection of MD 28 and Quince Orchard Rd.). I am a voting resident of North Potomac and active member of the community, and strongly feel that this plan would detrimentally affect the quality of life and property values of not only the surrounding area, but also of the entire Quince Orchard, Gaithersburg, and Wootton High School clusters.

As you are probably aware, the Gaithersburg and Quince Orchard HS clusters are in the midst of a school overcrowding crisis, especially at the elementary school level, with Rachel Carson Elementary School -which is less than a mile away from the Johnson property- currently at more than 300 children over capacity, with that number only projected to increase in the coming years. Obviously adding a great number of families to the area will only add to this crisis, which will affect the quality of life and quality of education of the area community for many years to come.

This area is also greatly valued by the community for its reasonable population density and abundance of nature, and all the re-zoning plans which are being proposed and under way as of late are leading residents to fear that this will significantly change. An area with great population density and a great number of businesses is not what the community who bought property in this area wants.

I am opposed to the re-zoning request and urge you to deny it, so that the area remains under Montgomery County zoning rules.

Sincerely,  
Debora Brakarz  
North Potomac, MD

## ATTACHMENT 3

**Bello, Michael**

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**From:** Major, Gene (NIH/NINDS) [C] <majorg@ninds.nih.gov>  
**Sent:** Friday, October 30, 2015 4:59 PM  
**To:** Bello, Michael  
**Cc:** 'steve.gammarino@gmail.com'  
**Subject:** Johnson's housing plan for Quince Orchard area

Dear Mr. Bello,

I am one of the original owners in Hidden Ponds development and a Home Owners Association Board member. Steve Gammarino wrote to you regarding a number of issues raised over Johnson's Nursery plans for housing expansion near the Safeway store properties. I am writing to reinforce Steve's comments with grave concern over the planned development's impact on the area regarding not only increased congested traffic but more importantly on the school system and quality of living in the area. While Steve very accurately detailed the issues of serious concern, I wanted to ensure the Planning department in Montgomery County of the strong feelings against this plan. Montgomery County is seen as a responsible manager of the area entrusted to our officials and that professional decision making is a key to this management. It is sincerely hoped that such professional decision making in the management of the County realizes that this plan is a detriment to the area and would damage the environment of living conditions that the County tries to uphold. I would hope that Montgomery County officials continue to provide the high standards of the community that it has shown in the past.

Sincerely,

Gene Major  
16214 Hidden Ponds Way

## ATTACHMENT 3

**Bello, Michael**

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**From:** Din Walker <dinwalkertwo@gmail.com>  
**Sent:** Friday, October 30, 2015 5:23 PM  
**To:** Bello, Michael  
**Subject:** QO in 28

I am a resident of the Kentlands & use Darnstown Rd. frequently for activities @ QOHS, the library, the gas stations & said shopping center. It's hard for me to understand how this project progressed so far without my knowledge. Having said that, I will simply say that I am against this planned project. There is plenty of young pedestrian, bike & car traffic already. And the roadway has a very, almost blind hill, south or east of QO Rd. Density is not something that will benefit our neighborhood. One biker has already lost his life there this year. I don't think high rise buildings and the resulting population density will enhance a neighborhood such as the Kentlands. It's not why we migrated to this area.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Anthony Gallacher <AnthonyGallacher@eurofins.com>  
**Sent:** Friday, October 30, 2015 5:26 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

Hi Michael,

I understand you are processing opinion regarding the proposed Johnson property.

My families concern revolves around Wooton capacity freshly challenged with the Crown development. Without new schools existing educational quality will drop and issues will rise considerably. I recognize commerce carries the weight and schools cannot arrest development but, how do we maintain the best school system amidst development. I naively ask "will MCPS be a party to the discussions"

Thank you,

Tony Gallacher  
Eurofins Pharma Discovery Services  
Phone: 240-577-5314

Sent from my Verizon Wireless 4G LTE smartphone

## ATTACHMENT 3

**Bello, Michael**

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**From:** Gokturk Ozer <gokturkozer@yahoo.com>  
**Sent:** Friday, October 30, 2015 5:26 PM  
**To:** Bello, Michael  
**Subject:** Johnson's property annexation plan

Dear Planning Board Member,

I would like to express my concerns regarding Johnson's property annexation plan. I live in 16008 Mills Orchard Dr. and I am right behind Safeway. Their plan to develop six story building right behind my property in place of Safeway adversely affects me and my property value. I object their plan completely. Please take my opinion into consideration while writing your recommendations. One of the reasons for buying my property was that I had a very quiet backyard without any property directly looking my house. Six story building right behind my property changes everything. Please do not allow them to move forward with their plan and block and reject their annexation plan completely.

Thanks,  
Gokturk Ozer

## ATTACHMENT 3

**Bello, Michael**

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**From:** Lawrence Regan <lawrencereg1@yahoo.com>  
**Sent:** Friday, October 30, 2015 5:39 PM  
**To:** Bello, Michael  
**Subject:** No to Annexation

Dear Board:

This is a betrayal in the name of Dumb Growth. When the CVS land usage was approved originally, it was based on Johnson's agreement, voiced by Jody Kline (I remember- I testified before the Hearing Examiner and attended the Council Meeting) to limit further development in exchange for approval.

The development will be extremely destructive of Orchard Hills, where I live, and Willow Ridge. Student walkers at QOHS and Thurgood Marshall and Ridgeview M.S. will be endangered by traffic, not just on Darnestown Road, but in our neighborhoods. Light pollution at night will be even worse. The height of the buildings will obstruct sunlight and harm both neighborhoods. And the County will be planting an eyesore at the gateway to the Agricultural Preserve.

The last minute attempt to ram this through fit with Johnson's dishonest and fraudulent promises made last time. No change in circumstances justifies this end run.

Just say NO.

Lawrence (and Elizabeth) Regan  
16213 Orchard View Court  
Gaithersburg, MD 20878

301-947-9009  
lregan@monterolawgroup.com

## ATTACHMENT 3

**Bello, Michael**

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**From:** Julie K <jrhuppk@gmail.com>  
**Sent:** Friday, October 30, 2015 6:19 PM  
**To:** Bello, Michael  
**Subject:** Scale back the Johnson Property development - NO HIGH RISES!!

Mr. Bello,

I believe the 3 phase approach is too aggressive for this residential-feeling area. We are not in favor of eliminating the Safeway and not in favor of commercial high-rise buildings across from Quince Orchard High School at all!! High rise buildings don't even make sense to us in this area of single family homes, school, library, etc. and putting them on the corner would be an eyesore. We favor a smaller, more reasonable development which will not stress the schools as much either.

Thank you,  
Julie and Chris Krieger

## ATTACHMENT 3

**Bello, Michael**

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**From:** Mary Carlough <marymcarlough@icloud.com>  
**Sent:** Friday, October 30, 2015 6:46 PM  
**To:** Bello, Michael  
**Cc:** Chris Carlough; Ryan CARLOUGH; Megan Cell  
**Subject:** No new development

Hi Mike

We do not support the proposed development of the Johnson Property ( rt 28 & 124). We do not support it being annexed into the City of Gaithersburg for that amount of re-development. We have for adults in our family & we all oppose it.

Mary Carlough  
8 Turnham Lane  
North Potomac, MD 20878  
301-332-2202



## ATTACHMENT 3

**Bello, Michael**

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**From:** Barry Thompson <BHT1113@aol.com>  
**Sent:** Friday, October 30, 2015 7:08 PM  
**To:** Bello, Michael  
**Cc:** Fitzpatrick Susan; naomi.yount@weststat.com; Thompson Jo Ann  
**Subject:** Proposed development of Johnson property

We share with others marked concern regarding the proposed three stage development of the property at the NE corner of Darnestown Road and Quince Orchard Road, and we strongly oppose the annexation of a portion of the county by the city of Gaithers-burg as a means by which to allow the developer to markedly increase the density of occupancy over that permitted currently by the county.

Development, at a reasonable pace and with due consideration given to increased traffic congestion and increased crowding/ overcrowding in area schools, is a healthy endeavor.

The proposed development seems not to address either issue, and increased occupancy will overwhelm existing capacities. The loss of the sole supermarket convenient to many area residents and the likely elimination of the existing bank represent undue burden to many. Development within the envelope of current county regulations is greatly preferred to that proposed.

Jo Ann and Barry Thompson  
13201 Moran Drive  
North Potomac, MD

Sent from my iPhone

## ATTACHMENT 3

**Bello, Michael**

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**From:** ute splittgerber <usplitt@yahoo.com>  
**Sent:** Friday, October 30, 2015 8:27 PM  
**To:** Bello, Michael  
**Subject:** Quince Orchard Development

Dear Mr. Bello,

It has come to our attention today that there are plans to annex the Quince Orchard area into the City of Gaithersburg with the purpose of allowing for denser development than previously planned for.

We strongly disagree with such plans. Although we are not against well thought out development, such as single-family houses, the most recent plans are obviously based in greed alone, and have no basis in sensible planning. They are not in the community's interest. Quince Orchard High School is already overcrowded. So is Wootton HS, already scheduled to absorb overflow from other developments in the area, and is further being renovated in the upcoming years, creating an immense stress for our children, larger class sizes, and invariably lower quality education. Additionally, the Quince Orchard HS area is already seeing increased traffic and is becoming less safe for school children in the process. It seems irresponsible to allow for the new development plans without having corresponding infrastructure, especially school capacity, in place. Further, in accordance with the new plans, the community will lose an originally planned park area and ball fields, which are needed for the growing population in the area.

We agree with previous plans of creating new neighborhoods, but we completely disagree with the new plans of developing the area with condominiums, high-rise buildings, and a much larger number of units.

Please make our voices heard.

Sincerely,

Ute Splittgerber, Dietmar Wolf, with Lucia Splittgerber (13) and Liam Splittgerber (12).  
North Potomac.

## ATTACHMENT 3

**Bello, Michael**

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**From:** C Dwyer <cdwyer123@hotmail.com>  
**Sent:** Friday, October 30, 2015 8:30 PM  
**To:** Bello, Michael  
**Subject:** Quince Orchard High School

Mr. Bello,

It has come to my attention that a proposal to build a large number of new homes in the Quince Orchard High School area behind Safeway is going before the city and skipping the county step. I find it alarming that this could be rushed into given the effect this would have on our children and our environment.

The development could potentially amplify the current overcrowding at QOHS which we all know is already past capacity. The Route 28/ Quince Orchard Road intersection is already extremely congested and adding vehicles will only add to this problem. If 180 new homes are built with 2 cars per dwelling that could mean 360 additional vehicles many of which will most likely be high polluting and inefficient SUVs and/ or vans. Montgomery County must continue to consider the environmental impact of any new development as the long term effects cannot be undone. Future high school students will be exposed to avoidable pollution.

I ask that you slow this process down and make the construction company go through proper channels as their current path seeks to bypass the smart growth policies that have made Montgomery County special. We need to put our children first not company profits. Residents deserve to have this proposal discussed since it will impact them. Overcrowding, safety concerns and the environmental impact for our high schoolers should take precedence over a companies agenda. Please agree with me and give us time to see what is the best option for our children and our environment.

Thank you.

Christine Dwyer

## ATTACHMENT 3

**Bello, Michael**

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**From:** jay neel <jayneel@msn.com>  
**Sent:** Friday, October 30, 2015 9:16 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Development -- Rt. 28 and Quince Orchard Road

Mr. Bello,

As a 40 year resident of this area and a current board officer of the North Potomac Citizens' Association, I'd like to add my voice to the chorus of those who see the proposed development on the subject property as wrong for our neighborhoods.

Any further development of that property should be in keeping with like development throughout the area -- that is, low density and easily accessible. The proposal is neither.

I'll be monitoring the progress of this proposal as it is considered further. And unless it is dramatically altered, I will continue to vehemently oppose it.

Sincerely,

Jay Neel  
Secretary, NPCA

## ATTACHMENT 3

**Bello, Michael**

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**From:** Sherry Schiebel <greshmd1@verizon.net>  
**Sent:** Friday, October 30, 2015 10:12 PM  
**To:** Bello, Michael  
**Subject:** Proposed development of the Johnson Property (Rt. 28 & Quince Orchard Rd.)

This area is already overdeveloped in terms of the services available. Route 28 and Quince Orchard Rd have already been widened and still there is more traffic than these two roads can handle. I think that adding high rise and townhomes would be a serious mistake.

The City of Gaithersburg wants to annex this property only to increase its tax base. The City of Gaithersburg respects for or appreciation of how much stress existing businesses and homeowners will face should this plan be approved. Why would they care, it is not their resident base that will be negatively impacted. As a long time resident of this area, I have no voice but what you give me. Please help us!

Sarah Schiebel  
11505 Cherry Grove Drive  
Gaithersburg, MD 20878

If you give me your phone number I will call you and talk more about my concerns--should you really care about me and my fellow residents.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Christopher Hunter <cjhunter@comcast.net>  
**Sent:** Friday, October 30, 2015 10:40 PM  
**To:** Bello, Michael  
**Subject:** Johnson Housing Development

Dear Mr. Bello,

I am writing you to inform you about my concerns for the proposed housing development on Rt. 28 across from Quince Orchard High School. I am a sophomore at Quince Orchard, and I am very concerned about the development. Here are my reasons... Traffic, the traffic along Quince Orchard Road and Rt. 28 is already bad. Just walking home from school, I have to cross Quince Orchard Road and Rt. 28 twice. I have almost been hit by cars a multitude of time, while I am crossing legally. Which is in violation of Maryland state law. In fact I have almost been hit by buses. To my point about traffic, if the housing development is built, traffic is added to Quince Orchard Road (which means more danger to students). My second point is school over crowding. In Montgomery County, the legal class size for a non-math class is 30 students, I can tell you that except for my choir and jazz band class, every single one of my classes have more than 30 people. The new housing development would add many new students, which would overcrowd the already overcrowded elementary, middle and high schools. All I am asking of you is to do a review on how the development will effect the school system, traffic and other factors.

From,  
Christopher Hunter  
Eagle Scout and Vice President of the Teenage Republicans of Quince Orchard HS

## ATTACHMENT 3

**Bello, Michael**

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**From:** Yixing Han <yixinghan@gmail.com>  
**Sent:** 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.

## ATTACHMENT 3

**Bello, Michael**

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**From:** Robin Cheris <robincheris@gmail.com>  
**Sent:** Saturday, October 31, 2015 5:36 AM  
**To:** Bello, Michael  
**Cc:** Howard Ray Cheris  
**Subject:** Planned annexation

I am writing to say I am vehemently opposed to the proposed annexation of the Johnson property to the City of Gaithersburg.

The local schools are already overcrowded and will continue to expand, even without new homes built.

The traffic at that intersection will choke both roads for miles. Aside from the decline this does to residents' quality of life, the extra traffic will be dangerous for the many QOHS students walking along that area daily.

This area of North Potomac has no quick access to 270, the ICC, or the metro. This does not align with the county's "smart growth" plan.

It is also too far west to be considered part of the City of Gaithersburg. This area is in North Potomac/Darnestown. It simply doesn't belong as part of Gaithersburg.

Thank you for your consideration of blocking this proposal.

Robin Cheris  
15605 Fellowship Way



## ATTACHMENT 3

**Bello, Michael**

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**From:** Manju Subramanya <manjusub2@gmail.com>  
**Sent:** Saturday, October 31, 2015 7:40 AM  
**To:** Bello, Michael  
**Cc:** gurujee20@yahoo.com  
**Subject:** The proposed development at Rt. 28 and QO Road

Mr. Bello,

We just moved into the Hidden Ponds neighborhood in Gaithersburg this past June. One major draw was that the neighborhood appeared so peaceful and lovely, despite being so close to the busy intersection of Quince Orchard Road and Darnestown Road.

So we were horrified to find out that the county is considering a petition for the city of Gaithersburg to annex the land near Safeway and build six times the allowable density of homes and condos in the first phase.

What is the county thinking? This development on that small parcel would be overwhelming! It would bring more traffic, strip the vegetation on the parcel, reduce our property values and our quality of life. Have you considered the impact of more traffic on an area that is already congested? And the impact on Quince Orchard Library and the Quince Orchard High School?

We live in the corner house abutting the parcel and would be most adversely affected by the outcome. Right now, we enjoy privacy in our backyard, beautiful birds and the occasional deer. All that would be gone with the annexation and the 180 units being planned.

Build a green park there so that the adjoining neighborhoods can enjoy the space. Even the 30 houses that are allowable under the current county zoning would be acceptable.

Please don't turn a lovely space into a dense urban jungle!! This is not what we bargained for when we checked the zoning before we moved here.

And it isn't fair to the adjoining neighborhoods to hoist this on us.

We urge you to reconsider and not permit this annexation to take place.

Malla Rao and Manju Subramanya  
16102 Nursery Lane  
Gaithersburg MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** paulaprosenthal <paulaprosenthal@gmail.com>  
**Sent:** Saturday, October 31, 2015 7:55 AM  
**To:** Bello, Michael  
**Subject:** Development

Hello

I am writing to express my disapproval of the planned development at Quince Orchard Road and Route 28. This is already a congested area and will create a more dangerous situation especially across from the high school.

This kind of development will not benefit the neighborhood.

Thank you

Paula Rosenthal

Sent from my Verizon Wireless 4G LTE smartphone

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Linda Kurinsky <lnkurinsky@gmail.com>  
**Sent:** Saturday, October 31, 2015 10:15 AM  
**To:** Bello, Michael  
**Subject:** Proposed new development near Route 28

Dear Mr. Bello:

I am a member of the Potomac Chase / Fox Hills community near Jones Lane Elementary School.

After reading about the proposal for the annexation of the Johnson's property by the City of Gaithersburg and plans to create a residential development of 180 new homes (condos, townhouses, single family homes), I have to write to say I am against this proposal for the following reasons:

1. The public schools in the area including Quince Orchard High School are overcrowded and the community has been dealing with capacity issues for years.
2. Congestion at the intersection of Route 28 and Quince Orchard Road is already dangerous.
3. The proposal had very little green space and was rejected by the county for traffic and school capacity reasons and they recommended park area instead

**Thank you for your time and consideration in not approving this.**

Sincerely,  
Linda Kurinsky  
[lnkurinsky@gmail.com](mailto:lnkurinsky@gmail.com)

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Malla Rao <gurujee20@yahoo.com>  
**Sent:** Saturday, October 31, 2015 11:05 AM  
**To:** Bello, Michael  
**Cc:** Manju Email; admin@chambersmanagementinc.com; srbarr@lercheary.com  
**Subject:** Proposed Development near Quince Orchard High School

Dear Mr. Bello,

It has come to our notice that there is a plan to have residential and commercial development on Route 28 near the Quince Orchard Road. We live at the Hidden Ponds neighborhood, right next to the proposed development area.

This area is already very congested. At peak commuting times in the evenings between 4-7 pm, this intersection backs up quite a bit between Route 28 and Quince Orchard Road with long wait times at the light. With the backup and long wait, I have seen many cars make a right turn just before this intersection and cut through the residential neighborhood of Orchard Grove where there are a lot town houses with children playing and cars reversing to get to the main street. Unfortunately this neighborhood is now becoming a thorough fare for people to cut across to Ouince Orchard Road. I can foresee this only getting worse with the proposed development.

With the proposed development and added traffic that this will bring right where Quince Orchard High School and Gaithersburg Library are located, I anticipate a lot of risk to school children who stay for after school activities and pedestrians utilizing the Shopping areas and Banks located at this intersection. Given this safety concern, the added inconvenience to all the residents in this neighborhood as well as commuters already passing through, I would like to express the grave concerns felt by all the residents in the area.

Given the rate of rapid construction growth in this general area and clearing of all the greenery in the neighborhood, in this day and age of global warming, it might be prudent to develop the area into parks, playgrounds or similar facilities with greenery for the public good rather than a cramped concrete jungle.

I hope you carefully register and take into consideration the concerns of the residents in the neighborhoods before making a decision.

Sincerely,

Malla Rao  
Resident of Hidden Ponds

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Chris Kaneski <ckaneski@juno.com>  
**Sent:** Saturday, October 31, 2015 11:19 AM  
**To:** Bello, Michael  
**Subject:** Construction at Quince Orchard Road and Rt 28

Dear Mr. Bello,

I have recently become aware of a plan to create a large development by the Safeway near the corner of Quince Orchard Road and Route 28. I live in the Quince Orchard Estates subdivision near this intersection and commute daily to Bethesda. The traffic along Route 28 at the intersection is already heavy during rush hour and some evenings the stalled traffic on Rt 28 backs up so heavily that it creates gridlock within this intersection and poses a danger to both pedestrians and cars. I don't see how this area could possibly handle the traffic that an additional large development would create, and I oppose the plans to develop this area with high density residential and mixed used buildings.

Thank you for your attention,

Christine Kaneski  
15517 Quince Ridge Ln  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** pshreaves@juno.com  
**Sent:** Saturday, October 31, 2015 12:09 PM  
**To:** Bello, Michael  
**Subject:** Proposed Development at Quince Orchard Rd & Rte 28

Dear Mr. Bello,

I have just become aware of the proposed plan for a large development at the corner of Quince Orchard Road and Route 28 in North Potomac. I live off Quince Orchard Road near this heavily used intersection and see firsthand the stalled traffic during rush hours and the heavy pedestrian traffic around the high school.

I do not see how this area could absorb even more congestion safely, and I oppose the plans to add high density residential and mixed use buildings.

Thank you for your attention,

Patti Shreaves  
15517 Quince Ridge Ln  
North Potomac, MD 20878

---

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<http://thirdpartyoffers.juno.com/TGL3141/5634e7d1cd9a267d169a5st01vuc>

## ATTACHMENT 3

**Bello, Michael**

---

**From:** B.T. shyam <btshyam@gmail.com>  
**Sent:** Saturday, October 31, 2015 12:47 PM  
**To:** Bello, Michael  
**Cc:** admin@chambersmanagementinc.com; srbarr@lercheary.com; ttrivedi@tfcci.net  
**Subject:** Fwd: Johnson's property annexation

Dear Mr. Bello,

My wife and I would like to add to Mr. Tashu Trivedi's communique below.

Having invested in a high-end property, it is very concerning to see the plans for annexation that were discussed last Tuesday.

The whole plan is a complete disaster waiting to happen.

We are very simply and whole heartedly against this annexation taking place. This is clearly a means to circumvent the current zoning rules and permit a mixed-use, high density development to occur.

In addition to the points stated by Mr. Trivedi, we would also like to add the issue of safety for our kids who walk to school and back, on a daily basis and not to mention the potential problems that the increased traffic is sure to cause for them.

It was very concerning to see the way the presenters skirted some of the more pointed questions and made it obvious that the whole annexation exercise is focused on helping the property owners maximize the proceeds from the eventual sale. And pushed down our throats with complete disregard for the safety, health and general well-being of the surrounding community and not to mention the significantly lowered property values.

We fully concur with Mr. Trivedi and also request that the annexation and development plans not be approved.

Sincerely,

Priya and B.T. Shyamakrishnan  
16110 Nursery Lane  
Gaithersburg, MD 20878

----- Forwarded message -----

From: **Tashu Trivedi** <[ttrivedi@tfcci.net](mailto:ttrivedi@tfcci.net)>  
Date: Thu, Oct 29, 2015 at 9:56 PM  
Subject: Johnson's property annexation  
To: "[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)" <[Michael.bello@montgomeryplanning.org](mailto:Michael.bello@montgomeryplanning.org)>  
Cc: Tashu T <[ttrivedi1001@gmail.com](mailto:ttrivedi1001@gmail.com)>, "[sstrivedi129@gmail.com](mailto:sstrivedi129@gmail.com)" <[sstrivedi129@gmail.com](mailto:sstrivedi129@gmail.com)>, "Balur T. and Priya Shyamakrishnan" <[btshyam@gmail.com](mailto:btshyam@gmail.com)>, Harsha Patni <[hpatni0307@gmail.com](mailto:hpatni0307@gmail.com)>

Good evening Mr. Bello,

**ATTACHMENT 3**

As homeowners in the Willow Ridge subdivision, Hillside sub-section, we would like to raise several concerns about the proposed annexation of the property by Gaithersburg and voice our opposition to the proposed development plans. Our understanding is that upon annexation by Gaithersburg, a change in zoning would occur allowing the property owners to develop the property as a mixed use site with higher density residential and commercial buildings than the current zoning allows.

Our specific concerns are:

- 1) the already heavy traffic during peak hours along route 28 would get worse,
- 2) further overcrowding at all the schools in the immediate vicinity,
- 3) health effects of increased pollution,
- 4) significant decreases in property values for homes that are adjacent to the proposed development site, and
- 5) dramatic change in the zoning from 30 to potentially 180 residential units adding stress to an already underfunded City and County.

As the owners of the one of the most expensive homes in this neighborhood -- how will I be compensated for the perceived diminished market value of my home and the negative impact to the enjoyment of our property?

We are requesting that the annexation and development plans not be approved.

Sincerely,

Harsha Patni and Jitanshu Trivedi  
12403 Carrington Hill Drive,  
Gaithersburg, MD 20878

--  
Tashu Trivedi  
TFC Consulting, Inc.  
9901 Belward Campus Drive  
Rockville, MD 20850  
[301-792-2401](tel:301-792-2401) (Direct)  
[240-453-6288](tel:240-453-6288) (Office main)  
[800-430-4253](tel:800-430-4253) (Fax)



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Lisa Patterson <lisaapatterson@aol.com>  
**Sent:** Saturday, October 31, 2015 12:54 PM  
**To:** Bello, Michael  
**Cc:** morellicarla@yahoo.com; jmjurgena@hotmail.com; jjurgena@comcast.net; Arthur.Slesinger@gmail.com; Bob.Thompson@comcast.net; cocollins@cocarch.com; armantrout1@hotmail.com; Karen.hinrichsen@gmail.com; stallaway@gmail.com; brichbourg@verizon.net; ddrake5@verizon.net; gfeatheringham@gmail.com; ltjkfair@comcast.net; kinggeorgev@verizon.net; neilcurrie@radiofeatures.com; christinethron@gmail.com; rjurgena@mailad.com  
**Subject:** Annexation of Johnsons Property by Gaithersburg

The Darnestown Civic Association was made aware of this potential development a few days ago. The comment period needs to be extended for adequate information gathering and decision making on the part of local residents. Local schools are not equipped to handle the influx of new students. Six story buildings are not in keeping with surrounding structures. More time is needed to work together to find what is appropriate for this development and surrounding community.

Lisa Patterson  
President  
Darnestown Civic Association

Celebrating 18 years of success!

|                                       |                              |
|---------------------------------------|------------------------------|
| Lisa Patterson, Realtor               | Lisa Patterson, President    |
| Coldwell Banker Residential Brokerage | Darnestown Civic Association |
| C 301.704.4714                        | 14132B Darnestown Road       |
| O 301.548.0999/301.718.0010           | Darnestown, MD 20874         |

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

From: Richard Jurgena <rjurgena@comcast.net>  
To: Michael.bello <Michael.bello@montgomeryplanning.org>  
Cc: 'Carla Morelli' <morellicarla@yahoo.com>; jmjurgena <jmjurgena@hotmail.com>; Joe Jurgena <jjurgena@comcast.net>; 'art. slesinger' <Arthur.Slesinger@gmail.com>; Bob.Thompson <Bob.Thompson@comcast.net>; 'Chris Collins' <cocollins@cocarch.com>; 'Guy Armantrout' <armantrout1@hotmail.com>; 'Karen Hinrichsen' <Karen.hinrichsen@gmail.com>; lisaapatterson <lisaapatterson@aol.com>; stallaway <stallaway@gmail.com>; 'Bill Richbourg' <brichbourg@verizon.net>; 'David Drake' <ddrake5@verizon.net>; 'Gary Featheringham' <gfeatheringham@gmail.com>; 'Mary Fairbanks' <ltjkfair@comcast.net>; Mary George <kinggeorgev@verizon.net>; 'Neil Currie' <neilcurrie@radiofeatures.com>; 'thron, christine' <christinethron@gmail.com>  
Sent: Fri, Oct 30, 2015 11:15 am  
Subject: Annexation of Johnsons Property by Gaithersburg

I am against this idea. Our transportation and school infrastructure must be given a chance to catch up before anymore development is encouraged in this area. Please extend your decision on this matter until we can have a public hearing on the matter.

Richard (Dick) Jurgena

Darnestown, Maryland 20874  
Phone: 301-674-3451

**ATTACHMENT 3**

## ATTACHMENT 3

Bello, Michael

---

**From:** David A. Kaufman <DKaufman@AmeritelCorporation.com>  
**Sent:** Saturday, October 31, 2015 1:54 PM  
**To:** 'Michael.bello@montgomeryplanning.org'  
**Subject:** Annexation of Johnson Property

Dear Mike:

As a resident of Gaithersburg for the last 10 years at the address of 16104 Nursery lane I am very concerned about the proposed annexation of the Johnson property. As my residence is right off of Nursery lane and route 28, this proposal directly effects my quality of life, and not in a good way. Whether it helps the value of my current property up or down, I do not know. More than likely the value would go up. Even if that were the case, I am strongly against the proposal.

At its most basic level, it is inconceivable how this could even be allowed to happen. Based on current zoning in Montgomery County, it appears as below that if the Johnson's or other developers wanted to build on this property they could build approximately 30 homes. By getting approval to be annexed by Gaithersburg the plan would be to build 154 townhomes and 26 single family homes. And to do further urban construction down the road to make the problems associated with this proposal even worse.

Is the failed logic not seen here in its most simplest form? Montgomery County will not rezone the area and current guidelines call for 30 dwelling units. But.....even though as a county plan we agree there should only be 30 units, we're just going to wash our hands, let the property be annexed, and let the property under its new jurisdiction build 6 times the amount of dwelling units (180). Why on earth would the county do that? **The location of the land is still the same location, the traffic problems created are the same traffic problems, the increased density is the same increased density, the school crowding is the same school crowding, etc., etc. All of these associated problems will still occur in the exact same place. THAT IS WHY THE COUNTY HAS THE CURRENT ZONING IN PLACE. TO PREVENT THESE PROBLEMS. So, why would it be okay in any instance to just move it off the county books and let the developer do exactly what the county has zoning in place to prevent??**

Below are some other comments I have copied from other concerned residents. While as I'm sure as in anything some of the facts may not be entirely correct, I presume that most are and this is the prevailing thought of most of the local residents in this area. This proposal feels wrong and underhanded. I'm not sure how it effects the tax base, but to me the only beneficiary is the Johnson's as the current land owners, who as you can see below have fought with the county many times in the past.

Mike, thanks for allowing me to comment on this proposal. If for any reason you would like to get in touch with me, I can be reached at 240-832-0250 or at [DKaufman@ameritelcorporation.com](mailto:DKaufman@ameritelcorporation.com)

Sincerely,

David A Kaufman  
16104 Nursery Lane  
Gaithersburg, MD 20878  
240-832-0250

They plan to build these 180 condos, townhouses and single family homes without looking at the impact on traffic. The City would allow the more densely packed homes because they are not concerned about the traffic on 28. The City does not maintain 28. That is an issue for the county/state; so the city won't care about the impact on traffic on 28. This traffic was a factor in the original recommendation that the area be used for ball fields or parks. When the property was not sold at a price the county could afford then it was said that they could build 30 single family homes on the 14 acres. The proposal that was put forth last night had 26 single family homes in that same amount of space and the rest was made up of a mix of 154 townhomes and multifamily dwelling units. A few years ago, when they tried to develop this property, it was determined that no new intersection or "break" in the median of 28 could be made. So all these new units would have to use the light at Safeway and 28 to make a left turn out of the new property. Or, they would drive through Hidden Ponds, or Willow Ridge or down past Thurgood Marshall to get out of their new densely packed neighborhood, because the new development will connect to Nursery Lane in Hidden Ponds. Also, trying to travel on 28 to get to Jones lane will back up even more during afternoon/evening rush hour. they said last night that there is not a current plan in the works to widen 28 or to alleviate any of the traffic problems on 28 that currently exist due to the bottleneck that happens at Riffle Ford Rd.

Also, the Annexation Proposal asked to be exempt from a APFO school test (it is a test to see if what you build will impact the capacity of the schools). They asked to be exempt because their current proposal would fail the school test. (Thurgood Marshall and Quince Orchard High School are both currently over capacity). So, along with Beatty Management who oversees the Kentland's, they worked with the city council this past July and August to change the school test. The original school test allows residential builders to have schools go to 110% over capacity; the new school test allows residential builders to impact schools such that they can go 150% over capacity. Just as an example, Rachel Carson has 12 portables; under the old school test, the Kentland's community has a building moratorium because they are over the 110% school capacity. With the change to the test, they are now below the 150% school capacity limit so Beatty Management can build more residential living spaces in the Kentland's if they so desire. It blows my mind that with 12 portables, Rachel Carson is below the new 150% school capacity number, but that is what the paperwork from the Council meetings from July and August state. Crazy. With this change to the school test, the Johnson property can now have the 180 densely packed residential buildings. So, Thurgood Marshall Elementary, Ridgeview Middle and Quince Orchard High School will be impacted if they build 180 new residential living spaces. Which means more portables. When asked about this, the response was that all of MCPS is over capacity so basically, it is a problem MCPS needs to fix.

Their plan also has little green space; about half an acre on the whole property. They are putting a buffer zone of some trees/grass/green space between the neighborhood and the Safeway but this "green space" is legally mandated (according to the real estate agent I was sitting next to at the meeting) because that business is so close to a residential neighborhood. The only usable green space is about a half acre in a back corner of the 14 acres of Phase 1.

The annexation plan overall does not seem to make a lot of sense for the community as a whole. I think it is an underhanded way to make more dense development so that they can make more profit.

**David A. Kaufman**

President  
Ameritel Corporation  
301.251.0222  
15010 Broschart Rd  
Rockville, MD 20850  
[www.AmeritelCorporation.com](http://www.AmeritelCorporation.com)





## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Raymond Chin <crayh5o@hotmail.com>  
**Sent:** Saturday, October 31, 2015 2:18 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property Development

Mr. Bello,

It has come to my attention that the Johnson property on Darnestown Road is being considered for development into residential and retail space. I personally do not think this is a good idea at this time since the area is already overcrowded. In the morning and evening, the intersection of Quince Orchard Road and Darnestown Road is quite congested. If there is additional development in the area, this will just make the congestion worst. In our area, we have four schools (Quince Orchard High School, Ridgeview Middle School, Thurgood Marshall Elementary School, and Rachel Carson Elementary School) where many of the students walk to school. I believe, if the Johnson property would be developed, the additional traffic would put the young students at risk while walking to and from their schools each day.

I hope that the planning board will hear the request of the current residents and not approve the development of the tracts of land.

Sincerely,  
Raymond Chin  
16004 Howard Landing Drive  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Doris Chin <itsseweasy@verizon.net>  
**Sent:** Saturday, October 31, 2015 2:39 PM  
**To:** Bello, Michael  
**Subject:** Proposed Development of the Johnson Property on Darnestown Road

Mr. Bello,

It has come to my attention that the Johnson property on Darnestown Road is being considered for development into residential and retail space. I personally do not think this is a good idea at this time since the area is already overcrowded.

Traffic in the area has increased dramatically over the years and there is already gridlock during the morning and evening rush hour at Darnestown and Quince Orchard Roads. I believe if the Johnson property were to be developed, traffic would increase even more and become unbearable to the commuters who would have to come through the area. Additionally, the increased traffic would put many of the students at risk who walk to school to attend the four schools in the area.

I hope the planning board will hear and consider the negative impact of developing the Johnson property and not approve the proposed development.

Sincerely,

Doris Chin

16004 Howard Landing Drive

Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Brian Zhang <hzhang608@gmail.com>  
**Sent:** Saturday, October 31, 2015 6:21 PM  
**To:** Bello, Michael  
**Subject:** Rt 28 & Quince Orchard Development Plan

My name is Brian Zhang. my address is 16112 Nursery LN, Gaithersburg, MD 20878.

Both my wife and I do not think the Rt 28 & Quince Orchard Development Plan is right. It's a mistake. We strongly against the plan. Please don't consider the plan at all.

Sincerely,

Annie & Brian



## ATTACHMENT 3

**Bello, Michael**

---

**From:** Yan Gu <yangu4152@yahoo.com>  
**Sent:** Saturday, October 31, 2015 6:40 PM  
**To:** Bello, Michael  
**Subject:** Redevelopment of the Johnson Property

Dear Mr. Michael Bello,

We, as residents at Orchard Hills Community, just heard about the redevelopment of the Johnson Property by the county planning department.

By our understanding the completion of the redevelopment will result in additional houses and stores in the old Johnson Property, which will undoubtedly raise our concern on the safety of students at the schools nearby, such as QOHS, TMES and RMS, etc. and the safety of walkers in our community due to the potential traffic increase in the area. In addition, increased traffic will not only endanger the safety of pedestrians, but also will increase the noise in our community. In fact, the schools around our community are already overcrowded, especially when you look at TMES' new additions. Additional houses/residents will make the condition further worse.

Based on these serious issues mentioned above, we strongly oppose the redevelopment plan of the Johnson Property by the county planning department. Thank you for listening to our voice and reconsideration of the redevelopment plan.

Sincerely yours,

Yan Gu and Jwei-ying Cheng

Residents of Orchard Hills Community

## ATTACHMENT 3

Bello, Michael

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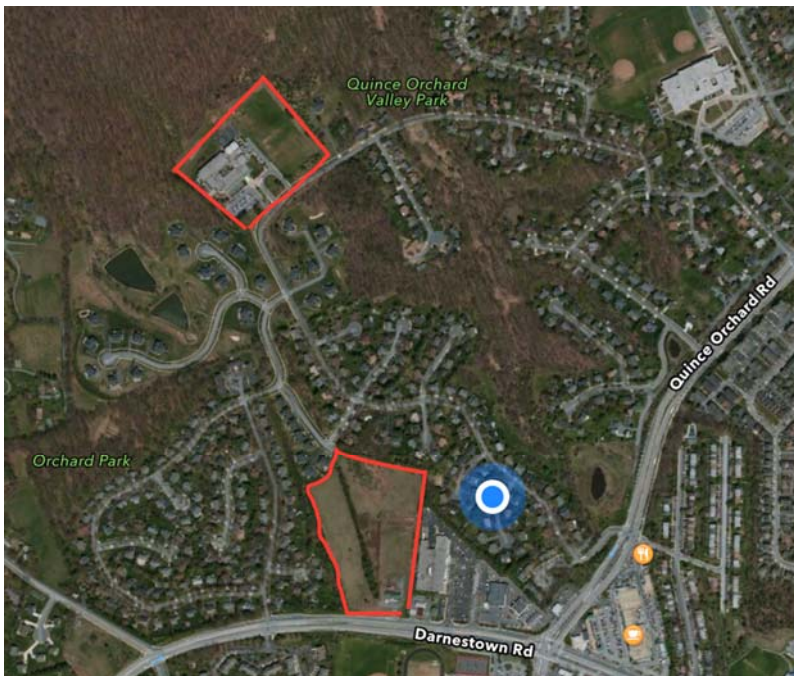
**From:** Scott McDowell <scottmcdowell@mac.com>  
**Sent:** Saturday, October 31, 2015 11:21 PM  
**To:** Katie Rapp  
**Cc:** Bello, Michael  
**Subject:** Rachel Carson Petition Calls for New Elementary School in Lakelands | Montgomery Community Media

Hi Katie,

Brian is in a championship game Tuesday night. What time is it at? We will if we can. I will try and find the information that they shared at the meeting and send it to you.

One thing we should try to do is see if the county can take the land to build another elementary school. It is the only land around that might be suitable.

Look, it is about the same size. If the county could seize it under eminent domain then could later build a school that would take the loads off the others. We know this is going to continue to be a huge issue in the years to come as some of our schools are projected to be at 160% capacity by 2020 (according to a report Starr had). There is essentially no where to do this in the Lakelands without taking away parks which the county still needs. I know my family takes advantages of the parks in the Lakelands. What if they took those fields in front of the Admin buildings (police) and made them ballfields like they suggested for Johnsons. A lot could be done especially if the county took the property.



<http://www.mymcmedia.org/rachel-carson-pta-petitions-for-new-elementary-school-in-lakelands/>

# RACHEL CARSON PETITION CALLS FOR NEW ELEMENTARY SCHOOL IN LAKELANDS

One Gaithersburg elementary school community is so concerned about overcrowding at the school it is making an unusual request to the county to allow developers nearby to submit plans



that call for more housing to be built there.

The petition being circulated by the Rachel Carson Elementary Capacity discussion group, including members of the school's PTA, actually asks Montgomery County Council to put a placeholder project in the school system's capital improvement plan that would allow developers to submit site plans for housing construction in the area. That, the petition claims would give local leaders an accurate prediction of the school capacity needs here.

The petition reads, "With correct numbers and accounting for the pent-up development, MCPS would need to build at least 2 new elementary schools, not just an addition or two as currently proposed. It is imperative for stability of the RCES neighborhood not to be divided by multiple boundary studies over a decade driven by incremental additions."

In addition, the petition requests the county and city work together to identify and provide land to the Montgomery County Public Schools to build a new elementary school in the Lakeands along Darnestown Road.

According to the petition, RCES is the only elementary school with over 1,000 students. MCPS projections show that RCES will still be the most overcrowded school in 2020. RCES is the only school with 10 or more portables that does not have a solution in the CIP.

Rachel Carson is currently about 300 students over capacity.

Andy Ross, one of the organizers of the RCES Overcrowding Discussion group, says his group believes that while a new addition at Dufief Elementary School could relieve some overcrowding at Rachel Carson, new students from new developments would quickly backfill any of the breathing room created by the move.

"MCPS is not looking at the numbers that are not on the site plan," Ross said.

A new school, while it would likely divide the Kentlands and Lakelands neighborhood, would provide the relief for the community that expects several new residential projects to materialize

in the future. According to the groups, the school could accommodate about 328 current Rachel Carson students, plus 221 students at Fields Road Elementary plus 144 students from Thurgood Marshall or from new development.

The petition appears to have been signed by the following state delegates:

Andrew Platt, District 17 State Delegate, RCES Alumnus

Cheryl Kagan, District 17 State Senator

Kumar Barve, District 17 State Delegate

Jim Gilchrist, District 17 State Delegate

You can read the petition [here](#).

## **Rachel Carson PTA Suggests New Lakelands Elementary and Study to Expand RCES**



Parents packed into the Rachel Carson Elementary School media room Wednesday to try to figure out what to do about the school’s persistent overcrowding issue. Tops on the list for the school’s Parent Teacher Association is having the county look into building a new school within the Lakelands community in Gaithersburg as well as taking [...]

## **Parents Discuss Overcrowding at Rachel Carson Elementary (PHOTOS)**



The capacity of Rachel Carson Elementary School was the topic of a PTA meeting on Nov. 5 at the Gaithersburg school. Dozens of parents attended the standing-room only meeting and there were some elected leaders in the crowd, too. A PTA representative described the school as one of the most overcrowded in Montgomery County. Follow [...]

## **Board of Education To Talk About Superintendent Starr CIP Recommendation**

## ATTACHMENT 3



The Montgomery County Board of Education is expected to meet on Nov. 6 at 6 p.m. to talk about Montgomery County Public Schools Superintendent Joshua P. Starr recommendation that \$220.8 million be added to the district's current six-year school construction plan in order to address significant space needs in the school system. The proposed amendments would increase [...]

### [Rachel Carson E.S. PTA Sets Meeting to Discuss School Capacity](#)



The Rachel Carson Elementary School PTA has a meeting planned for Nov. 5 and top on the discussion list likely will be a recently-released proposal from Superintendent Dr. Joshua Starr that names redistricting as a possible solution to crowding issues at the Gaithersburg school. RCES PTA President Angelo Whitten told MyMCMedia Tuesday that the PTA [...]

### **About Krista Brick**

Krista Brick is a multi-media journalist with Montgomery Community Media.

MyMCMedia does not endorse any message, products or services presented in the ads below.

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Reynolds12313 <reynolds12313@verizon.net>  
**Sent:** Sunday, November 01, 2015 6:52 AM  
**To:** Bello, Michael  
**Subject:** New housing

Due to overcrowding at QOHS and THE LOCAL ROADS in and around QO - please no more housing in the corridor along Rt. 28 in and around Quince Orchard Road.

Sandra Reynolds

Sent from my iPad

## ATTACHMENT 3

**Bello, Michael**

---

**From:** Pam Boswell <pam@csi2.com>  
**Sent:** Sunday, November 01, 2015 11:15 AM  
**To:** Bello, Michael  
**Subject:** Redevelopment of Johnson Property

Mr. Bello,

It has just recently come to our attention that the Johnson's have submitted a request for the property at the corner of Rt. 28 and Quince Orchard Road to be annexed to the City of Gaithersburg and be rezoned for high density housing and commercial development. This proposal is so outside the density and use of the surrounding neighborhoods that it seems that denial should be an absolute. To change zoning from 30 single family houses to 180 houses is a huge jump, impacting both schools and traffic. To add mixed use and a 6 story commercial development building, will create grid lock on Rt. 28 and surrounding neighborhoods, along with safety concerns. Rt. 28 already has long backups due to the road going from four lanes to two. You can only imagine what adding hundreds of cars to the road will do. If drivers cannot use Darnestown Road, they will look for alternatives and start cutting through neighborhood, where roads are not equipped to handle commuter traffic, and where children walk to school, ride bikes, etc. The entire area will be transformed, and not for the better.

We understand the Johnson family has a right to make money, by the selling their land. We are just asking that it be done within the present zoning regulations.

Thank you for your time, and hopefully the understanding, of the overall problems that will be created by changing the zoning. Please help the community by voting no to the change.

Regards,

Pam and Larry Boswell  
12153 McDonald Chapel Drive  
Gaithersburg, MD 20878

## ATTACHMENT 3

Bello, Michael

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**From:** Naresh Virmani <nvirmani123@gmail.com>  
**Sent:** Sunday, November 01, 2015 9:05 PM  
**To:** Bello, Michael  
**Subject:** Over crowing of Quinche Orchard Road



QOHS is already over capacity by 100+ students

- this proposal will add more congestion to the corner of 28/QO
- this proposal will add more students to the high school
- there has been NO review of how this will affect our schools, and the persons trying to develop this land are circumventing the county and going straight to the city for an expedited approval.
- the city has given no notice of this vote and we have exactly **18 hours to respond**.

**We**

**are overcrowded at QO, that the congestion at the intersection of 28/QO is already dangerous, that we have traffic issues and safety concerns about our children crossing the street, and to SLOW DOWN and make an rational decision**

Thanks,  
Nick Virmani

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See what's happening on our social sites





## **ATTACHMENT 3**

## ATTACHMENT 3

**Bello, Michael**

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**From:** Kuriacose Joseph <kujoseph@verizon.net>  
**Sent:** Monday, November 02, 2015 9:39 AM  
**To:** Bello, Michael  
**Cc:** Councilmember.Katz@montgomerycountymd.gov  
**Subject:** Johnson Property Annexation

Dear Mr. Bello,

I send this e-mail to voice my very strong objection to the plan for the possible annexation of the Johnson Property by the town of Gaithersburg.

I send this e-mail as a resident of the Orchard Hills Community, a community that is likely to have its character completely changed for the worse if the plans go through.

Those of us who bought homes in Orchard Hills many years ago did so based on a hope for a certain quality of life. The community has lived up to these expectations so far, with its quiet streets now lined with mature shady trees and vegetation, streets where one can go for walks in pleasant surroundings and meet with your neighbors without the intrusions of outside life, streets where little children can safely play on the roadside and even ride their bikes to school, a place where one can still venture out day and night without being too much concerned for safety, and yes, a place where even the deer wander the streets without a sense of fear. Our children have been brought up in these peaceful conditions, and a younger generation has since also moved in with the same sense of hope and expectation. This world could potentially be turned upside-down with the changes being contemplated.

The impacts should be quite obvious to anybody with even a little sense of our place. The changes could be devastating. Where do I start - character, community, crowding, traffic, safety, noise, pollution, health, peace and quiet, quality of life... I am sure others will be responding with more specifics in these matters. And I cannot see anything positive coming out of this kind of change for our community.

The county is supposed to work for the benefit of its residents and this kind of an action is contrary to such a goal. I urge a recommendation to not go through with this plan.

Let me conclude by stating that something does not appear to be right with the process when the people who are most affected by the plan get information about these kinds of goings-on only a few days before the recommendation report is supposed to be due. There is a possibility that you will get a full barometer of the feelings of the community. I urge a more complete and open comment process where the residents of the communities most effected have the most say in the matter, and also have the proper opportunity to respond. I know that my response is late, but I hope that the county will consider my input fairly.

Sincerely,  
Kuriacose Joseph  
16124 Orchard Grove Rd  
Gaithersburg, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Krause House <mwk9326@comcast.net>  
**Sent:** Monday, November 02, 2015 9:54 AM  
**To:** Bello, Michael  
**Subject:** Overcrowding

Hi, please do not allow the additional building of residence in the area. We are already overcrowded and congested Thx

Nancy Krause  
16209 Orchard View Court  
Gaithersburg Md 20878  
301-922-9243

## ATTACHMENT 3

**Bello, Michael**

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**From:** David Rothbard <rothbardd@gmail.com>  
**Sent:** Monday, November 02, 2015 8:33 PM  
**To:** Bello, Michael  
**Subject:** Plans for the Johnson Property

Mike Bello, RLA, LEED AP BD+C  
Planner Coordinator  
Area 2 Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring MD 20910

Dear Mr. Bello:

I am writing about the plans proposed for The Johnson Property (intersection of Darnestown and Quince Orchard Roads). I attended the neighborhood information meeting they held on October 27 and have read into the history. I live in a townhouse in the Quince Haven development, North Potomac, facing the Johnson property.

I strongly oppose their plans to have 180 housing units put on the property the county currently has zoned for 30 single family units. And that is just their Phase 1. They admit that roads and schools will be major issues yet with the megabucks they have spent on a design firm and lawyers, they have refused to assess and provide a plan for handling traffic in an already congested area. When Johns Hopkins completes its 10 story commercial towers and other development on the Belward Farm, Darnestown Rd at Riffle Ford will be critically worse even with no development on the Johnson Property. And the Johnsons don't seem to take seriously the concerns of residents whose schools will be further overcrowded or redistricted if this development goes through.

The move for Gaithersburg annexation is clearly an attempt to get high density zoning they desire more easily. The claim that Gaithersburg wants this as a "western gateway" is laughable. All that it would mean is a monument on the corner. In fact, there is no major entry point to this so-called gateway. The local roads (as mentioned above) will soon become inadequate even without this new development.

I urge you to provide the deserved criticism and failing grades to the Johnson property plans.

David Rothbard

## ATTACHMENT 3

**Bello, Michael**

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**From:** jelm3@comcast.net  
**Sent:** Monday, November 02, 2015 1:52 PM  
**To:** Bello, Michael  
**Subject:** Proposed Route 28 Development/Gaithersburg Annexation

Mr. Bello-

I am a resident of Orchard Hills and former Co-President of our HOA. I will be making a full statement at the upcoming hearing, but please note that in 2001, the property owner attempted to modify the 1985 Master Plan to permit construction of 140 homes on a parcel adjacent to the present one. That attempt was rejected by the Planning Commission, an administrative judge and, ultimately, by the County Council. Their attempt to be annexed into the City of Gaithersburg is a brazen attempt to evade the same zoning restriction. As a local resident, I strongly urge you to reject this attempt to place six-story buildings and up to 180 homeowners on a site that already, each rush hour, has traffic stopped in a line along Route 28 from Riffle Ford Rd. back to Quince Orchard Road. There is no precedent in our area for anything near buildings of this size, and the traffic would be nightmarish.

Although I was extensively involved in the previous action by the property owners, I literally just heard of this latest effort. I appreciate your taking the time to consider my comments.

Michael B. Lehrhoff  
12118 McDonald Chapel Dr.  
N. Potomac, MD 20878  
[jelm3@comcast.net](mailto:jelm3@comcast.net)  
301-452-2505

## ATTACHMENT 3

**Bello, Michael**

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**From:** Virmani, Naresh K. (GSFC-425.0)[AS and D, Inc.] <naresh.k.virmani@nasa.gov>  
**Sent:** Monday, November 02, 2015 8:57 AM  
**To:** Bello, Michael  
**Subject:** 28/QO is already dangerous and we have traffic issues

Hi Michael,

PLEASE do not make our life miserable and your job is to prevent accident and make our lives safe. STOP new developments behind safeway.

Nick Virmani

Resident of QO ROAD

## ATTACHMENT 3

**Bello, Michael**

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**From:** Demarino, Christine M <Christine\_M\_Demarino@mcpsmd.org>  
**Sent:** Monday, November 02, 2015 1:45 PM  
**To:** Bello, Michael  
**Subject:** Johnson Property

Mr. Bello,

My neighbor just informed me of the proposed development of the Johnson Property at the intersection of Quince Orchard and Darnestown Rds.

We already have mixed use development in Kentlands, Crown, Falls Grove, and Traville. These developments have overwhelmed our roads, schools and public services. The City of Gaithersburg is slowly encroaching closer and closer to our neighborhoods as it tries to expand it

The mixed use plan for this property would have a terrible impact to the North Potomac/Darnestown communities. Our secondary roads and residential streets from Gaithersburg down to Potomac are already jammed during rush hours, as commuters attempt to avoid the immense traffic jams on 270. The community will lose its only grocery store (Safeway) which serves residents of North Potomac, Darnestown, Bealsville, as well as Poolesville.

I urge the county to explore alternatives that will have less of a negative impact on our community.

Christine DeMarino  
14525 Keeneland Circle  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Debra Miller <drmill323@gmail.com>  
**Sent:** Tuesday, November 03, 2015 9:09 AM  
**To:** Bello, Michael  
**Subject:** Quince Orchard Planning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Michael,

I'm writing to you as a resident of Quince Haven and a concerned citizen of the area. I have lived here for 25 years-raised my children here, and worked for 24 years at nearby Darnestown Elementary.

It's a great area! The residents have easy access to shopping, great schools and many county provided services. While I'm not opposed to the inevitable-the growth of the area, and realize that more amenities are necessary to meet the needs of this increase in population, I think there must be much thought and caution before decisions are made to build the kind of dense housing and retail services planned at the corner of Darnestown and Quince Orchard Roads.

I have several major concern: traffic, school over-crowding, safety of pedestrians-especially students walking to and from the high school, and the general quality of life the residents enjoy. A development of this magnitude will have grave effects on not only the immediate Quince Orchard area, but on drivers driving through potential gridlock on a regular basis.

The schools are already overcrowded, and according to school officials, student growth is projected to continue. This, and the fact that there are already budgetary constraints on future school construction, it is evident that the children in the area will be in overcrowded schools where their learning is compromised.

This intersection should not support this kind of high density development. It is my hope that the county planners will study this carefully and delay this annexation until it is proven that the schools and roads can support such a huge development.

I'm looking forward to the next community meeting to further discuss this issue.

Sincerely,  
Debbie Miller  
12648 Granite Ridge Drive  
Gaithersburg, MD 20878  
[drmill323@gmail.com](mailto:drmill323@gmail.com)



## ATTACHMENT 3

**Bello, Michael**

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**From:** Gregory A Harrison <gregoryaharrison@aol.com>  
**Sent:** Tuesday, November 03, 2015 9:59 AM  
**To:** Bello, Michael; scott.c.stallard@lmco.com  
**Subject:** Johnson Family home development Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TO WHOM IT MAY CONCERN:

The traffic thru our community of Orchard Hills for commuting and going to and from the Marshall Elementary School via McDonald Chapel Drive is already thick enough!

Rt 28 is at a standstill during rush hour near Quince Orchard Road that has not one but two speed cameras back to back.....no less.

And, someone thinks it is now a good idea to add 180 more homes?

Please don't let this happen. DC Metro area is well known for its Misery Index due to Traffic.

To add insult to injury, Someone thought it was a good idea to allow bicyclist to control an entire lane of Quince Orchard Road on the way to Clopper!!! What is Mo. Co. thinking? Nobody uses the sidewalks along Q. O. road so stick the bikes thereon. What happened to Common sense in Mo. Co.? PS I have a bike and would never Hog a lane of traffic!!!

With Professional Regards,

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Gregory A. Harrison, Ph.D., P.E.  
Forensic Engineer  
Civil/Safety/Fire Protection Engr.  
MARYLAND REGISTERED PROF ENGR. NO. 8669

## ATTACHMENT 3

**Bello, Michael**

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**From:** Klebs, Elmer <ekle@loc.gov>  
**Sent:** Tuesday, November 03, 2015 3:11 PM  
**To:** 'JSchlichting@GaithersburgMD.gov'; Bello, Michael  
**Cc:** Klebs, Oksana  
**Subject:** Concerns regarding proposed Johnson Property annexation

Dear Mr. Schlichting and Mr. Bello,

As an area resident, I was recently alerted to the proposed annexation of the Johnson Property (at the corner of Darnestown Road and Quince Orchard Road) to the City of Gaithersburg, and look forward to future opportunities to offer public comment on the proposal before final action is taken.

Mr. Schlichting, as you offered in a posting on the NextDoor DuFief website, please send me "a timeline of the process with estimated timeframes."

Mr. Bello, my neighbors and I are concerned about the proposed density of the property, if annexed and developed as planned, and would like our views to be heard.

Thank you!

Elmer Klebs  
11812 Silent Valley Lane  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** Klebs, Elmer <ekle@loc.gov>  
**Sent:** Wednesday, November 04, 2015 4:27 PM  
**To:** 'John Schlichting'; Bello, Michael  
**Cc:** Klebs, Oksana; Rob Robinson  
**Subject:** RE: Concerns regarding proposed Johnson Property annexation

Thank you, Mr. Schlichting, for your response. It does provide the additional information we need.

Best wishes,

Elmer and Oksana Klebs

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**From:** John Schlichting [mailto:JSchlichting@gaithersburgmd.gov]  
**Sent:** Wednesday, November 04, 2015 3:50 PM  
**To:** Klebs, Elmer; 'Michael.bello@montgomeryplanning.org'  
**Cc:** Klebs, Oksana; Rob Robinson  
**Subject:** RE: Concerns regarding proposed Johnson Property annexation

Dear Mr. Klebs,

Attached please find the requested timeline for the proposed Johnson property annexation. Since we produced the attached document, we have set two of the dates. The Planning Commission will be considering their recommendation to the Mayor and Council at their regular meeting at 7:30PM on December 2, 2015, and the Mayor and Council will be holding their Public Hearing at 7:30PM on February 2, 2016. Both meetings will be in the Council Chambers here at Gaithersburg City Hall. Also, the Project Page for the Johnson Annexation is now online at the City's website here:

<http://www.gaithersburgmd.gov/government/city-projects/johnson-annexation-x-7067-2015>

I hope this is responsive to your request.



**John Schlichting** | Director, Planning and Code Administration  
City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877  
P (301) 258.6330 | C (240) 421-0812 | [JSchlichting@GaithersburgMD.gov](mailto:JSchlichting@GaithersburgMD.gov)

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**From:** Klebs, Elmer [mailto:ekle@loc.gov]  
**Sent:** Tuesday, November 03, 2015 3:11 PM  
**To:** John Schlichting; 'Michael.bello@montgomeryplanning.org'  
**Cc:** Klebs, Oksana  
**Subject:** Concerns regarding proposed Johnson Property annexation

Dear Mr. Schlichting and Mr. Bello,

**ATTACHMENT 3**

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Mr. Bello, my neighbors and I are concerned about the proposed density of the property, if annexed and developed as planned, and would like our views to be heard.

Thank you!

Elmer Klebs  
11812 Silent Valley Lane  
North Potomac, MD 20878

## ATTACHMENT 3

**Bello, Michael**

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**From:** jack Borrok <borrok@gmail.com>  
**Sent:** Wednesday, November 04, 2015 10:34 PM  
**To:** councilmember.katz@montgomerycountymd.gov; Bello, Michael  
**Subject:** Johnson construction near QO & 28

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I live in Quince Orchard Manor and was recently made aware of a possible 180 unit housing project that may be constructed near me. This strikes me as a huge development that will impact the area in a number of negative ways. As a resident, I would like to say I am against this annexation and construction; at the very least we need a lot more time to understand the impact of such a project on the area.

I am hoping my concerns and those of my neighbors do not fall on deaf ears.

thank you for your time.

Jack Borrok  
Sioux Ln  
Gaithersburg

## ATTACHMENT 3

**Bello, Michael**

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**From:** Bresnicow@aol.com  
**Sent:** Wednesday, November 04, 2015 7:55 PM  
**To:** Bello, Michael  
**Cc:** stallardhome@verizon.net  
**Subject:** Proposed Johnson Property Development.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Bello,  
Greetings, I am a homeowner in the Orchard Hills community in Gaithersburg and have been following the recent development proposal for the adjacent Johnson property and annexation into the City.

I and my neighbors are of course concerned about the potential negative impacts on the community on both traffic, schools and overall aesthetics.

We are not opposed to development of homes in moderation, something appropriate for the space. What we oppose strongly is an over crowded high-density development as sounds like is possible. We are told that the maximum number of housing units is 180. I do not know how many units would really fit comfortably in that space but I'm sure 180 would be way too much. We also oppose high density condo/apartments like the Mallory Square building on Key West Ave. or any of the taller multi-story building. Such buildings would seriously impact the overall feel and appearance of this community and negatively affect desirability.

Please keep our interests in mind, I know you will.

Thank You  
Bill Resnicow  
12217 Mcdonald Chapel Dr.  
Gaithersburg.