

----- Forwarded message -----

From: **Byron LaFleur** <byron@lafleurs.com>

Date: Wed, Mar 2, 2016 at 10:46 PM

Subject: I oppose the delays to the I-270 at Watkins Mill Road Interchange Project

To: jashman@gaithersburgmd.gov

Dear Mayor Jud Ashman,

I am writing as a homeowner and tax payer in Montgomery County opposed to the State Highway Administration's decision to delay the I-270 at Watkins Mill Road Interchange Project. I purchased a home in the Parklands neighborhood in 2012 on the promise of further development in the community and I pay a mortgage that reflects that anticipation of growth.

While I understand that projects like these may face unforeseen problems, so many private and public stakeholders, from homeowners like me to the City of Gaithersburg, have already invested money and resources on the assumption that this project would take place based on the 15 years of research of the I-270/US15 Corridor Study. It is unacceptable to delay and limit the scope of the project with zero input from any of these stakeholders.

Please review the following bullet points of for a better understanding of the issue. I hope you will take these concerns from me as a constituent very seriously and use your influence to help this project move forward for the betterment of Parklands residents like me and the Montgomery County community overall.

- Montgomery County, the City of Gaithersburg, the development community and businesses have invested in this area with the expectation of a full interchange, including \$30 million in a six lane extension of Watkins Mill Rd, an overpass over the MARC/CSX rail lines.
(<http://www.watkinsmilltc.com/transportation.html>)
- During the Transportation Trust Fund's lean times Montgomery County provided \$4.9 million to allow MDOT to continue progress in designing the full interchange.
- The City of Gaithersburg has dedicated about 23 acres of land for the full interchange.
- Much deliberate study, time and coordination has already gone into this project. The current design is the culmination of 15 years of study and design, a breakout project from the I-270/US15 Corridor Study.
([http://apps.roads.maryland.gov/WebProjectLifeCycle/FR192_11/htdocs/Documents/Purpose_and_Need/Purpose%20and%20Need%20\(from%20DEIS\).pdf](http://apps.roads.maryland.gov/WebProjectLifeCycle/FR192_11/htdocs/Documents/Purpose_and_Need/Purpose%20and%20Need%20(from%20DEIS).pdf)).
- The reduction of the bridge width will cause safety concerns for vehicles, bicycles and pedestrians, affecting the walk ability of the communities directly to the east and west of the interchange. The Parklands community has many young families who intend to use the interchange as a bike and pedestrian walkway to frequent businesses east of the interchange.
- The Watkins Mill Town Center will not have the necessary density to become a viable project, foregoing one of the key elements of a walkable new-urban community.
- Over 4.6 million square feet of office space, land valued at \$840 million, would be directly affected by this interchange. This translates into \$10 million in property taxes that would be placed in jeopardy.
- Future economic development would be jeopardized, such as a second major NIH Campus.
(http://www.bizjournals.com/washington/breaking_ground/2015/12/gsa-considering-second-majornih-campus-in-maryland.html)

I placed roots in this community because I believe in its potential and I hope you will too. Please do the right thing and take action to make this interchange a reality!

Byron LaFleur

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

Date: March 3, 2016 at 4:01:33 PM EST

To: <MCP-Chair@mncppc-mc.org>, Natali Fani-Gonzalez <Natali.Fani-Gonzalez@mncppc-mc.org>, Marye Wells-Harley <Marye.Wells-Harley@mncppc-mc.org>, Norman Dreyfuss <Norman.Dreyfuss@mncppc-mc.org>, Amy Presley <Amy.Presley@mncppc-mc.org>

Cc: fred boyd <fred.boyd@montgomeryplanning.org>, Councilmember elrich <Councilmember.elrich@montgomerycountymd.gov>, councilmember floreen <councilmember.floreen@montgomerycountymd.gov>, Councilmember Riemer <Councilmember.Riemer@montgomerycountymd.gov>, Councilmember Katz <Councilmember.Katz@montgomerycountymd.gov>, Councilmember Berliner <Councilmember.Berliner@montgomerycountymd.gov>, Councilmember Hucker <Councilmember.Hucker@montgomerycountymd.gov>, Councilmember Navarro <Councilmember.Navarro@montgomerycountymd.gov>, Councilmember Rice <Councilmember.Rice@montgomerycountymd.gov>, Councilmember Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, <jashman@gaithersburgmd.gov>, <msema@gaithersburgmd.gov>, <nharris@gaithersburgmd.gov>, <hmarraffa@starpower.net>, <rspiegel@gaithersburgmd.gov>, <rwu@gaithersburgmd.gov>, "Carol and Bill, Scott" <scott97@comcast.net>

Subject: Potomac Valley/Magruder Annexation to Gaithersburg and Rezoning

Dear Planning Board Member,

My name is Carol Scott and I live in Willow Ridge, about 1/2 mile from the Potomac Valley property. I testified at the County Planning Board meeting on 11/12/15 in opposition to the annexation and rezoning of this property, for most of the same reasons given in opposition to the Johnson annexation/rezoning. Mr. Boyd's report and testimony at that meeting noted the property owners' stated plan for no significant changes to the property. During your deliberation, you specifically cited the petitioners' assertion of maintaining the property use in its current form as reason not to recommend the 5-year moratorium on development.

Now, a few weeks later, we have information from City of Gaithersburg that the property owners are requesting waivers and exceptions from the requirements of the MXD zoning, including allowing development up to 10 stories, a reduction in green space, and setbacks of only 15 feet from adjacent properties and from Quince Orchard Rd, bordering Quince Orchard High School. Any of these would most definitely be significant changes to the current use of the property!

I would like to know what action is necessary to bring this issue back before the County Planning Board and/or the entire County Council. The idea that a property owner can grossly misrepresent their plans to the County Planning Board in order to achieve annexation without stipulations, and then immediately change the plans, is NOT acceptable.

Thank you for your time and attention,
Carol Scott

From: Johnson Property [<mailto:johnsonpropertyannexation@gmail.com>]
Sent: Friday, March 04, 2016 12:11 PM
To: tallemong@gmail.com
Cc: Councilmember.Katz@montgomerycountymd.gov; CityHall External Mail; MCP-Chair@mncppc-mc.org
Subject: Re: Proposed Annexation

Mr. Allemong,

Thank you for sharing your thoughts.

As I said at the community workshop last week, my team is in the process of revising the development plans. While I proposed up to 180 residential units, the final number of homes will most likely go down. Also, based on what the team has heard so far, I no longer have plans for the large-scale commercial redevelopment proposed last fall. Instead of 375,000 sq. ft. of commercial space, we are only asking for a modest 10,000 sq. ft. increase.

I have also met with civic and PTSA leaders, as well as school officials, to talk about school capacity and traffic concerns. The feedback and comments from the workshop and our conversations with residents are helping to inform our work on a new plan. I hope to present a revised plan to the community in the coming weeks.

Thank you again for your comments.

Sincerely,

Russell Johnson

On Sat, Feb 27, 2016 at 5:20 PM, Tim Allemong <tallemong@gmail.com> wrote:
Mr. Johnson,

I was not able to attend the meeting since business of my own took me out of town for 5 days. I have, however, been keeping close tabs on the meetings, discussions and proposals through members of our community and research.

Like the vast majority of residents you have spoken with, I side with the feeling that the property should be used exactly for what it was zoned for - 30 single family homes. Nothing more.

I respect that you want to maximize your personal wealth and develop the property as much as you can to generate the most amount of yield. Given that the roles were reversed, I too would be tempted to do the same.

However, I'd like to believe that I'd take into consideration the wants of the community. Over-developing this area does not benefit the residents in any way. To date, I've not spoken with an area resident that sees any benefit to our proposed plan.

I often speak very highly of this cluster to relatives and friends who don't live in the area. While a populous area, it is not over populated. It is not like Rockville Pike near White Flint, where you can waste tremendous time, even on Saturday's, just trying to run errands. Within 2 miles of Quince Orchard High School, we have everything we need - grocery stores, coffee shops, dry cleaning, fantastic restaurants, wonderful schools, and plenty of community services. We simply don't need more. I can leave the city and live my life within the confines of this radius peacefully.

As you've heard, the schools are already over crowded. The intersection of Route 28 and Quince Orchard Road, right next to the high school, is already a problem area. We had a person on a bike killed last year at that intersection near the McDonald's. As it is in the mornings, I cannot get out of the Willow Ridge Community to commute due to the traffic on 28 and lack of appropriate stoplights. Further traffic and congestion is not what we need.

Your proposal wouldn't improve our area. It would only make a vast array of issues worse for those of us who live here.

Adding 180 dwellings means adding another 360-600 residents to our immediate neighborhood. It means at a minimum 180 more cars, if not 300 plus, to our neighborhood. It means longer lines in our grocery stores. It means more over crowding in our schools. It means greater traffic and increased risks of accidents.

We don't need additional commercial development or over-residential development in our future.

My request is that you develop the property as it was zoned - for 30 single family homes.

Regards,

Tim Allemong

Tim Allemong

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

**Harvey Kaye**  
522 Chestertown Street  
Gaithersburg, MD 20878

**March 1, 2016**

**Mayor Jud Ashman**  
City of Gaithersburg  
City Hall  
31 S. Summit Avenue  
Gaithersburg, MD 20877

**Dear Mayor Ashman:**

**Please accept this as formal notice of my intended resignation from the position of Vice Chair of the Board of Appeals of the City of Gaithersburg.**

**The effective date can be open so that, if you wish, I will not actually leave until I am informed that a replacement is about to be appointed.**

**This is a great city and I am honored to have been on the Board of Appeals these many years, working with so many wonderful Board members over this time.**

**Sincerely,**



**Harvey Kaye**

**522 Chestertown Street**  
**Gaithersburg, MD 20878**

**Cc: Trudy Schwarz, City of Gaithersburg Planning and Code**  
**Caroline Seiden, City of Gaithersburg Planning and Code**  
**Victor Macdonald, Chair, Board of Appeals**  
**Carol Rieg, Board Member**  
**Robert Chiswell, Board Member**  
**Aaron Kotok, Board Member**



Distributed to M&CC:3/21/16  
Commission Reappointment

March 1, 2016

Joan More  
12 Duvall Lane  
Gaithersburg, MD 20877

Dear Ms. More:

Your term on the Commission of Landlord–Tenant Affairs will be expiring soon. On behalf of the entire community I would like to express appreciation for your commitment to serving our City in this capacity. Our Boards, Commissions, and Committees perform vital functions in a variety of areas, and we recognize and value your contribution very much.

Our appointment policy requires that all volunteer positions be advertised to provide the public with an opportunity to apply. In the near future, we will be evaluating the requests to fill the vacancies on the Commission of Landlord–Tenant Affairs, and appointments will be made by the Mayor and City Council soon thereafter.

**If you would like to be considered for reappointment or if you no longer wish to serve on Commission of Landlord–Tenant Affairs, please indicate by signing below and returning this letter within 30 days of the printed date.**

Again thank you for your commitment to the City of Gaithersburg. If you have any questions, please feel free to contact me at 301-258-6340 or [kroman@gaithersburgmd.gov](mailto:kroman@gaithersburgmd.gov).

Sincerely,

Kevin Roman, Neighborhood Services Division Chief  
Committee Liaison  
Commission on Landlord-Tenant Affairs

**Please check box:**

I would /  I would not like to be reappointed to the Commission of Landlord–Tenant Affairs.

Joan A. More  
Name

3/4/16  
Date

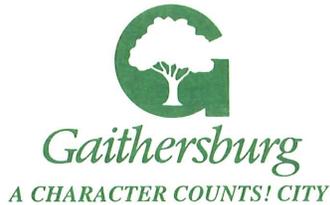
*Thank you.*

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038  
301-258-6300 • FAX 301-948-6149 • [cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov) • [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

MAYOR  
Jud Ashman

COUNCIL MEMBERS  
Neil Harris  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel  
Robert T. Wu

CITY MANAGER  
Tony Tomasello



Distributed to M&CC:3/21/16  
Commission Reappointment

March 1, 2016

John Small \*  
816 Gallop Hill Road Apt. L  
Gaithersburg, MD 20879

Dear Mr. Small:

Your term on the Commission of Landlord–Tenant Affairs will be expiring soon. On behalf of the entire community I would like to express appreciation for your commitment to serving our City in this capacity. Our Boards, Commissions, and Committees perform vital functions in a variety of areas, and we recognize and value your contribution very much.

Our appointment policy requires that all volunteer positions be advertised to provide the public with an opportunity to apply. In the near future, we will be evaluating the requests to fill the vacancies on the Commission of Landlord–Tenant Affairs, and appointments will be made by the Mayor and City Council soon thereafter.

**If you would like to be considered for reappointment or if you no longer wish to serve on Commission of Landlord–Tenant Affairs, please indicate by signing below and returning this letter within 30 days of the printed date.**

Again thank you for your commitment to the City of Gaithersburg. If you have any questions, please feel free to contact me at 301-258-6340 or kroman@gaitthersburgmd.gov.

Sincerely,

Kevin Roman, Neighborhood Services Division Chief  
Committee Liaison  
Commission on Landlord-Tenant Affairs

**Please check box:**

I would /  I would not like to be reappointed to the Commission of Landlord–Tenant Affairs.

John S. Small  
Name

MARCH 5, 2016  
Date

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038  
301-258-6300 • FAX 301-948-6149 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR  
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COUNCIL MEMBERS  
Neil Harris  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel  
Robert T. Wu

CITY MANAGER  
Tony Tomasello

\* HUNT CLUB APTS.

**From:** William Roberts [<mailto:roberts.wj@gmail.com>]  
**Sent:** Thursday, March 03, 2016 3:13 PM  
**To:** Maureen Herndon  
**Subject:** Re: FW: Committee Member Term Expirations Through June 2016

Hey Maureen,

Yes I got the letter. I'm just not seeing a way to keep up this workload at this time. So, unfortunately I won't be seeking to renew my term. I've really enjoyed my time on the committee and think we do great work - I don't really want to walk away. However, I've taken a realistic look this week at everything that I'm involved in and just don't think I'll be able to renew a term at this time.

I'll send an official email out to the board. And I'll also shoot you the names of some folks who might be good additions to the CAC, want to talk to them first to make sure I'm sending you folks who are able to commit to a full term. I'll be in touch soon.

Thanks,

Will

Distributed to M&CC:3/21/16  
Committee Resignation

**From:** John Benvegar [<mailto:benvegar@gmail.com>]  
**Sent:** Friday, March 04, 2016 4:36 PM  
**To:** Senior Center External Mailing  
**Subject:** Senior Advisory Committee

Dear Grace,

I is with deep regret that I find it necessary to resign from the Senior Advisory Committee, but I have health issues. A new person who can devote ample time to the position is the best way to go. It was great working with you and the other committee members. You have been a splendid manager and a caring person. I wish you well.

John Benvegar

**From:** Britta Monaco <[BMonaco@gaithersburgmd.gov](mailto:BMonaco@gaithersburgmd.gov)>  
**Date:** March 9, 2016 at 6:56:28 AM EST  
**To:** Paul Hlavinka <[phlavinka@gmail.com](mailto:phlavinka@gmail.com)>  
**Cc:** Tony Tomasello <[TTomasello@gaithersburgmd.gov](mailto:TTomasello@gaithersburgmd.gov)>, Michele Potter <[MPotter@gaithersburgmd.gov](mailto:MPotter@gaithersburgmd.gov)>, Doris Stokes <[DStokes@gaithersburgmd.gov](mailto:DStokes@gaithersburgmd.gov)>  
**Subject:** RE: Muddy Branch - Citizen Engagement

Paul, thank you for your e-mail regarding the Muddy Branch Trail. It is being shared with our elected officials and senior leadership 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@gaithersburgmd.gov](mailto:bmonaco@gaithersburgmd.gov)

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**From:** Paul Hlavinka [<mailto:phlavinka@gmail.com>]  
**Sent:** Tuesday, March 08, 2016 10:21 PM  
**To:** CityHall External Mail  
**Subject:** Muddy Branch - Citizen Engagement

I had mentioned about work along the Muddy Branch at one of the past City Council meetings. As a follow-up, I wanted to give you an additional update.

The work has to do with 'blazing' a hiking trail within the city with similar markings used by the County trail system. A blaze is a blue mark about the size of a dollar bill painted on trees along the trail to provide recognition that you are indeed on the 'right trail'. If you have walked the trails in the County or even the Appalachian Trail, you are familiar with this concept. Without the blazing, it is confusing to hikers as many trails are created either by deer or by humans exploring and tramping down random pathways. So the blazing concept concentrates the traffic in one area and avoids impacts elsewhere. The blue blazed trail now extends from Muddy Branch Road, and then approximately 14 miles to the Potomac, ending at the C&O tow path at Pennyfield Lock.

When we initially posted photos on Facebook, which documented our workday, we had more views and comments than any other event. Within 3 weeks, we had over 3000 views. These are views by people interested in this type of project that allows people to connect with our parks. It may surprise you, but few people know where trails within the city are. This project has provided many people with the understanding that they can now explore nature within the city. That is an important point and I believe one that is worth taking note of.

If you are not familiar with the trail section I am discussing here, it starts within the city near the intersection of Route 28 and the Muddy Branch stream. It winds through the City's Lakeland park, then under Great Seneca Highway, to connect and follow the City's easement with Izaak

Waltong League. The end of the trail is at Muddy Branch Road, where it intersects with Conservation Lane.

Our vision of the future of our work with the City includes addressing invasive weeds, identifying trees infected with the emerald ash borer, picking up trash, as well as enjoying the trail with events such as bird watching and stream monitoring. These are the quality events that provide people direct connection with the natural world within our city. We would also like to work with Scout troupes on improvements to the trail, to remove invasives and move sections of the trail away from the stream.

Often when we walk the trail now, we run into people exploring the trail who really enjoy being in nature and love the fact that it exists. They know it is a trail because they see the blazes. It is this kind of positive experience that we believe the city can take advantage of. We hope to continue to work with the city on improvements, and on trash pickups and other good work. We hope to continue to engage city residents in this valuable experience.

All that said, we understand that there are concerns about how this is done. We certainly don't want to be considered rogue bush wackers, out of control, with no connection to the right folks within the City. To this end, we would propose that some type of MOU be established between organizations willing to be involved and the correct City staff. That MOU would provide training or guidance on what can be done, so that we can continue to work and provide boots on the ground to help in this endeavour.

If the Mayor and Council would like to learn more about this effort, we would be willing to provide a walking tour. I am also always available if you have any comments or questions.

--

Paul Hlavinka, EIT

240-372-2711 (cell)

Check out "[muddybranch.org](http://muddybranch.org)"