

October 28, 2016

The Honorable Jud Ashman, Mayor  
And Members of the Gaithersburg City Council  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2038

Re: Washingtonian Center South  
Subject: Application for Amendment to  
Approved  
Schematic Development Plan SDP-  
09-002 and Final Site Plan SP-09-  
007  
Project No.: 1207A

Dear Mayor Ashman and Members of the City Council:

On behalf of our client, American Real Estate Partners, ("AERP"), the owner of Washingtonian Center South Seven, the purpose of this letter is to request an amendment to Schematic Development Plan SDP-07-002 ("SDP") and Final Site Plan SP-07-009 to allow for up to 4,089 square feet of the approved office space to be used for educational uses, and to provide an accessible ramp along the south building elevation of the existing eight story office building ("Amendment"). All other aspects of the SDP are to remain substantially unchanged.

The Amendment is necessary to accommodate new tenants within the existing eight story office building and to address the need of the tenant to provide an ADA accessible ramp access to its space. None of the proposed revisions impact the Council's findings for approval of the original SDP, as contained in Resolution, nor do they impact the Council's findings that the SDP application met the requirements of Section 24-160D.10(b) of the Gaithersburg Zoning Ordinance. In addition, the Amendment has no impact on the adequacy of the public facilities serving the project, as outlined in the Statement of Adequate Public Facilities included in the application. The tenant is proposing an after-school program that meets on weekday evenings and weekends. The tenant operations would provide for 5 classrooms with 14 students each, with the instructors in each classroom and one front desk receptionist and the program director. This would equate to having approximately 77 people, with a parking requirement of 5 teacher spaces, 7 student spaces, and 2 staff spaces, totaling 14 spaces required, per the code requirement of 1 space per employee, plus 1 per 10 students. The plan continues to provide the shared parking with the adjacent Hotel and Veterinary Office, per the previous agreements in place. Currently the phase one site parking functions with an abundance of parking, per recent observations having a full level of structured parking vacant. The sites shared parking requirements for the total buildout for phase 2, indicates a 1371 space requirement while the site only provides a total of 1334 spaces, necessitating a request for parking waiver of 37 spaces, which applicant will request at the time of Final Site Plan approval.

Pursuant to Section 24-198(c)(2)(ii)(1) of the Gaithersburg Ordinance, we believe that the minor nature of the proposed revisions would allow for a courtesy review by the Mayor and Council and final action by the Planning Commission as part of the Planning's Commission review of an accompanying site plan amendment application.

Thank you for your consideration of this application. Should you have any questions, or would like any additional information, please do not hesitate to contact me.

Sincerely,  
Rodgers Consulting, Inc.



Ryan D. White  
Senior Associate