



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

Mayor and City Council Regular Session Agenda
City Hall - Council Chambers
Monday, November 21, 2016, 7:30 PM

Final Revisions

- **Minutes - 9/19 Regular Session, 10/10 and 11/14 Work Sessions**
- **Upcoming Work Session Announcement**
- **Correspondence**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REFLECTION

IV. APPROVAL OF MINUTES

- A. Regular Session held September 19, 2016
- B. Work Session held October 10, 2016
- C. Work Session held November 14, 2016

V. APPOINTMENTS

(appointments to volunteer boards, committees and commissions, made by the Mayor and confirmed by the City Council)

- A. Resolution of the City Council Confirming an Appointment and Reappointment Made by the Mayor to the Senior Advisory Committee

VI. PRESENTATIONS

(certificates from the City and to the City, as well as staff or citizen presentations on topics)

- A. Proclamation of the Mayor and City Council Designating November

26, 2016 as "Small Business Saturday" in the City of Gaithersburg

- B. 2016 Third Quarter Employee Recognition Awards
- C. Gaithersburg Parking Permit Program

VII. COURTESY REVIEW

- A. ASDP-7423-2016: An Amendment to Schematic Development Plan, Involving a Change in Use and Minor Site Plan Modifications, for the Property Located at 9711 Washingtonian Boulevard

VIII. PUBLIC COMMENTS

(public is invited to speak on any subject that is not a public hearing topic on tonight's agenda – each speaker has three minutes)

IX. FROM THE MAYOR AND CITY COUNCIL

- A. Announcements
 - a. After Closed Executive Session
 - b. Upcoming Work Session
 - c. Council in the Communities

X. FROM THE CITY MANAGER

XI. ECONOMIC DEVELOPMENT UPDATE

XII. ORDINANCES / RESOLUTIONS / REGULATIONS

(ordinances and resolutions to be introduced or adopted following appropriate procedures required by the City Code, or resolutions that may require discussion by the Mayor and City Council prior to approval)

- A. Resolution of the Mayor and City Council Authorizing the City Manager to Execute an Economic Development Incentive Agreement with Saint Gobain Performance Plastics
- B. Resolution of the Mayor and City Council Authorizing the City Manager to Enter into a Contract for Budget Software for the City of Gaithersburg
- C. Resolution of the Mayor and City Council Approving the Change of Indirect Control of the Franchisee Under the RCN Telecom Services, LLC (RCN) Cable Franchise Agreement

XIII. FROM THE CITY ATTORNEY / DEPUTY CITY MANAGER / OTHER STAFF

XIV. CORRESPONDENCE

(Weekly external and internal correspondence to Mayor and City Council, no discussion)

A. Staff

B. Outside

XV. ADJOURNMENT

To confirm accessibility accommodations, please contact Doris Stokes at 301-258-6310, or email DStokes@gaithersburgmd.gov.

Please turn off all cellular phones and pagers prior to the meeting. Hand held signs brought may not be displayed in a manner which disrupts the meeting, blocks the view of spectators or cameras and poses a safety concern [e.g., signs mounted on stakes]. Your cooperation is appreciated.

The public is invited to attend and observe this session, but except in instances when the committee expressly invites public comments, no member of the public may participate in the discussions. The public may submit written comments to the committee staff liaison to be forwarded to the committee for its consideration. The City of Gaithersburg welcomes citizen involvement on committees. Please visit the City's website at www.gaithersburgmd.gov for vacancies.

ANNOUNCEMENTS

The next Mayor and City Council Work Session will be held Monday, November 28, 2016, at City Hall, 7:30 PM.

Call to Order

Pledge of Allegiance

Reflection

Approval of Minutes



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

DRAFT

Mayor and City Council Regular Session Minutes City Hall - Council Chambers Monday, September 19, 2016

I. CALL TO ORDER

A Mayor and City Council regular session was called to order at 7:30 p.m. with Mayor Ashman presiding. Council Members present: Harris, Sesma, Spiegel, and Wu. Council absent: Marraffa. Staff present: City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Economic and Business Development Director Lonergan, Public Works Director Johnson, Planning and Code Administration Director Schlichting, Long Range Planning Manager Robinson, Sustainability Planner Backe, Senior Program Supervisor Rosati, Police Officer III Jordan, and Municipal Clerk Stokes.

II. PLEDGE OF ALLEGIANCE

The Pledge was led by Girl Scout Troop 3706, Rachel Carson Elementary School, Gaithersburg, Maryland.

III. REFLECTION

Mayor Ashman called for a moment of silence. Extended well wishes to his friend and colleague Henry Marraffa.

IV. APPROVAL OF MINUTES

None-to-date.

V. APPOINTMENTS

- A. **Resolution of the City Council Confirming an Appointment and Reappointments to the Commission on Landlord-Tenant Affairs, Community Advisory Committee, Economic and Business Development Committee, Olde Towne Advisory Subcommittee, Police Advisory Committee and Senior Advisory Committee**

The City Council confirmed the following: Community Advisory Committee, Steven Smith (appointment), 141 Kent Oaks Way, Gaithersburg Maryland 20878, two-year term; Commission on Landlord-Tenant Affairs, Larry Luhn (reappointment), 18428 Azalea Drive, Derwood, Maryland 20855, three-year term; Economic and Business Development Committee, Vishal Gupta (reappointment), 344 Main Street, Suite 200, Gaithersburg, Maryland 20878, three-year term; Olde Towne Advisory Subcommittee, Richard Arkin (reappointment), 121 Selby Street, Gaithersburg,

Maryland 20878, indefinite term; Police Advisory Committee, Carol Martin (reappointment), 23 Norwich Court, Gaithersburg, Maryland 20878, two-year term; and the Senior Advisory Committee, Laura Newton (reappointment), 17019 Sioux Lane, Gaithersburg, Maryland 20878, two-year term.

Motion was made by Michael Sesma, seconded by Robert Wu, that a Resolution of the City Council Confirming an Appointment and Reappointments to the Commission on Landlord-Tenant Affairs, Community Advisory Committee, Economic and Business Development Committee, Olde Towne Advisory Subcommittee, Police Advisory Committee and Senior Advisory Committee (Resolution No. R-49-16), be approved.

Vote: 4-0

VI. PRESENTATIONS

A. Proclamation of the Mayor and City Council Designating September 15 through October 15, 2016 as “Hispanic Heritage Month” in the City of Gaithersburg

Mayor Ashman issued a proclamation designating “Hispanic Heritage Month” in the City of Gaithersburg. The Multicultural Affairs Committee is sponsoring an art exhibition by The Latino Art League from August 26th through October 16th at the Activity Center at Bohrer Park. A celebratory reception, free and open to the public, was held on September 15th. Senior Program Supervisor Rosati introduced Carmen Larsen, a life-time resident of Montgomery County, graduate of Georgetown University with a degree in Physics, a mother of two, and a member of a local Rotary Club. Ms. Larsen’s personal commitment is building socio-economic and cultural bridges in the County. She serves on the board of local hospitals and community organizations, and actively supports entrepreneurship and youth mentorship programs. Ms. Larsen is also active in advocacy for minority community interests, promoting policies that favor small business sustainability and growth. She developed a trade-focused English literacy class (TradeTalk) for non-English-speaking laborers, and is developing a center for business excellence for immigrant entrepreneurs. Ms. Larsen was recognized as a Woman of Distinction by the Girl Scouts of Greater Baltimore, received the SmartCEO Brava Award, and was honored as a Minority Business Leader by the Washington Business Journal. In addition to her many accomplishments, she was inducted into the Montgomery County Business Leaders Hall of Fame. Ms. Larsen, joined by members of the Multicultural Affairs Committee, thanked the City for the recognition.

VII. PUBLIC COMMENTS

1. *Ruthzaly Weich, Kentlands Community Foundation Chair*, introduced Mariann Zylstra who will be seeking to collaborate with the City on future programming.
2. *Aaron Rosenzweig, Westleigh Neighborhood*, made a complaint about a City program that was cancelled due to low registration.

VIII. PUBLIC HEARING**A. X-7067-2015 Johnson Property: Request to Annex Approximately 23.04± Acres of Land Located at 12201, 12251, 12301 and 12311 Darnestown Road (MD Route 28) in Gaithersburg, Maryland into the City of Gaithersburg and Rezone Four Parcels from the County's R-200 and NR 0.75 H 45 Zones to the City of Gaithersburg's MXD Zone with Associated Annexation Plan**

Long Range Planning Manager Robinson presented the above public hearing X-7067-2015 Johnson Property, requesting to annex approximately 23.04± acres of land, consisting of four (4) parcels. The parcels are adjacent and contiguous to the current City limits. Collectively the parcels are owned by the Johnson Family and are located at 12201, 12251, 12301 and 12311 Darnestown Road. He stated as part of the annexation request, the Applicant is requesting a rezoning from the County's R-200 and Neighborhood Retail (NR 0.75) Zones to the City of Gaithersburg's Mixed Use Development (MXD) Zone. He noted that the annexation plan has also been included in the Applicant's petition. The public hearing was duly advertised in *The Washington Post* on August 25 and September 1, 2016 and the property properly posted. There are currently 163 exhibits in the record file, including Montgomery County Council resolution of approval and the City's Planning Commission recommendation.

On August 2, 2016, the Montgomery County Council approved the annexation plan's proposed rezoning and density/uses and not invoke a five (5) year moratorium per conditions. The City of Gaithersburg Planning Commission reviewed the X-7067-2015 petition and plan during their August 3, 2016 meeting and recommended that:

- 1) The proposed X-7067-2015 annexation and associated plan are in compliance with the City's Master and Strategic Plans;
- 2) The proposed zoning of X-7067-2015 to the City's MXD (Mixed Use) Zone is appropriate; and
- 3) The proposed X-7067-2015 annexation and associated plan can be served by both existing and future public facilities.

Stuart Barr, Lerch, Early & Brewer, representing the applicant, introduced the speakers in attendance. He provided additional background on the plans for the property. He stated that the original plan was presented with phasing which created challenges. Long term development was removed from the plan and is now proposing appropriate density. Stated that the plan is ideal for mixed use and compatible with existing housing in adjacent communities and complies with the MXD zone provisions and the City's Master Plan recommendations. He further stated that the plan fulfills the City's Strategic Plan objectives and provides opportunity for economic development goals. If annexed, agreement provisions would be discussed further with respect to the binding elements of the annexation.

Russell Johnson, property owner, provided an overview of the property's history. The family owned the property for about 55 years and operated a flower nursery for 45 of those years. The applicant is proposing to develop a housing resource on the property along with community retail. Stated several meetings were held with City staff, members of the community and revisions were made to the plan. He echoed that the plan meets the criteria of the City's Strategic Plan. Stated the benefits to the City are tax revenue, economic development, review authority for development, creates a gateway into the City, affordable housing, and open space and recreational opportunities.

Josh Sloan, Vika, Director of Planning and Engineering, provided an overview of the site and reviewed the proposed transportation network, which includes bus and bike routes, open space amenities and services, retail, internal circulation pattern and surface parking. Since concept planning for the site, parameters have been revised for the sketch plan. If annexed, the plan is recommended for MXD zoning that facilitates a mix of uses and incorporates sustainable development standards. The applicant is proposing single-family homes up to three stories, on-street parking, and 84 townhomes up to four stories.

The Mayor and City Council provided feedback and suggested to expand the traffic study to include the impact on Quince Orchard High School during specific times in the area. It was clarified that if the annexation is approved, a separate process will occur to allow the public to weigh in on the plan. Members of the City Council questioned the mix and total of what is being proposed, housing types, height maximum, greenspace, traffic flow from residential into the existing shopping center parking lot. The applicant responded that improvements are proposed for the drive aisle in and out of the shopping center. Clarification was given that townhomes only are being proposed for affordable housing. The applicant stated that they are flexible on the maintenance and ownership of the park and parking to ensure that neighborhood parking space is adequate for the area. In addition, green space was questioned. Staff responded that under the City's Code, green space requirement for residential is 40%, and commercial at 20%. Staff believes it is difficult to reach the greenspace goals with said plan and landscaping buffering will be used.

The utilization of the commercial area if the property remained in the county was questioned, stating density would be less if annexed into the City. Concerns were expressed with residential limits and amending the annexation agreement in the future. It was reiterated that the proposed plan before the Mayor and City Council is binding, but future amendments would require a public hearing process. Also, the expense portion of the fiscal impact analysis for commercial and residential areas were discussed. Staff responded that the analysis is based on the maximum buildout.

The intention of public streets, operation and maintenance responsibility of the City in terms of roadways and sidewalks, if annexed were questioned. Staff responded that the connections and maintenance would be discussed at the Schematic Development Plan level. Also, depending on whether streets are public or private and road code waivers could possibly be requested.

Questioned whether common ownership communities are being proposed and the anticipation of HOAs to maintain parks were noted as concerns. There was also concern with the egress onto the signalized section and stated how critical it is to the project. In response to questions, Long Range Planning Manager Robinson stated for the public that the proposed plan would have to go through two additional public processes. He added that an Adequate Public Facilities test is also done. The annexation would layout the design guidelines, the architect and test for transportation and parking, schematic development plan and final site plan.

Speakers from the public:

1. *Steve Gambarino*, mentioned his community adjoins the proposed plan, commended the applicants, representatives and County Councilmember Katz for adhering to the binding elements and providing opportunities for the public to give input.

2. *Steve Crook, Montgomery County resident*, expressed support of the Johnson property annexation stating that it will enhance the area.
3. *Mark Lumbar, Orchard Hills Resident*, opposed to the proposed plan going forward. Stated the plan would create an increase of single family homes. Stated there are over 200 residents that do not support the density. Questioned the impact on his property, the tax relief and school capacity.
4. *Marilyn Balcombe, President of the Gaithersburg Germantown-Chamber of Commerce (GGCC)*, represents over 400 businesses in the community, expressed support for the proposed plan stating it is consistent with the City's Strategic Plan and goals. Stated the Johnson family is committed to the community. Stated she preferred the development be done within the City of Gaithersburg and by those that have an interest in the community. Long Range Planning Manager Robinson noted that commercial density may be converted into residential density. It was also noted that if the City did not accept the property through the annexation, the County could rezone and propose more residential density than what the City is proposing currently.
5. *Arvind Mistry, 7 Talley Court, resident for 15 years*, in favor of proposed plan due to smarter growth for economic reasons which will offer future residents local travel.
6. *Paul Yanoshik, longtime member of the GGCC and has served on City committees*, stated the property should be annexed into the City, but expressed concern with transportation on Route 28. Asked for more commercial space, walkability to restaurants and retail.
7. *Steve Lawrence, resident of adjoining property for over 30 years*, stated the annexation would have a negative impact on surrounding communities and is not in favor of the proposed plan. Stated the binding agreement could be amended in the future.
8. *Pamela Lombard, Quince Orchard resident*, reiterated the concerns of homeowners for adequate roads, pedestrian safety and the crowding of the schools.
9. *Ashley Doyle, Kentlands resident*, expressed concern with the impact on area schools.

There were no other speakers from the public.

Mayor Ashman asked that the resolution associated with the public hearing, be moved up on the agenda for discussion.

Motion was made by Robert Wu, seconded by, Ryan Spiegel, that the record on X-7067-2015 Johnson Property: Request to Annex Approximately 23.04± Acres of Land Located at 12201, 12251, 12301 and 12311 Darnestown Road (MD Route 28) in Gaithersburg, Maryland into the City of Gaithersburg and Rezone Four Parcels from the County's R-200 and NR 0.75 H 45 Zones to the City of Gaithersburg's MXD Zone with Associated Annexation Plan, remain open until 5 p.m. on Friday October 28, 2016 (39 days), with anticipated Policy Discussion November 21, 2016.

Vote: 4-0

IX. FROM THE MAYOR AND CITY COUNCIL**A. Announcements****Robert Wu**

No report.

Michael Sesma

1. Attended the Maryland Municipal League's (MML) Board of Directors Retreat in College Park where the strategic plan for the league was discussed.
2. Attended the opening reception for Hispanic Heritage Month and the Latino Art League art exhibit at the Activity Center at Bohrer Park. Encouraged everyone to visit the exhibit.
3. Visited with colleague Henry F. Marraffa, Jr., who hopes to move from the hospital to an apartment within the coming week.
4. Attended the 80s Night Concert at the Concert Pavilion.
5. Announced that a closed meeting was held at City Hall by the Mayor and City Council on Tuesday, September 6, 2016, at approximately 9:50 p.m., pursuant to a motion adopted unanimously. The meeting was proposed to be closed pursuant to the General Provisions Article of the Annotated Code of Maryland, Section 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation. The topic discussed was the Environmental Protection Agency (EPA) Stormwater Audit. Present at the meeting were Mayor Ashman, Council Members Harris, Sesma, Spiegel, and Wu. City staff present was City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, and Assistant City Attorney Johnson. Upon conclusion of the discussion, the closed meeting was adjourned at approximately 10:00 p.m.

Ryan Spiegel

1. Reiterated the vision of the MML Board of Directors on their strategic plan and goals representing 1.5 million residents, not just 157 municipalities.
2. Reported that the MML Legislative Committee formalized their priorities to lobby: restore Highway User Revenue (HUR) funds; seek support for stormwater management fees for all levels of government; improve communication among utility companies; develop rules and protocols for the use of police worn body cameras; and the established procedures for maintaining foreclosed properties.
3. Attended, with colleagues and staff, the MML Montgomery County Chapter meeting where their priorities were discussed: amending state law to give municipalities permitting authority over WSSC; improve reporting and enforcement of personal property tax paid by local business; and revive efforts amend the legal notice requirement.
4. Appointed by the Mayor to the Metropolitan Washington Council of Governments' Board of Directors and met with members to discuss the recent 911 service outage with Sprint.
5. Reported that he missed the on-site work session and Hispanic Heritage Month Art Exhibit opening due to medical reasons. Congratulated the Multicultural Affairs Committee on the proclamation presented earlier and for all the work that is accomplished.

6. Wished the public a happy new year for those celebrating Rosh Hashanah.

Neil Harris

1. Announced that in lieu of a work session at City Hall, the Mayor and City Council and City staff will participate in an on-site work session on Monday, September 26, 2016 at 7:30 p.m. The session will take place at the Seneca Heights Apartments, 18715 North Frederick Avenue, and will include a report from Gaithersburg's Coalition of Providers. Members of the public are welcome to attend the on-site work session, but transportation will not be provided.
2. Mentioned the on-site work session tour of the proposed future Police Station and other potential uses located at 16 South Summit Avenue.
3. Stated that he and other colleagues visited Henry Marraffa and expressed well wishes.
4. Mentioned touring school capacity projects throughout the State and discussion held with other public officials. Stated that the City is doing its best to help with the issue of school capacity.

Jud Ashman

1. Thanked Council Members Sesma and Spiegel for their involvement on the MML and Metropolitan Washington Council of Governments boards and committees.
2. Reminded the public about the upcoming on-site work session scheduled for Monday, September 26th and that the Mayor and City Council will not be a regular session on Monday, October 3rd.
3. Announced that the next work session is scheduled for Monday, October 10th, to receive annual briefings from the Community Advisory and Educational Enrichment Committees and a presentation regarding proposed changes to summer events.

X. FROM THE CITY MANAGER**City Manager Tomasello**

1. Mentioned that staff is looking forward to the upcoming on-site work session and providing the City Council an opportunity to meet with non-profits organizations.
2. Reported that Michele Potter is coming before the City Council of Cambridge to talk about parks and recreation which is part of being on the Maryland Parks and Recreation Association.
3. Mentioned that RCN, one of the City's cable franchises, has submitted paperwork stating that the company is for sale. Stated that this provider is the smallest of the three in the City. Will provide updates as more information is received.

XI. ECONOMIC DEVELOPMENT UPDATE**Thomas Lonergan**

1. Announced he will attend the Annual Mid-Atlantic Food and Beverage Expo on September 27th and 28th which is being held at the Maryland State Fairgrounds. Stated that over 10,000 hospitality professionals are

expected to attend and he looks forward to providing information on the opportunities for new restaurants in the City.

2. Met with the management team from Alexandria Real Estate (ARE) and reported on the newly leased space at 401 Professional Drive. Mentioned that all of ARE's properties in the City are fully leased and occupied. Thanked representatives from ARE for their work and partnership with the City.

XII. ORDINANCES / RESOLUTIONS / REGULATIONS

A. Resolution of the Mayor and City Council Authorizing the City Manager to Negotiate and Execute an Annexation Agreement for the Johnson Property Annexation X-7067-2015

City Attorney Board stated that the owners of the property owned by the Johnson Family Enterprises, LLC and Three Amigos Real Estate, LLC, containing approximately 23.45 acres of land and known as 12201, 12251, 12301 and 12311, Darnestown Road, in Montgomery County, Maryland, (the "Property"), filed a Petition of Annexation with the City and are requesting that certain terms and conditions related to the Annexation be included in an Annexation Agreement. The key terms of the Annexation Agreement were outlined as such:

- 1) Proposing MXD Zoning on the property. The uses, density, and development shown on the Annexation Plan would be approved by the City and would constitute an approved Sketch Plan.
- 2) The western 14-acre parcel of the Property (residential portion) would be developed under the City's current MXD requirements. Development on the residential portion is limited to a maximum of 110 dwelling units (28 single-family detached units and 82 townhouses). The residential portion must provide at least one acre of park land and must provide a parking area. Staff comments noted that the Annexation Agreement should clarify responsibility of the Park. The owners have agreed that the homeowners association will own and maintain the park, but staff has some concerns with the long-term feasibility of maintenance by a small HOA. Additionally, the parking area for park users may be on-street parking in close proximity to the park.
- 3) The eastern 9-acre parcel of the Property (commercial portion) would be developed under the City's current MXD requirements. All existing uses, improvements, signage, and parking would be allowed to continue. Development on the commercial portion is limited to a maximum of 10,000 square feet of additional non-residential floor area. Non-residential building heights are limited to the height of existing buildings.
- 4) A traffic study based on City requirements must be prepared; part of the schematic development process.
- 5) The Property is subject to the City's current APFO Schools test as of the date of the Annexation Agreement, and is required to pay any applicable School Facilities Payment Fee. Staff comments on the above stated that APFO Schools test be determined at the time of SDP and this provision would not account for any modifications to the APFO that may occur between the time of Annexation and SDP.
- 6) Abatement of taxes, no City property taxes on the commercial portions of the Property for a period of 10 years unless additional development is approved. Staffing sought feedback from the Mayor and City Council. Staff's comments noted the term "additional development" needs to be clarified to determine if it means any redevelopment of the commercial portion of the Property or development beyond the existing 90,000 square feet of development (i.e., the additional 10,000 square feet referenced in paragraph 3. above).

- 7) The City's Affordable Housing requirements (7.5% Work Force, 7.5% MPDU) apply. All affordable housing units (Work Force and MPDU) can be located in the townhouse units. Townhouse units should be a mix of widths, but cannot be smaller than 18 feet. Staff noted that the City's existing Affordable Housing regulations do allow for affordable units be exclusively in the townhome area. If the City wants affordable housing in the single-family it would have to be in the Annexation Agreement as an exception requirement.
- 8) All buildings except the single-family detached houses would have a minimum 50 foot setback from adjoining properties developed with single-family detached house; the setback for the single family houses would be determined at SDP.

Staff also suggested that the following terms be included in the Annexation Agreement:

- The property owner shall provide as-built drawings in a form acceptable to the City of any public improvements, including, but not limited to streets, lighting and stormwater facilities within one year of the date of the Annexation Agreement.
- The property owner shall be responsible for the maintenance of all stormwater management facilities on the Property and shall provide inspections of its stormwater facilities on a tri-annual basis and provide documentation to the City following each inspection that they are operating as designed.
- Green space required to develop/redevelop the Property may be prorated across the entire property to meet overall green space requirements.

The Mayor and City Council asked that long term maintenance of the park (City or HOA) and its availability as a public amenity be addressed and further discussed. Also, traffic issues be handled during the schematic development plan process and that the traffic study be expanded to include school time periods. In addition, concerns were expressed with the abatement taxes over the duration of time and affordable housing requirements and the benefits of annexing the property into the City. Lastly, a request for improvements to the roadways surrounding the existing commercial area and a future discussion in regards to the allocation of affordable housing units to single-family homes and the City's existing ordinance.

Motion was made by Robert Wu, seconded by Ryan Spiegel, that a Resolution of the Mayor and City Council Authorizing the City Manager to Negotiate an Annexation Agreement for the Johnson Property Annexation X-7067-2015 (Resolution No. R-50-16), be approved as amended, removing language from the title and body of the resolution, to execute the annexation.

Vote: 4-0

B. Resolution of the Mayor and City Council Authorizing the City Manager to Award a Construction Services Contract for the Miniature Golf Park Office Building Renovation

This resolution authorized the City Manager to award a construction services contract for the Miniature Golf Park office building renovation to Encon-Desbuild Joint Venture, LLC, 4744 Baltimore Avenue, Suite 101, Hyattsville, Maryland 20781, in the amount of Two Hundred Fifty-Nine Thousand Seven Hundred Thirty-Three Dollars (\$259,733), with an additional contingency of Five Thousand Two Hundred Sixty-Seven Dollars (\$5,267), for a total of Two Hundred Sixty-Five

Thousand Dollars (\$265,000); said funds to be expended from the Capital Improvements Budget.

Motion was made by Michael Sesma, seconded by Neil Harris, that a Resolution of the Mayor and City Council Authorizing the City Manager to Award a Construction Services Contract for the Miniature Golf Park Office Building Renovation (Resolution No. R-51-16), be approved.

Vote: 4-0

C. Resolution of the Mayor and City Council Declaring the City’s Intent to Take a Leadership Role in Reducing Electricity Consumption Within Gaithersburg, Partnering with the Maryland Energy Administration, and Enrolling as a Maryland Smart Energy Community

This resolution declared the City’s intent to adopt the following goals and strive to complete the following initiatives listed below:

- To become a Maryland Smart Energy Community by enrolling in the program and following the instructions provided by the State of Maryland.
- To establish a goal of reducing per-square-foot electricity consumption by 15 percent relative to the baseline within five years of the baseline year.
- To report electricity consumption and progress towards the goal annually to the Maryland Energy Administration in order to demonstrate that the City of Gaithersburg accomplishes said goal in a timely fashion.

This policy will be effective immediately.

Motion was made by Ryan Spiegel, seconded by Robert Wu, that a Resolution of the Mayor and City Council Declaring the City’s Intent to Take a Leadership Role in Reducing Electricity Consumption Within Gaithersburg, Partnering with the Maryland Energy Administration, and Enrolling as a Maryland Smart Energy Community (Resolution No. R-52-16), be approved.

Vote: 4-0

D. Resolution of the Mayor and City Council Declaring the City’s Intent to Take a Leadership Role in Reducing Transportation Petroleum Consumption in and by Gaithersburg, Partnering with the Maryland Energy Administration, and Enrolling as a Maryland Smart Energy Community

This resolution declared the City’s intent to adopt the following goals and strive to complete the following initiatives listed below:

- To become a Maryland Smart Energy Community by enrolling in the program and following the instructions provided by the State of Maryland.
- To reduce on-road vehicle petroleum consumption by Gaithersburg’s fleet vehicles by 20 percent within five years of the established baseline year.
- To report petroleum consumption and reduction progress annually to the Maryland Energy Administration in order to demonstrate that the City of Gaithersburg accomplishes said goals in a timely fashion.

This policy will be effective immediately.

Motion was made by Michael Sesma, seconded by Neil Harris, that a Resolution of the Mayor and City Council Declaring the City's Intent to Take a Leadership Role in Reducing Transportation Petroleum Consumption in and by Gaithersburg, Partnering with the Maryland Energy Administration, and Enrolling as a Maryland Smart Energy Community (Resolution No. R-53-16), be approved.

Vote: 4-0

E. Resolution of the Mayor and City Council Authorizing the City Manager to Enter into a Contract for the Rabbitt Road Culvert Repair Project

This resolution authorized the City Manager to award a contract for the Rabbitt Road Culvert Repair Project to Accubid Civil Construction, Inc., 1010 Deer Hollow Drive, Mt. Airy, Maryland 21771, in the amount of Four Hundred Thirteen Thousand Eighty-Nine Dollars (\$413,089), with an additional contingency of Twenty Eight Thousand Nine Hundred Eleven Dollars (\$28,911), for a total of Four Hundred Forty-Two Thousand Dollars (\$442,000); said funds to be expended from the Stormwater Management Capital Improvements Budget.

Motion was made by Michael Sesma, seconded by Robert Wu, that a Resolution of the Mayor and City Council Authorizing the City Manager to Enter into a Contract for the Rabbitt Road Culvert Repair Project (Resolution No. R-54-16), be approved.

Vote: 4-0

XIII. FROM THE CITY ATTORNEY / DEPUTY CITY MANAGER / OTHER STAFF

City Attorney Board

1. Reiterated the remarks provided by Council Member Spiegel above regarding the MML Legislative Committee report. Stated that the City submitted two legislative action requests for consideration by the committee and both were included in the priorities.
2. Kudos were expressed to Assistant City Attorney Johnson for developing the Municipal Infraction document which MML has agreed to handle the cost of publishing and distributing to all municipalities in the State.

XIV. CORRESPONDENCE

- A. Outside

XV. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 10 p.m.

Respectfully submitted,

Doris Stokes, Municipal Clerk



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

DRAFT

Mayor and City Council Work Session Minutes City Hall - Council Chambers Monday, October 10, 2016

I. CALL TO ORDER

A work session of the Mayor and City Council was called to order at 7:30 p.m., Mayor Ashman presiding. Council Members present: Harris, Sesma, Spiegel, and Wu. Council Absent: Marraffa. Staff present: City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Community Services Division Manager Herndon, Director of Parks, Recreations and Culture Potter, Arts and Events Division Chief Kayser and members from the Community Advisory and Educational Enrichment Committees.

II. DISCUSSION TOPICS

A. Annual Briefing – Community Advisory Committee

Community Advisory Committee Chair Byrd presented an update of community needs and committee work plan including the review and update of the committee mission and resolution. The Mayor and City Council were also informed of possible FY18 grant program process revisions. Committee membership recruitment was also presented as part of the work plan for FY17.

There were no speakers from the public.

B. Annual Briefing – Educational Enrichment Committee

Educational Enrichment Committee Member Simon presented an update of present challenges facing City youth as well as the continued goals of the school grants and opportunity grants were presented along with a summary of the CHARACTER COUNTS! 20th celebration events and the committee work plan for FY17. Development of a FY18 grants orientation workshop, promotion of best-practice grant models on the City website and youth involvement with Financial Wellness programs were included. Support of committee members as liaisons to schools was acknowledged as an effective model by the Mayor and City Council.

There were no speakers from the public.

C. Proposed Changes to Summer Events

Director of Parks, Recreations and Culture Potter, and Arts and Events Division Chief Kayser provided a presentation relative to a staff proposal to combine and

re-brand Celebrate! Gaithersburg Day and the new to-be-named Independence Day celebration. This would result in the City having four prominent, seasonal signature events: Spring – Book Festival; Summer – Celebrate Independence Day in Gaithersburg (working title); Fall – Oktoberfest; and Winter – Winter Lights Festival. Staff provided a sample schedule incorporating the amenities at Bohrer Park and City Hall as well as logistical and programmatic advantages of this proposal.

Staff responded to questions pertaining to programming in Olde Towne and the Naturalization Ceremony. Mayor and City Council discussed the proposal, offered guidance including flexibility in the event footprint, schedule, and activities and supported holding the new, combined event as a pilot on July 1, 2017. Staff will provide updates to the Mayor and City Council throughout the planning process.

There were no speakers from the public.

IV. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 8:45 p.m.

Respectfully submitted,

Maureen Herndon, Community Services Division Manager
Michele Potter, Director of Parks, Recreation and Culture
Denise Kayser, Arts and Events Division Chief



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

DRAFT

Mayor and City Council Work Session Minutes City Hall - Council Chambers Monday, November 14, 2016

I. CALL TO ORDER

A work session of the Mayor and City Council was called to order at 7:30 p.m., Mayor Ashman presiding. Council Members present: Harris, Sesma, and Spiegel. Council Members absent: Wu. Staff present: City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Assistant City Attorney Johnson, Police Office III Lane, Sustainability Coordinator Backe, Director of Community, Public Relations Monaco and Director of Parks, Recreation and Culture Potter, and Environmental Affairs and Police Advisory Committee Members.

II. ANNOUNCEMENTS

A. Executive Session Announcement / Motion

Motion was made by Michael Sesma, seconded by, Ryan Spiegel, to conduct a closed session on Monday, November 14, 2016, at City Hall. The meeting is proposed to be closed pursuant to the General Provisions Article of the Annotated Code of Maryland, Sections 3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related thereto and 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation. The topics to be discussed are the acquisition of property for public use and to consider participation in an amicus brief in the case of Siena Corporation et. al. v. Mayor and City Council of Rockville, Maryland.

Vote: 3-0

III. DISCUSSION TOPICS

A. Annual Briefing - Police Advisory Committee

Committee Members Bove and Hardaway briefed the Mayor and City Council on the Committee's history, membership, this past year's discussion topics such as body worn cameras, nationwide issues revolving around police as well as community outreach. The members also briefed the City Council on the future plans of the Committee recruiting and community involvement.

The Mayor and City Council thanked the committee for their work.

There were no speakers from the public.

B. Annual Briefing - Environmental Affairs Committee

Sustainability Coordinator Backe introduced Environmental Affairs Committee (EAC) Chair Wolf and member Gravunder who presented a brief PowerPoint detailing the committee's efforts and outlining future goals and recommendations for the upcoming year. The presentation covered the committee's efforts in the areas of community outreach, recognition, programs, and action. Mr. Wolf and Ms. Gravunder also highlighted an off-site tour that committee members took during the past year.

Following the presentation, the Mayor and City Council thanked the EAC members for their contributions to the City and provided guidance regarding various environmental initiatives including green procurement, pesticide usage, energy benchmarking, meeting with other City committees, recognition programs, and recycling.

There were no speakers from the public.

C. Staff Update on Working with Trail Groups

During the March 7, 2016 Mayor and City Council Regular Session, staff was directed to explore options of working with organizations for trail improvements. A PowerPoint was presented to share that staff met internally with Montgomery Parks and with two interest groups, Muddy Branch Alliance and Mid Atlantic Off Road Enthusiasts. Staff created a Project Submission Process and outlined responsibilities of volunteer groups and the City. Staff is currently working with Muddy Branch Alliance for trail enhancements. Mayor and Council asked staff to evaluate the resources and priorities necessary for such a program. It was suggested that staff work in conjunction with the Transportation and Environmental Affairs Committees.

Speakers from the public:

1. *Tom Newton, Pheasant Run*, commented he is excited to share his knowledge, expertise and passion in trail design and construction. He uses trails, mapped trails through GPS, solicits funding, recruit volunteers and suggested connectivity in City parks.
2. *Paul Hivanika, Westleigh*, stated he has been improving the trails along Muddy Branch and has seen an increase in public support and trail users. He recruits volunteers and scouts to perform trail enhancements.

There were no other speakers from the public.

Staff emphasized that it will continue to work on projects with organizations within the existing framework.

D. Staff Presentation for Drone Policy

Staff presented information about the pursuit of approval from the Federal Aviation Administration to operate a drone. To be coordinated by the City's Public Information Office, the drone was initially intended to capture images to promote

the City's parades, festivals and other special events. Identified uses also include monitoring public construction and stormwater facility inspections, collecting GIS data, and planning analysis and review. The approval process is complex, including pilot training for FAA certification and safety, inspection and privacy policies. Staff recommends that the City Attorney's Office work with an industry consultant to establish use and maintenance policies and procedures, assist with the application and coordinate the training of pilots and observers. It is anticipated that the drone could be operational by late spring of 2017.

The Mayor and City Council emphasized that the proposed drone would not be used for law enforcement or code enforcement purposes. A more specific identification of interdepartmental uses and a detailed cost analysis were requested.

Speakers from the public:

1. Peter Rouleau asked how many drones the City intends to fly
2. Darline Bell-Zuccarelli requested assurance that a drone would not fly over her private property

There were no other speakers from the public.

V. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 9:30 p.m.

Respectfully submitted,

Dan Lane, Police Officer III
Dyan Back, Sustainability Coordinator
Michele Potter, Director of Parks, Recreation and Culture
Frank Johnson, Assistant City Attorney
Britta Monaco, Director of Community and Public Relations

Appointments

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Appointment

Call to Podium:

Agenda Item Title:

Resolution of the City Council Confirming an Appointment and Reappointment made by the Mayor to the Senior Advisory Committee

Responsible Staff and Department:

Michelle Coupé, Committee Coordinator
Doris Stokes, Municipal Clerk

Desired Outcome from Council:

Vote on Resolution

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

The Mayor has requested that the appointment and reappointment outlined in the resolution be confirmed.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL CONFIRMING AN APPOINTMENT AND REAPPOINTMENT TO THE SENIOR ADVISORY COMMITTEE

WHEREAS, terms of service have expired and citizens have expressed a desire to serve of said Committees; and

WHEREAS, the Mayor and City Council believe it to be in the best interest of the City of Gaithersburg and its citizens to make the following appointment and reappointment to fill the vacancies:

NOW, THEREFORE, BE IT RESOLVED that the following appointment and reappointment made by the Mayor be and are hereby confirmed by the City Council, effective December 1, 2016:

Senior Advisory Committee
(Two-Year Term)

Appointment

Term

Ed Hsu
907 Hillside Lake Terrace, #509
Gaithersburg, Maryland 20878

11/2018

Reappointment

Term

Kathy Bennett
20300 Foxwood Terrace
Germantown, Maryland 20876

11/2018

ADOPTED by the City Council this 21st day of November, 2016.

JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council, in public meeting assembled on the 21st day of November, 2016.

Tony Tomasello, City Manager

From: Edhsu Yahoo <edhsu1999@yahoo.com>
Date: October 13, 2016 at 9:25:18 AM EDT
To: Whipple Grace <gwhipple@gaithersburg.gov>
Subject: Fwd: Committee

Hi Grace:

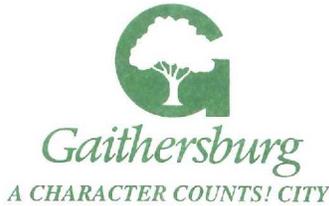
After attending a meeting, I would like to join the senior advisory committee.

I was a voting member of AODAAC, a county board on alcohol and drug abuse. I am the current Vice President of Quince Orchard Friends of the Library.

I attend different activities at our center daily and thoroughly enjoy all. I would love to help our center in any way I could.

Regards,

Ed Hsu



October 5, 2016

Kathy Bennett
20300 Foxwood Terrace
Germantown, Maryland 20876

Dear Ms. Bennett:

Your term on the Gaithersburg Advisory Committee will be expiring in January. 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 Gaithersburg Senior Advisory Committee, 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, 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 301-258-6380 ext. 25 or gwhipple@gaithersburgmd.gov.

Sincerely,

Grace Whipple
Grace Whipple, Community Facility Manager
Committee Liaison
Gaithersburg Senior Advisory Committee

Please check box:

I would / I would not like to be reappointed to the Gaithersburg Senior Advisory Committee

Kathy Bennett

Name

10/10/2016

Date

City of Gaithersburg • 506 South Frederick Avenue, Gaithersburg, Maryland 20877-2325
301-258-6350 • FAX 301-948-8364 • parksrec@gaithersburgmd.gov • 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

Presentations

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Presentation

Call to Podium:

Tom Loneran

Agenda Item Title:

Proclamation of the Mayor and City Council Designating November 26, 2016 as "Small Business Saturday" in the City of Gaithersburg

Responsible Staff and Department:

Tom Loneran, Economic Development Director

Desired Outcome from Council:

Issue Proclamation

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

"Small Business Saturday" began in 2010 as a way to encourage people to support local small businesses during the busy holiday season. We take this opportunity to recognize the contributions of our local entrepreneurs and honor them on the Saturday between "Black Friday" and "Cyber Monday."

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Presentation

Call to Podium:

Tony Tomasello

Agenda Item Title:

2016 Third Quarter Employee Recognition Awards

Responsible Staff and Department:

Tony Tomasello, City Manager
Employee Recognition Committee

Desired Outcome from Council:

Receive Presentation

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

The winners of the 2016 Third Quarter Employee Recognition Awards are Assistant City Attorney Frank Johnson and the Fourth of July Celebration Team (various departments). The winners of the Third Quarter (July 1, 2016 – September 1, 2016) were nominated by their peers and final selections were made by the Employee Recognition Committee which is comprised of employees from each City Department.

Frank Johnson (CMO) - was nominated for developing a Municipal Infractions and Code Enforcement Practice and Procedures Manual. Frank had initially created it for his own use and for use by the City's Code Enforcement employees. Because of its comprehensive and thorough procedural information, it has been endorsed by the Maryland Municipal Attorneys Association. Frank created a second version suitable for statewide use; the Maryland Municipal League is publishing the manual for all Maryland municipalities.

The Fourth of July Celebration Team is made up of staff of the following Departments – **Parks Recreation and Culture:** Denise Kayser, Nansie Wilde, Lauren Neal, Paul Woods, Dorthy Winder, Ilana Guttin, Carolyn Crosby, Amanda Cornaglia, Paige Tercero, Andi Rosati, Gardner Torrence, Gail Velez, Jen Mogus, Demetria Good, Kegan Kim and Nate Simpson; **Public Works:** Mark Scafide and Charles Reed; **Police:** Sgt. Scott Scarff and Officer John Paulichen; **Planning and Code Administration:** Jamie Barton; **Community and Public Relations:** Britta Monaco, Amy McGuire, Nick Smith, Jeff Baldwin, Chris Clifford, Maria Fullerton, Herb Kosack, Irene Hepler, Haleh Brandau and Chris Norris; and **Information Technology:** Yeon Kim and Justin McCubbin.

The Team was nominated for their planning, implementation and evaluation efforts for the July 4th festivities at the new, Bohrer Park venue. Unfortunately, the Fourth of July fireworks were postponed - but the Ultimate Indoor Party went on, complete with a DJ, live band, face painters, and acrobatic performers. The fireworks took place on July 8 with a crowd of 20,000 viewers. The team turned one party into two amazing events!

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Presentation

Call to Podium:

Tony Tomasello

Agenda Item Title:

Gaithersburg Parking Permit Program

Responsible Staff and Department:

Tony Tomasello, City Manager's Office
Chief Mark Sroka, Gaithersburg Police Department
Sgt. Scott Scarff, Gaithersburg Police Department
Kevin Roman, Planning and Code Administration
Ollie Mumpower, Public Works

Desired Outcome from Council:

Receive presentation and provide guidance

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

Over the years, individual parking permit programs have been implemented in nine areas of the City to address various neighborhood concerns. City staff is now looking at reevaluating our parking permit programs in order to ensure uniformity in their implementation and administration. Tonight's presentation will provide an overview of the existing parking permit programs, identify issues and challenges, and present policy options and implementation issues that may address them. This presentation is intended to be the "kick off" of this issue and is based solely on staff analysis. Future meetings will involve public notice and comment.



Gaithersburg Parking Permit Program

Mayor and City Council Work Session
November 21, 2016

Agenda

- Existing Parking Permit Programs
- Existing Locations
- Program Issues
- Policy Questions & Implementation Issues
- Next Steps

Existing Parking Permit Programs

- Programs established in nine areas
 - Bennington
 - Brighton East
 - Brookes/Park/Russell Avenues
 - Deer Park
 - Kentlands
 - Lee Street/Park Avenue
 - Meem Avenue
 - Market Street East
 - Observatory Heights

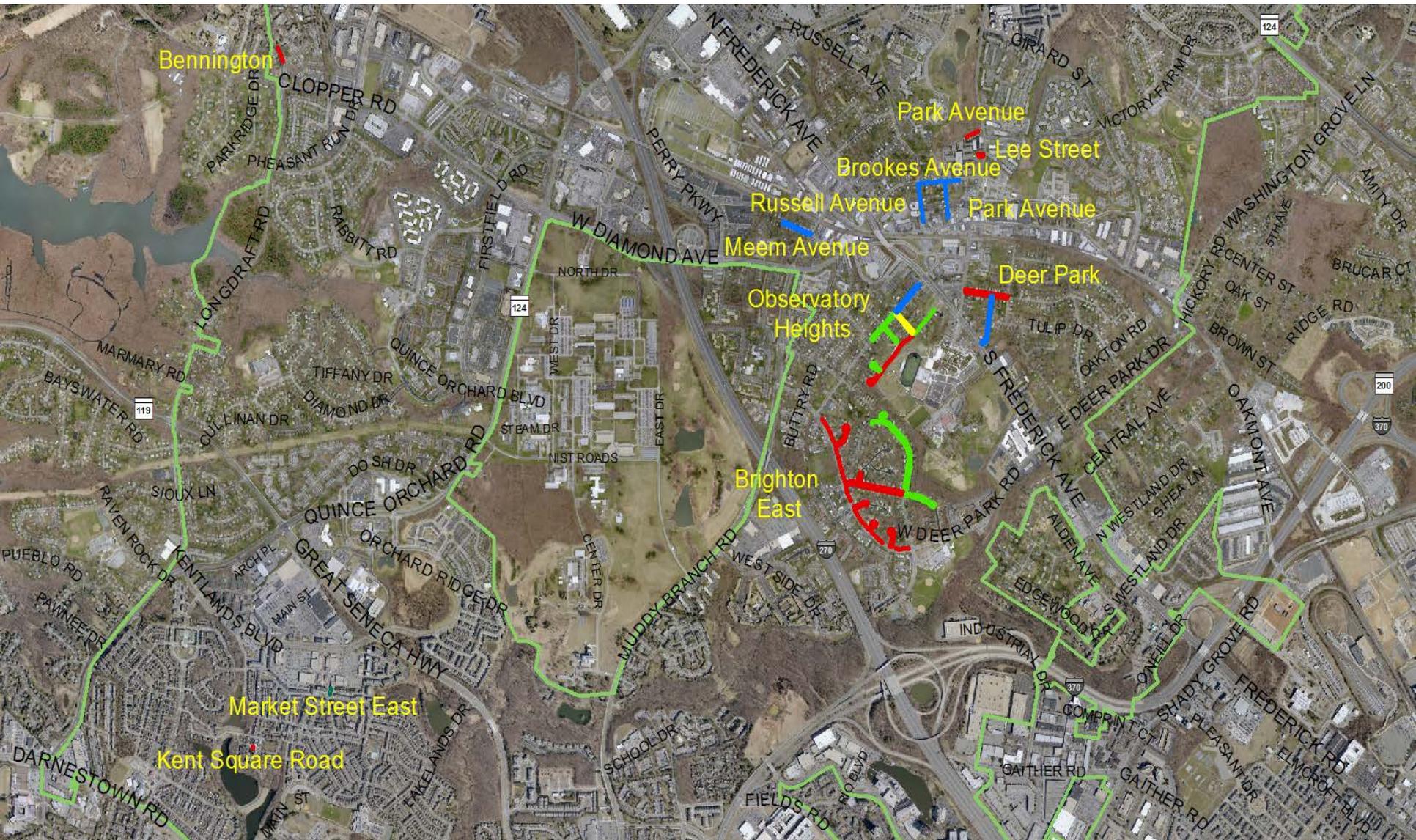


Existing Parking Permit Program

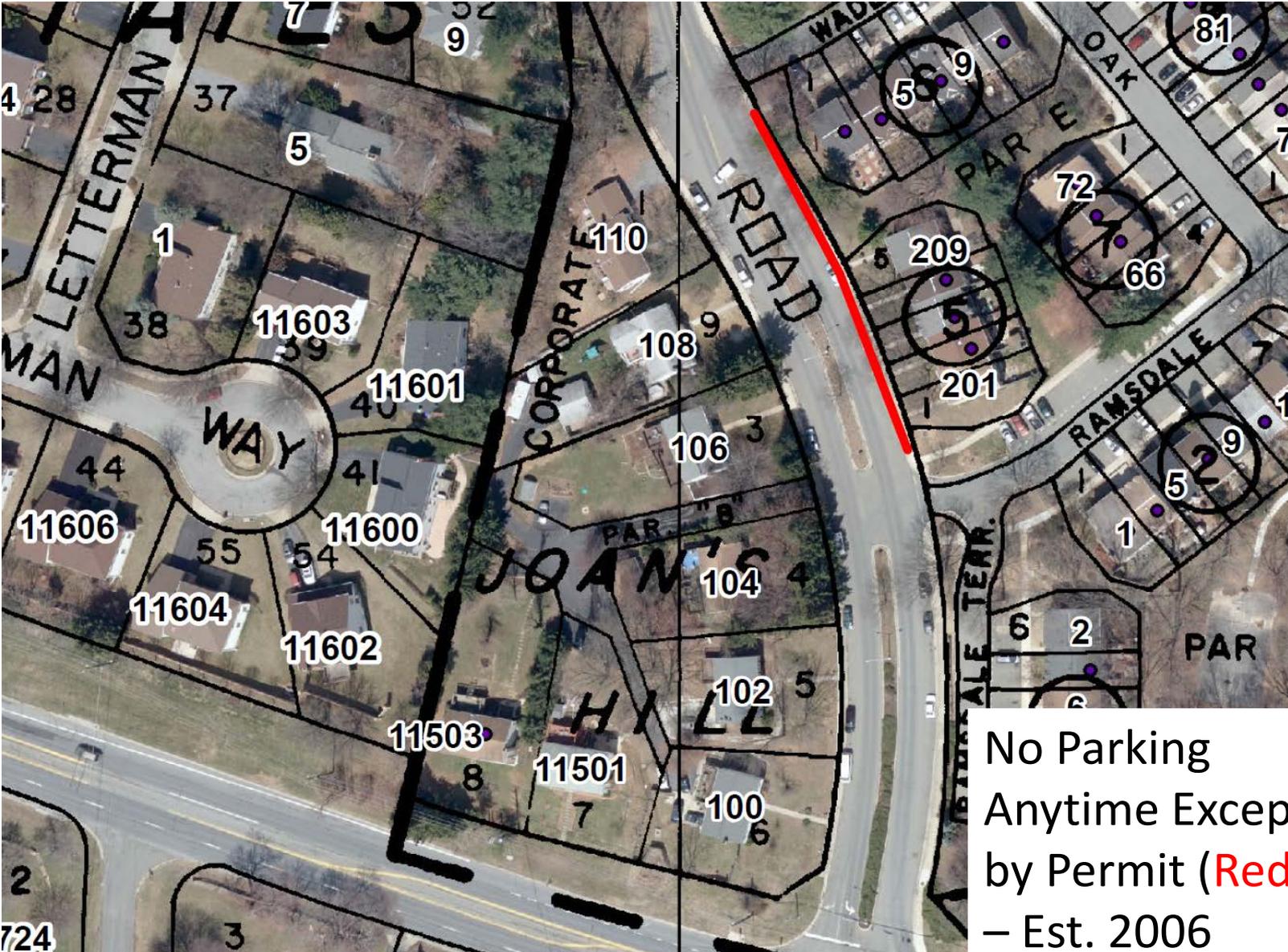
- Five types of restrictions
 - No Parking Anytime Except By Permit
 - No Parking Except by Permit 8 a.m. to 4 p.m.
 - No Parking Except by Permit Only 5 p.m. to 9 a.m.
 - No Parking Anytime Except by Permit 8 a.m. to 4 p.m. Monday-Friday
 - Two Hour Parking 8:30 a.m. to 5:30 p.m. Monday-Friday except Holidays; Except by Permit



Overview - Existing Locations



Bennington



No Parking
Anytime Except
by Permit (Red)
- Est. 2006

Brookes/Russell/Park Ave. & Lee St.



Two Hour Parking 8:30 a.m. to 5:30 p.m.

Monday-Friday Except by Permit (Blue) – Est. 1980

No Parking Anytime Except by Permit (Red) – Est. 2000 & 2013

Meem Avenue



Two Hour Parking
8:30 a.m. to 5:30
p.m. Monday-
Friday Except by
Permit (Blue) – Est.
1986

Deer Park/Observatory Heights



- No Parking Anytime Except by Permit (**Red**) – Est. 2005
- No Parking Anytime Except by Permit 8 a.m. to 4 p.m. Monday-Friday (**Green**) – Est. 2002-05
- No Parking Anytime Except by Permit 8 a.m. to 4 p.m. (**Yellow**)
- Two Hour Parking 8:30 a.m. to 5:30 p.m. Monday-Friday Except by Permit (**Blue**) – Est. 2014 Cedar Ave/ 2000 Peony Dr.

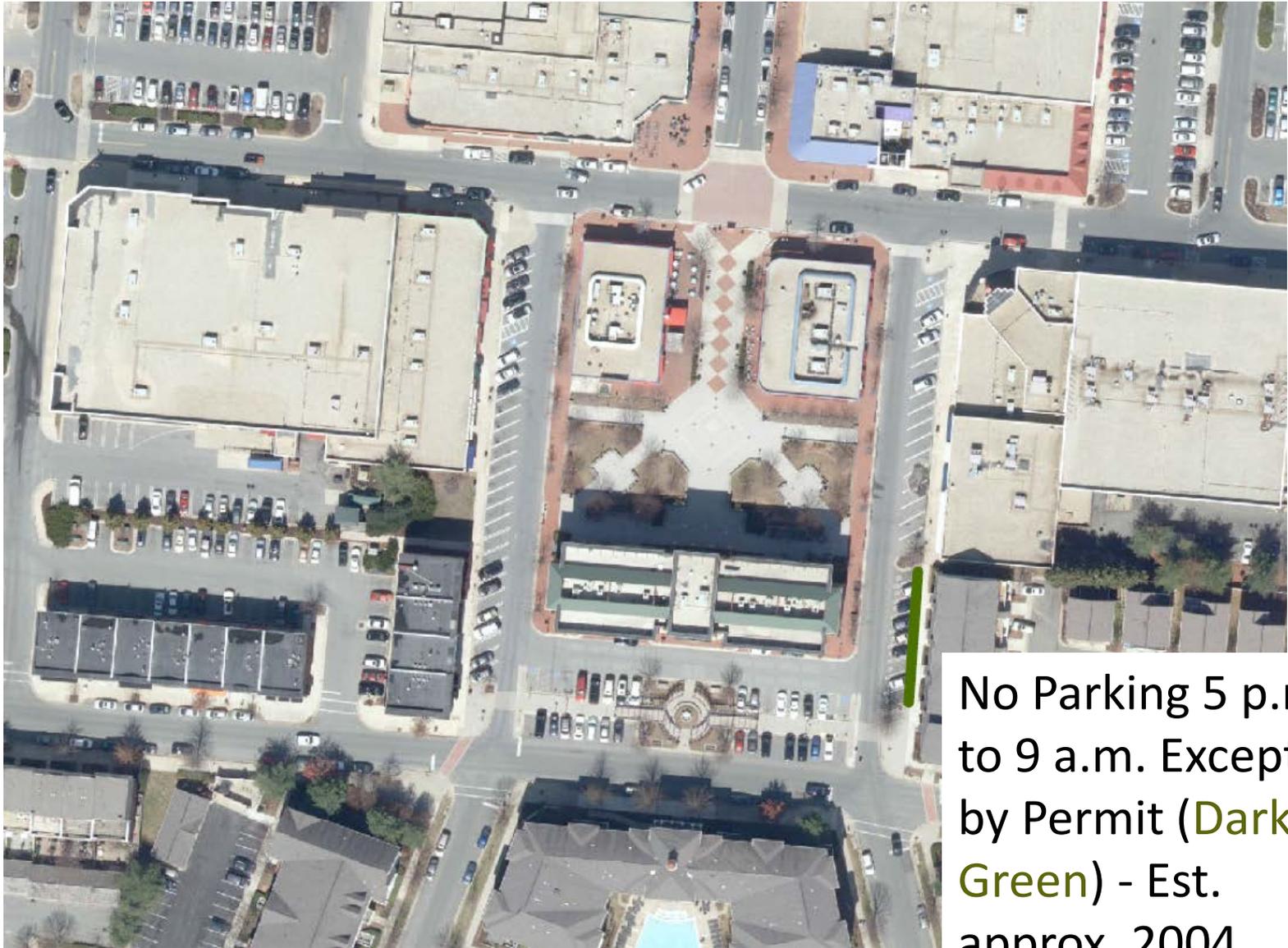
Brighton East



No Parking
Anytime Except
by Permit (Red)
– Est. 2006-08

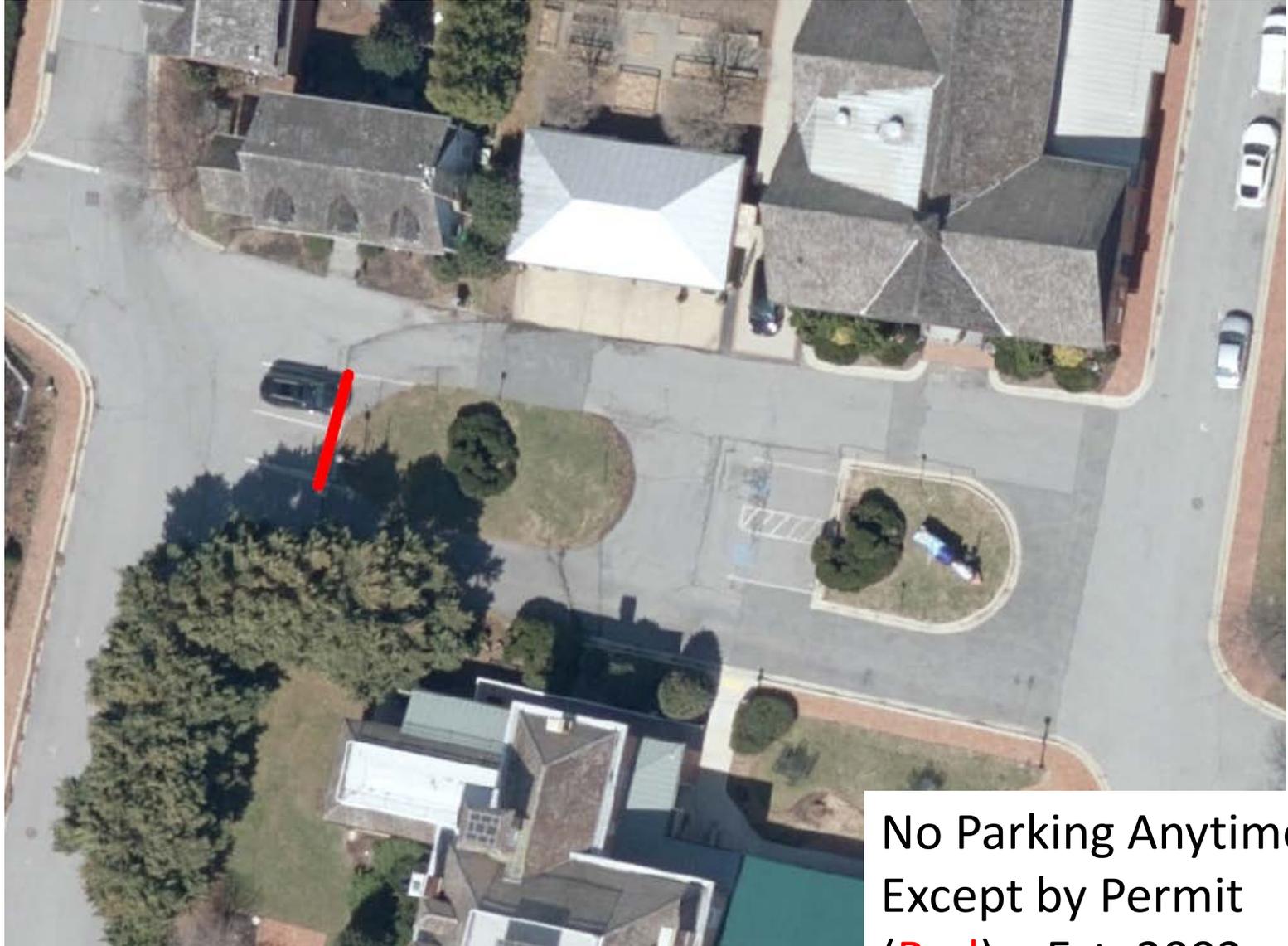
No Parking
Anytime Except
by Permit 8 a.m.
to 4 p.m.
Monday-Friday
(Green) – Est.
2005

Market Street East



No Parking 5 p.m. to 9 a.m. Except by Permit (Dark Green) - Est. approx. 2004

Kent Square Road



No Parking Anytime
Except by Permit
(Red) – Est. 2002

Existing Program Issues

- Lack of policies or guiding principles
 - No implementation or enforcement standards
 - Inconsistent application
 - Existing programs were added on an ad hoc basis
- No set measure of neighborhood support needed for requesting permit program
- No charge for permits or limit on number per household
 - Common practice in other jurisdictions
- Permits do not expire and there is no database of vehicles assigned



Existing Program Issues *(continued)*

- Ideally, permits should expire and be renewed periodically
 - Common practice in most jurisdictions
- Potential conflicts with HOA policies which restrict certain vehicles that the City would not
- Unintended consequences (shifts parking problem to adjacent streets/residential overcrowding)
- Considerable amount of additional signage required



Policy Questions and Implementation Issues

- In order to create consistent policy for application, approval, and implementation -
 - What should be the requirement for amount of neighborhood support required to request permit program (examples – Rockville - 51%, County – 67%)?
 - Percent of area or just respondents?



Policy Questions and Implementation Issues *(continued)*

- Should the City charge for permits (or for additional permits)?
 - What is reasonable?
 - Should the charge sustain the staff and technology costs?
- What should be the limit per household?
 - Staff believes current program could have contributed to overcrowding and permits may be being sold
 - Should limit for a residence's off-street parking?
- Do boundaries of programs generally follow the City neighborhood maps?



Policy Questions and Implementation Issues *(continued)*

- Given that public streets are utilized, should HOAs requesting a permit program be required to amend their commercial vehicle parking definition and restrictions so as to match the City's as a condition of approval?
- Status of current programs – should existing programs start over utilizing aspects of an approved program that apply to them?

Next Steps

- Staff would complete research and come back before M&CC, in a scheduled work session, with specific recommendations on policy questions and implementation issues
- Based upon feedback at the work session, a draft program document would be made available through a survey for additional public input
 - Partner with HOAs and neighborhood associations to publicize
- Return to M&CC with a comprehensive plan for potential adoption

Courtesy Review

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Courtesy Review

Call to Podium:

Jasmine Forbes

Agenda Item Title:

ASDP-7423-2016: An Amendment to Schematic Development Plan, Involving a Change in Use and Minor Site Plan Modifications, for the Property Located at 9711 Washingtonian Boulevard

Responsible Staff and Department:

Jasmine Forbes, Planner

Gregory Mann, Planner

Trudy Schwarz, Planning Division Chief

Desired Outcome from Council:

Conduct courtesy review and direct the Planning Commission to make a final decision on the amendment

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

The Applicant, Jeff Strup, from American Real Estate Partners, submitted application ASDP-7423-2016, for an Amendment to the Schematic Development Plan, requesting a change in use, pursuant to Section 24-198(c) of the City Code. The subject property is located at 9711 Washingtonian Boulevard and currently contains a 200,000 square foot office building. The property is zoned MXD (Mixed Use Development). The Applicant is requesting to convert 4,089 square feet of office space to educational use. Additionally, the Applicant is requesting minor site plan modifications which include a new building entrance and an accessibility ramp along the south building elevation.

Pursuant to Section 24-198(C)(2), for amendments to Schematic Development Plans involving change in use or changes other than to use, following a Courtesy Review presentation by staff, the Council shall either:

1. Deem that the application has a minor effect and thereby direct the Planning Commission to make a final decision; or
2. The Council may direct that the amendment be referred to the Planning Commission for further evaluation, public hearing and recommendation. The Council shall thereafter approve or disapprove the recommendation of the Planning Commission.

In this case, since the Applicant is requesting a change in use and only minor modifications to the property, Staff recommends that the Council finds the application to have a minor effect and direct the Planning Commission to make a final decision on the amendment.

Attached:
Index of Memorandum
Exhibits

INDEX OF MEMORANDIUM
ASDP-7423-2016

Exhibit #:

- 1 Application
- 2 Applicant's Justification Statement
- 3 Statement of Master Plan and Zoning Regulation Compliance
- 4 Traffic Statement
- 5 Amendment to Schematic Development Plans

ASDP-7423-2016
9/29/14

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitersburgmd.gov · www.gaitersburgmd.gov

**AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN
APPLICATION**

SUBJECT PROPERTY

Street Address 9711 Washingtonian Boulevard Previous Project Number SDP-07-002

APPLICANT/BILLING CONTACT

Business Name American Real Estate Partners

Primary Contact Jeff Strup

Street Address 2350 Corporate Park Drive Suite No. 110

City Herndon State Virginia Zip Code 20170

Telephone Numbers: Work 703.234.1485 Cell _____ E-mail Address jstrup@americanrepartners.com

OWNER

Business Name AREP 9711 Washingtonian South LLC

Primary Contact Jeff Strup

Street Address 2350 Corporate Park Drive Suite No. 110

City Herndon State Virginia Zip Code 20170

Telephone Numbers: Work 703.234.1485 Cell _____ E-mail Address jstrup@americanrepartners.com

DEVELOPER

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ATTORNEY

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name Intec Group, Inc. MD Registration No. 5464

Primary Contact Jaime Gutierrez

Street Address 3201 Jermantown Road Suite No. 750

City Fairfax State Virginia Zip Code 22030

Telephone Numbers: Work 703.359.9737 Cell _____ E-mail Address jpgutierrez@intecgroup.net

ENGINEER

Business Name Rodgers Consulting, Inc. MD Registration No. 13970

Primary Contact Frank G. Bossong

Street Address 19847 Century Boulevard Suite No. 200

City Germantown State Maryland Zip Code 20874

Telephone Numbers: Work 301.948.4700 Cell 540.327.7435 E-mail Address rwhite@roddgers.com

APPLICATION TYPE (check one only) Amend Final Site Plan Amend Final Site Plan (Consent)
 Amend Schematic Development Plan

PROPOSED PRIMARY USE (check one only) Residential Non-Residential Mixed Use

PROPOSED UNIT TYPE Residential Single Family Residential Multi-Family Office/Professional Mixed Use
 Restaurant Retail/Commercial Other Use

PARKING Parking Waiver Needed No. of Spaces Required _____ No. of Spaces Waived _____
 Height Waiver Needed

SITE PLAN NUMBER TO AMEND SDP-07-002 and SP-07-009

USE (Amendment to Schematic Development Plan only)
 Change in Use No Change in Use Change Other than to Use

PROJECT DESCRIPTION

Amendment to Schematic Development Plan
Proposed 4,089 square feet educational use within existing Office Building.

SITE DETAILS

Site Area Square Feet	<u>322066</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>7.39</u>	Number of Dwelling Units/Acre	<u>0</u>
Green Area	<u>1.85 acres</u>	Parking Spaces Provided	<u>1167</u>
Green Area %	<u>25.98%</u>	Height of Tallest Building (ft.)	<u>+/- 80 ft.</u>
		Height of Tallest Building (stories)	<u>8-story</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	<u>395,911</u>
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other (please specify)	<u>4,089 Educational Use</u>

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units	_____	Apartment Units	_____
Townhouse Units	_____	Condominium Units	_____
Duplex Units	_____	Other (please specify)	_____

Total Number Residential Units 0

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - Amendment to Final Site Plan (see Site Plan Checklist at www.gaithersburgmd.gov (Documents & Forms))

SUBMISSION REQUIREMENTS - MXD Zone or CD Zone Schematic Development with Change in Use

- Statement of Proposed Change
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Traffic Impact Study
- Proof of APFO Compliance
- Green Building Checklist
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- Statement of Proposed Change
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)

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

**Statement of Master Plan and Zoning Regulation Compliance
Washingtonian Center South Seven
Schematic Development Plan Amendment Application**

I. INTRODUCTION

The property that is the subject of this Schematic Development Plan Amendment Application ("Amendment") is known as Washingtonian Center South Seven, an office park generally located at 9711 Washingtonian Boulevard, in Gaithersburg ("Property"). The Property is owned by American Real Estate Partners ("Applicant") and is the subject of approved Schematic Development Plan SDP-07-002 ("SDP") and approved Site Plan SP-07-0009.

II. PROPOSED SCHEMATIC DEVELOPMENT PLAN AMENDMENT

The Amendment proposes to allow for up to 4,089 square feet of the approved office space to be used for educational use, and to provide an accessible ramp along the south building elevation of the existing eight story office building ("Amendment"). The modifications are requested to accommodate new tenants in the office park and to address the needs of a specific tenant and to provide ADA access to its space. New construction of the proposed ADA accessible ramp, with minor site modifications are proposed, and all other aspects of the SDP are proposed to remain unchanged.

III. MASTER PLAN COMPLIANCE

The Property is subject to the 2003 Washingtonian Center Master Plan ("Master Plan"). The Master Plan "Special Study Area 5: Washingtonian Center in the Land Use Plan section of the City of Gaithersburg 2003 Master Plan Map Designation 3, recommend the property designation as "Commercial / Industrial-Research-Office, and Institutional." "The commercial/industrial-research-office and institutional designation will allow for two office buildings equaling 400,000 square feet. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted. Master Plan, p. 113-114. These objectives are achieved with the Amendment, which is targeted at allowing for new tenants in the center that will create a wider range of uses, including new educational services, and help to meet the short term needs of the center to fill vacant tenant spaces. The Amendment is also in conformance with the 2003 Process and Overview Element of the Gaithersburg Master Plan, which includes as Guiding Strategies the following: "Encourage office, rather than residential, for the remaining density.," Process and Overview Element, pp. 12. The Amendment proposes the introduction of educational uses in the center, which will complement the existing office uses, and these uses will be located proximate to the residential areas of Washingtonian Center.

IV. REQUIRED FINDINGS

Section 24-160D.10(b) of the City of Gaithersburg's Zoning Ordinance ("Zoning Ordinance") requires the following findings for approval of a SDP:

1. *The plan is substantially in accord with the approved sketch plan:*

The Property is part of annexation X-159, Resolution R-20-91, which covered approximately 237 acres and approved a maximum of 4,525,000 square feet of Mixed Commercial Uses, on the Property. This Amendment proposes converting some existing office space into an educational use, within the overall non-residential limits established. The general office use and layout of the Property remains substantially the same. Therefore, the SDP Amendment is substantially in accord with the previous approvals set forth. Incorporating the new educational use into the original SDP Plan would complement and enhance the activity and use of the existing office building, in accordance with the Master Plan objectives.

2. *The plan meets or accomplishes the purposes, objectives, and minimum standards and requirements of the MXD Zone:*

Section 24-160D.1 of the Zoning Ordinance sets forth the objective of the MXD Zone as follows:

It is the objective of this zone to establish procedures and standards for the implementation of master plan land use recommendations for comprehensively planned, multi-use projects. It is also intended that this zone provide a more flexible approach to the comprehensive design and development of multi-use projects than the procedures and regulations applicable under the various conventional zoning categories. In so doing, it is intended that this zoning category be utilized to implement existing public plans and pertinent city policies in a manner and to a degree more closely compatible with said city plans and policies than may be possible under other zoning categories. The specific purposes of this zone are:

- (a) *To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.*

As noted above, the Property is in conformance with Master Plan recommendations for the Washingtonian Center Study Area and the 2003 Process and Overview Element of the Gaithersburg Master Plan. The Amendment will provide for more diverse uses on the Property and allow for the leasing of currently vacant spaces in the center, creating educational opportunities and professional services in close proximity to existing residential areas. The MXD Zone permits a wide range of

commercial, employment, industrial, and residential uses. Educational use is a permitted use in the MXD Zone, therefore the proposed use is in conformance with the MXD Zone.

(b) To encourage orderly, staged development of large-scale comprehensively planned, multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.

The Amendment will allow the Applicant to address the short term needs of the office park, ensuring its vitality through the integration of new uses, while also preserving the ability of the Applicant to later implement additional office development on the Property in accordance with the recommendations of the Master Plan.

(c) To encourage design flexibility and coordination of architectural style building and signage.

The Amendment provides minimal alterations to the existing buildings providing an ADA accessible ramp to the new tenant space, to the previous plan approved by the City. Signage will be limited to tenant identification signs and will be processed as part of the site plan and permitting for the uses.

(d) To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by uses such as commercial, recreational, open space, employment and institutional uses and amenities within a multi-use development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.

The Property is located within the larger Washingtonian Center, which include a variety of uses. The Amendment will provide additional services for adjoining and nearby residential developments.

(e) To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.

As noted above, the Amendment will provide minimal alterations to the existing architecture and physical characteristics of the Property, providing an ADA accessible ramp to the new tenant space. The Amendment will increase the quality of the existing development by allowing for a better mix of tenants who will be able to fill vacant spaces within the office park.

(f) To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and

encourage pedestrian and other nonvehicular circulation systems; retaining and providing useable open space and active recreation areas close to employment and residential populations; and providing for the development of comprehensive nonvehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.

The Amendment will allow for the location of educational opportunities and services within close proximity to existing residential areas.

(g) To provide superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.

The Amendment will have no impact on the natural environment or previous environmental approvals relating to the Property.

(h) To allow development only in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.

As described in the Statement of Adequate Public, all public facilities are readily available to the Property and sufficient for purposes of the Amendment.

Section 24-160D.2 of the Zoning Ordinance sets forth the minimum location and development requirements of the MXD Zone as follows:

*(a) **Master plan.** No land shall be classified in the Mixed Use Development Zone unless the land is within an area for which there is an approved and adopted master plan which recommends mixed use development for the land which is the subject of the application, or unless the proposed development otherwise satisfies the purposes and objectives of the MXD Zone. Approval of the MXD Zone for land which is not recommended for this zone in an approved master plan shall require the affirmative vote of four (4) members of the city council.*

The Property was previously approved for MXD zoning and the Amendment will not impact this classification.

*(b) **Minimum area.** No land shall be classified in the Mixed Use Development Zone unless it contains a minimum of ten (10) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing MXD zoned area and may be harmoniously integrated into the MXD area, consistent with the objectives and purposes of this zone. Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).*

The Property is part of an approximately 116 acre MXD area.

(c) Location. Such land shall be located adjacent to and readily accessible from existing or planned highways that are in an approved construction program and are adequate to service the proposed development. It is intended that adequate access be available to such sites so that traffic does not have an adverse impact on the surrounding area or cause internal circulation or safety problems.

The Property is in close proximity to Interstate (I-270) and Sam Eig Highway, and has direct access to Washingtonian Boulevard. As noted in the Statement of Adequate Public Facilities and Traffic Statement included in the application, the Amendment will not adversely impact the traffic generated by the Property.

(d) Public water and sewer. No development shall be permitted unless served by public water and sewer.

The Property is currently served by all utilities, including public water and sewer.

(e) Signage. Signage shall be coordinated between adjoining uses and be thematic in approach, in accord with the purposes of this zone and overall character of the surrounding area.

Signage for the proposed uses will be for tenant identification and will be consistent with the signage approved for the remainder of Washingtonian Center South Seven.

(f) Frontage on public streets. Anything to the contrary notwithstanding in any regulation in this Code, lots in this zone shall not be required to have direct access to a public street provided that such condition will promote the creation of affordable housing, or will be designed in such a way as to foster the purposes and objectives of this zone, provided that satisfactory access to a public street is provided over private rights-of-way.

The Property has direct access onto Washingtonian Boulevard.

Section 24-160D.5 of the Zoning Ordinance sets forth the compatibility standards of the MXD zone as follows:

(a) All uses shall conform to the purposes of the Mixed Use Development Zone and shall be compatible with all uses, existing or proposed, in the vicinity of the area covered by the proposed planned development. In order to assist in accomplishing such compatibility, the following requirements shall apply:

(1) All right-of-way requirements, setbacks, height limits, open space or buffer areas recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas shall be incorporated into all plans subject to approval under the zone.

There are no special conditions or requirements for the Property in the Land Use Element or other City Master Plan elements and, as discussed above, the Amendment will not materially impact the physical characteristics of the site.

(2) Where setback, height limits, open space or buffer areas are not recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas, the following requirements shall be incorporated into all plans subject to approval under this zone.

a. No buildings other than single-family detached dwellings shall be constructed within one hundred (100) feet of adjoining property not zoned MXD or in a residential category that is developed with one-family detached homes unless the city planning commission finds that topographical features permit a lesser setback. In all other situations, Setbacks from adjoining properties may be less than one hundred (100) feet, with the setback approved by the city planning commission.

As noted above, the Amendment does not propose any new construction, with exception to the ADA accessible ramp, on the Property. Therefore, the provisions of this section are not applicable.

b. No building proposed for commercial/employment/industrial use shall be constructed less than one hundred (100) feet from any adjoining property not zoned MXD recommended for residential zoning and land use on the applicable master plan. The setbacks shall be determined as part of the final site plan approval.

As noted above, the Amendment does not propose any new construction, with exception to the ADA accessible ramp, on the Property. Therefore, the provisions of this section are not applicable.

c. No building shall be constructed to a height greater than its distance from any adjoining property not zoned MXD recommended for residential zoning and land use of the applicable master plan, unless the city planning commission finds that approval of a waiver of this requirement will not adversely affect adjacent property.

As noted above, the Amendment does not propose any new construction, with exception to the ADA accessible ramp, on the Property. Therefore, the provisions of this section are not applicable.

Section 24-160D.6 of the Zoning Ordinance establishes the minimum green area, landscaping and amenity requirements for the MXD Zone as follows:

(a) The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of a mixed use development shall be not less than forty (40) percent of the total

area shown for residential use. ... for the commercial/employment/industrial portion of a mixed use development shall be not less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial uses, except that comparable amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purposes of the zone, and would be more beneficial to the proposed development than strict adherence to the specific green area requirement.

As noted above, the Amendment proposes new construction for the ADA accessible ramp to the new tenant space, with minor site modifications. With the proposed revisions, the site meets the minimum required green area. Therefore, the provisions of this section are not applicable.

(b) All recreation areas, facilities and amenities, and all open space and landscaped areas shall be reflected on the final site plans for approval by the city planning commission.

All facilities and amenities, and all open space and landscaped areas are shown on the SDP. These items will also be reflected on the final site plan for approval.

3. *The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:*

As discussed above, the proposed use was included as a specific study area in the City of Gaithersburg 2003 Master Plan, as Special Study Area 5 for the Washingtonian Center, with the Washingtonian Center Master Plan. The Master Plan proposed the property to have a diversity of uses, including educational use.

4. *The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zone areas and adjacent areas:*

The property is located at 9711 Washingtonian Boulevard having an existing 8-story office building with structured parking. The proposed educational use amendment is compatible and harmonious with existing and planned land uses in the MXD Zone. The educational use will complement existing office uses in the park and will provide additional services for adjacent residences in the adjacent communities to Washingtonian Center South. The proposed educational use is different than typical educational uses, as it is an after-school program that meets on weekday evenings and weekends. The proposed educational use, both internally and externally, fits

extremely well within the existing office use and will not be in conflict with the current office use during the day.

5. Existing or planned public facilities are adequate to service the proposed development contained in the plan:

As mentioned above, and more fully described in the Statement of Adequate Public Facilities included in the application, the Property is currently adequately served by all utilities and public facilities.

6. The development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:

No staging or phasing is required for implementation of the Amendment. Therefore, this section is not applicable.

7. The plan, if approved, would be in the public interest:

The leasing of existing vacant spaces with desirable and compatible uses is in the public interest. The proposed educational uses will ensure the vitality of the Property, provide educational opportunities for youth, create jobs, and increase the City's tax base.

V. CONCLUSION

Based on the foregoing, the Amendment is in compliance with the applicable Master Plan and zoning regulations pertaining to the Property. Therefore, approval of the Amendment is respectfully requested.



WELLS + ASSOCIATES

September 23, 2016

Mr. Ollie K. Mumpower
Traffic Engineer/Assistant Director, City of Gaithersburg
Department of Public Works
800 Rabbitt Road
Gaithersburg, Maryland 20878

RE: Traffic Statement
9711 Washingtonian Boulevard;
Gaithersburg, Maryland

Dear Mr. Mumpower:

This letter provides a traffic statement for the 9711 Washingtonian Boulevard Amendment to Approved Schematic Development Plan.

The existing building and current approval, is a 200,000 square feet (SF) office building. 9711 Washingtonian Boulevard is located at the southern end of Washingtonian Boulevard, east of Fields Road and west of I-270. The office building is served by surface parking and an above grade parking structure. Access is provided from both Washingtonian Boulevard and Fields Road. A veterinary hospital and hotel share access with the office building.

The applicant, American Real Estate Partners, wishes to amend the SDP to permit 4,089 SF of the office space to be used for educational uses. The 4,089 SF space would include five classrooms. However, it is anticipated that only one to two classes would be scheduled per evening during the peak typical commuter peak period of 4:00 to 7:00 PM. Each class would have an average number of 12 students plus 1 teacher. Should more than two classes be scheduled on the same evening, the classes would be separated by 30 minutes and the second session would start after 7:00 PM. Classes would not be held during the weekday morning hours.

We have reviewed and analyzed the change to the number of trips generated by the 200,000 SF office to 195,911 SF office and 4,089 SF educational uses, based on the Maryland-National Park and Planning Commission Local Area Transportation Review and Transportation Policy Area Review (LATR/TPAR) Guidelines dated January 2013, Institute of Transportation Engineers (ITE), Trip Generation Manual 9th Edition, and data provided by the applicant and Rodgers Consulting. Additionally, the number of available parking spaces in the parking garage were recorded.

Distributed to M&CC:
Exhibit #4

The LATR and TPAR Guidelines include trip generation equations for general office use but does not include educational uses. The ITE includes trip rates/equations for education uses such as private and public schools and universities and colleges, however the education use for this site does not fit the description of those uses included in Trip Generation Manual. Therefore, the number of trips generated by the educational use was derived based on class size and schedule. The number of trips generated by the office space and the educational uses is shown in Table I.

While the LATR and TPAR Guidelines were used to generate peak hour trips for the office use, the ITE Trip Generation Manual was referenced to understand the description of a general office building and the uses typically contained within the building. According to ITE, "An office building or buildings may contain a mixture of tenants including professional service, insurance companies, investment brokers and tenant services, such as a bank or saving and loan institution, a restaurant or cafeteria and service retail facilities." The private classes that would take place in the 4,089 SF space is similar, from a trip generation standpoint to those uses that are typical for an office building. The educational use and a walk-in bank would generate a similar number of PM peak hour trips, according to ITE. Further, the 4,089 SF space is only 2 percent of the 200,000 SF office building. Uses that dominate the building, i.e. 90 percent or more of the uses, are typically used to determine the number of trips generated during commuter peak hours.

As shown in Table I, a 200,000 SF office building generates 52 inbound trips and 256 outbound trips for a total of 308 PM peak hour trips. The educational use is anticipated to generate 26 inbound trips and 24 outbound trips for a total of 50 PM peak hour trips. The number of inbound trips generated by an office building during the PM peak hour suggests that uses other than normal, 9 – 5 office uses, are included within the buildings surveyed. The 26 inbound trips anticipated to be generated by the educational uses are included in the trip generation for the overall office building.

Based on the similar trip generation characteristics of the proposed education use to those uses typically found in office buildings, the number of inbound trips during the PM peak hour confirms other uses besides standard 9-5 office use, and the fact the proposed use would occupy only 2 percent of the building, the number of trips generated the 200,000 SF building with the proposed change to include the education use would not change significantly. Therefore we conclude that the Amendment to the Approved Schematic Development Plan is exempt from a Traffic Impact Study.

The number of available parking spaces within the site's parking garage were recorded on Tuesday, September 20, 2016 through Friday, September 23, 2016 at 2:00 PM each day. The building is nearly fully occupied. There were 271 vacant parking spaces on September 20, 263 on September 21, 276 on September 22 and 338 on September 23. Ample parking is available on site for the 4,089 SF of educational use.

If you have any questions or require clarification during your review, please call me at (301) 971-3416 or email me at clkabatt@mjwells.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris L. Kabatt". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Christopher L. Kabatt, P.E.
Principal Associate

cc: Jeff Strup
Ryan White

Table 1
 Trip Generation Analysis
 9711 Washingtonian Boulevard

			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Office ¹	200,000 SF		289	43	332	52	256	308
Educational Use ²	4,089 SF		0	0	0	26	24	50

- Notes
1. Office trip generation based on the Local Area Transportation Review and Transportation Policy Area Review Guidelines, Montgomery County Planning Department, M-NCPPC, January 2013.
 2. Educational Use trip generation based on average number of 12 students per class, 1 teacher per class, and up to 2 classes per evening between 4:00 PM and 7:00 PM. It was assumed that each student is driven to class separately, i.e. no carpooling. The classes are 1.75 hours long and therefore either the start of class or end of class was identified as the peak.

GENERAL NOTES

- ZONED: MXD
- AREA: 322,066 S.F. / 7.39362 AC.
- OFFICE BUILDING AREA: 400,000 S.F.
 PHASE 1 = 195,911 S.F. (Office Use)
 PHASE 1 = 4,089 S.F. (Educational Use)
 PHASE 2 = 200,000 S.F. (Future Office Use)
- BUILDING HEIGHT: OFFICE
 PHASE 1 = 8 FLOORS
 PHASE 2 = 8 FLOORS (Future)
 GARAGE - 5 FLOORS
- ALLOWABLE F.A.R. = 0.75 PLANNED
 F.A.R. = NOT TO EXCEED 0.75

WASHINGTON CENTER FLOOR AREA RATIO CALCULATIONS

PROJECT PARCELS	LOT AREA IN SQUARE FEET	FLOOR AREA IN SQUARE FEET
A*	1,218,752	860,000
B	1,038,071	462,086
C	786,000	0
D	235,448	270,086
E	123,117	170,200
F	222,156	304,000
G	206,910	197,800
H	217,384	300,000
I	160,232	0
J	440,361	451,927
K	322,066	400,000
L	60,296	7,440
TOTAL	5,940,373	3,481,427

FLOOR AREA: 3,481,427
 TOTAL SITE AREA: 5,940,373
 The Total Overall site FAR is 0.690

NOTES:
 Area of use taken from Rodgers Consulting project data where available and otherwise from tax map data.
 Floor area of use taken from Rodgers Consulting project data where available and otherwise from the City of Gaithersburg staff comments from SCP-01-008 indicating existing approximate of Townhouse FAR and site area of use excluded from this calculation.
 * For Parcel A, Floor Area is based on SCP Approval for 850,000 square feet of office.

7. PARKING REQUIRED:
 Office Use - @ 1/300 S.F. (395,911 / 300) = 1,320 Spaces
 Educational Use - @ 1/employee, plus 1 per 10 students* = 1,334 Spaces
 *Assumes 7 employees and 70 students.

PARKING TABULATION

	PHASE I	PHASE II
SURFACE*	196	196 (EX.)
GARAGE	552	1148
TOTAL INCLUDING TRC SPCS	748	1344

* THE SURFACE SPACES INCLUDE THE HANDICAP AND 53 SPACES THAT ARE SUBJECT TO A SHARED EASEMENT WITH PARCEL J & PARCEL A-WASH. GULF.
 HANDICAP SPACES: REQUIRED: (2%) = 27 SPACES (17 SURFACE PH. I, 10 GARAGE PH. I)
 PROVIDED: = 27 SPACES (17 SURFACE PH. I, 10 GARAGE PH. I)

WASHINGTON CENTER SOUTH TEN AND VETERINARY HOSPITAL SHARED PARKING CREDIT REQUIREMENT STUDY

Type	Parking Space Requirements	Area	Spaces Provided
Office	1 per 300 ft ²	195,911 ft ²	654
Hotel	For shared parking agreement to serve the existing parcel 2 spaces to be provided to serve the existing parcel.		53
Veterinary	1 / employee and 10 / students	250 ft ²	11
Educational	1 / employee and 10 / students	250 ft ²	15
Total			733

Mixed-Use Credit

Type of Use	Day 8am-6pm	Evening 6pm-midnight	Day 8am-6pm	Evening 6pm-midnight
Office	66	66	66	66
Hotel	38	75%	53	100%
Veterinary	11	100%	2	10%
Education	15	100%	2	10%
Total	713 spaces	153 spaces	126 spaces	96 spaces

PHASE I & PHASE II

Type	Parking Space Requirements	Area	Spaces Provided
Office	1 per 300 ft ²	395,911 ft ²	1320
Hotel	For shared parking agreement to serve the existing parcel 2 spaces to be provided to serve the existing parcel.		53
Veterinary	1 / employee and 10 / students	250 ft ²	11
Educational	1 / employee and 10 / students	250 ft ²	15
Total			1399

Mixed-Use Credit

Type of Use	Day 8am-6pm	Evening 6pm-midnight	Day 8am-6pm	Evening 6pm-midnight
Office	132	132	132	66
Hotel	40	75%	53	100%
Veterinary	11	100%	2	10%
Education	15	100%	2	10%
Total	1,771 spaces	187 spaces	187 spaces	132 spaces

Parking Tabulation Parcels K

Parcel K	Phase I	Phase II
surface spc	132 existing	132 existing
shared-Par. J	53 existing	53 existing
shared-Par. A	11 existing	11 existing
garage	552 existing	1138
total	748 spaces	1334 spaces

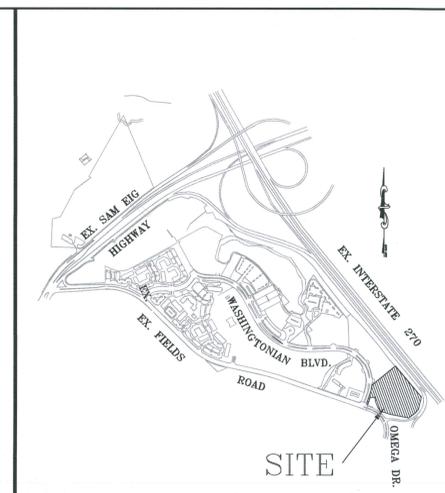
Parking Waiver Request:
 37 spaces

- GREENSPACE: REQUIRED: 25% (7.39 ACRES) = 1.85 ACRES. PROVIDED: 31.4% = 2.32 ACRES
- STORM WATER MANAGEMENT REQUIREMENTS ARE MET BY THE 3 ON-SITE "BAY SAVERS" LOCATED ON PARCEL K, BLOCK C AND WASHINGTONIAN LAKE LOCATED ON PARCEL I, BLOCK C.
- APPLICANT SHALL CONTRIBUTE FINANCIALLY TOWARDS ART IN PUB.IC PLACES (APP) AT WASHINGTONIAN CENTER AT THE ENTRY PARK ALONG WASHINGTONIAN BOULEVARD, PRIOR TO ISSUANCE OF BUILDING'S PERMITS.
- APPLICANT IS TO COMPLETE THE CONSTRUCTION OF PARKING GARAGE PRIOR TO OR CONCURRENTLY WITH THE CONSTRUCTION OF THE SECOND BUILDING.
- APPLICANT MUST CONTRIBUTE TO ESTABLISH COUNTY ROAD CLUB FUND, IN ACCORDANCE WITH THE ANNEXATION AGREEMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

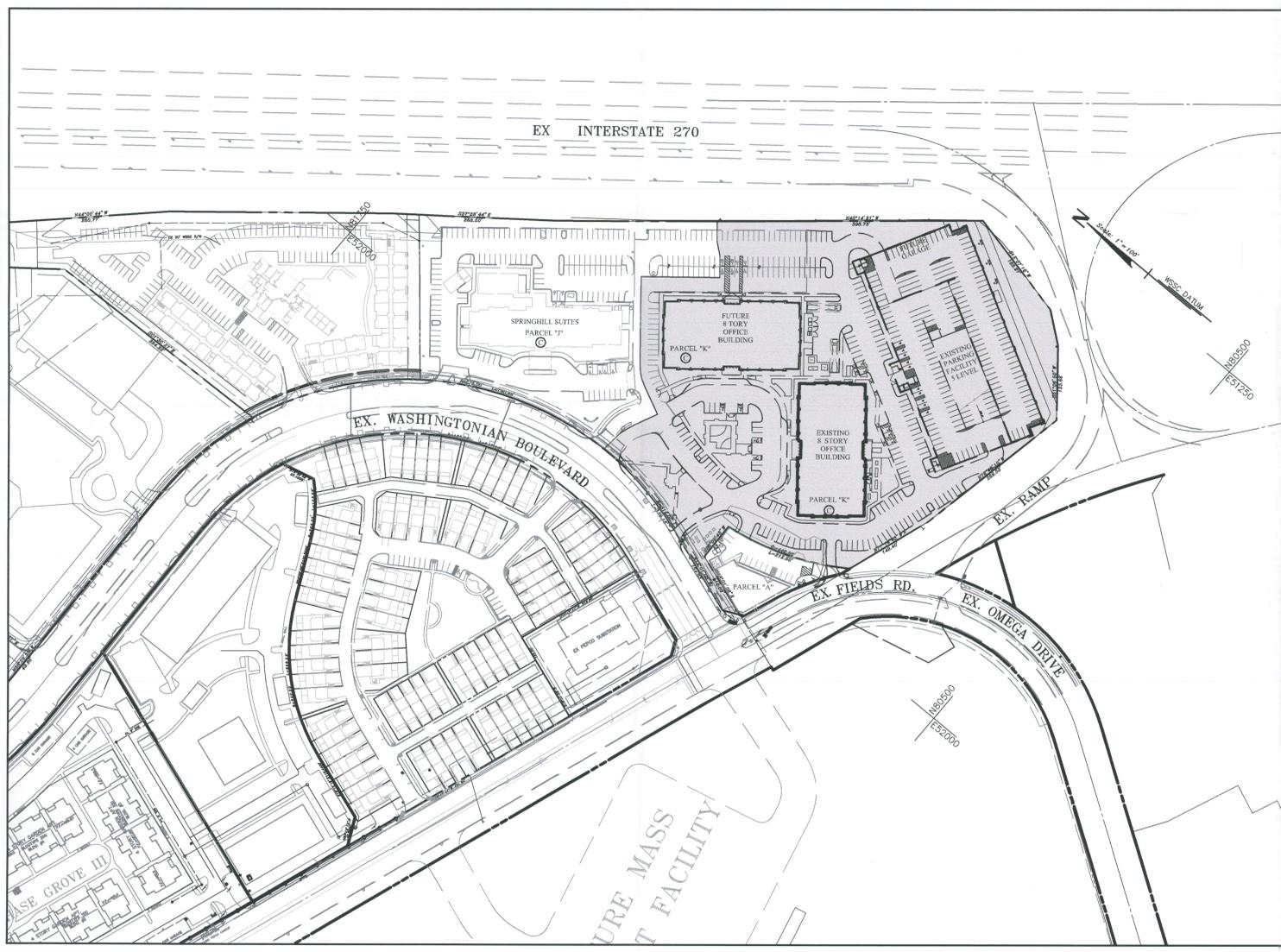
WASHINGTONIAN CENTER

SCHEMATIC DEVELOPMENT PLAN AMENDMENT AND FINAL SITE PLAN

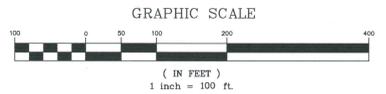
SOUTH SEVEN - PARCEL K - BLOCK C



Vicinity Map
 1"=4000'



PLAN SCALE:
 1"=100'



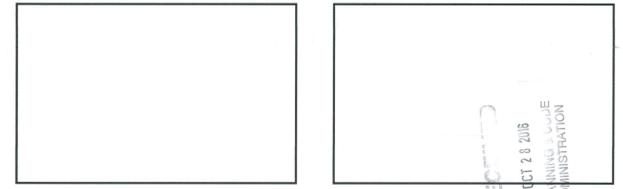
SHEET INDEX

SHEET NO.	DESCRIPTION
C-01	SCHEMATIC DEVELOPMENT PLAN AMENDMENT AND FINAL SITE PLAN COVER SHEET
C-02	SCHEMATIC DEVELOPMENT PLAN AMENDMENT AND FINAL SITE PLAN
C-03	SCHEMATIC DEVELOPMENT PLAN AMENDMENT AND FINAL SITE PLAN DETAILS
FCP-1	FINAL FOREST CONSERVATION PLAN
FCP-2	FINAL FOREST CONSERVATION PLAN
FCP-3	FINAL FOREST CONSERVATION NOTES AND DETAILS
L1.0	LANDSCAPE MATERIAL SITE PLAN
L3.0	PAVING & WALL DETAILS
L3.1	SITE FURNISHINGS AND DETAILS
L4.0	OVERALL PLANTING & KEY PLAN
L4.1	PHASE 1 PLANTING PLAN
L4.2	PHASE 1 PLANTING PLAN
L4.3	PHASE 2 PLANTING PLAN
L4.4	PHASE 2 PLANTING PLAN
L4.5	PLANTING DETAILS AND SCHEDULE
LT-1	LIGHTING PHOTOMETRIC PLAN
LT-2	LIGHTING PHOTOMETRIC DETAILS
A-201	BUILDING ELEVATIONS - (OFFICE)
A2.0	BUILDING ELEVATIONS - (GARAGE)
A2.1	BUILDING ELEVATIONS - (GARAGE)

SUPPORT DRAWINGS

G1.1	GROUND TIER PARKING LAYOUT - PHASE 2
G1.2	TYPICAL TIER PARKING LAYOUT - PHASE 2
G1.3	TOP TIER PARKING LAYOUT - PHASE 2
G2.1	SIGN SCHEDULE AND DETAILS
G2.2	SIGN MOUNTING DETAILS
A2.1	RAMP ELEVATIONS (Amendment)
A3.2	RAMP SECTIONS (Amendment)

Note:
 1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.



FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-857-7777 OR LOG ON TO <http://www.missutility.net/Atlas/> 48 Hours in Advance of Any Work in This Vicinity

Distributed to M&CC:
 Exhibit #5

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Sign Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 1207-A, Expiration Date: 8/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Real Estate Ptnship LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

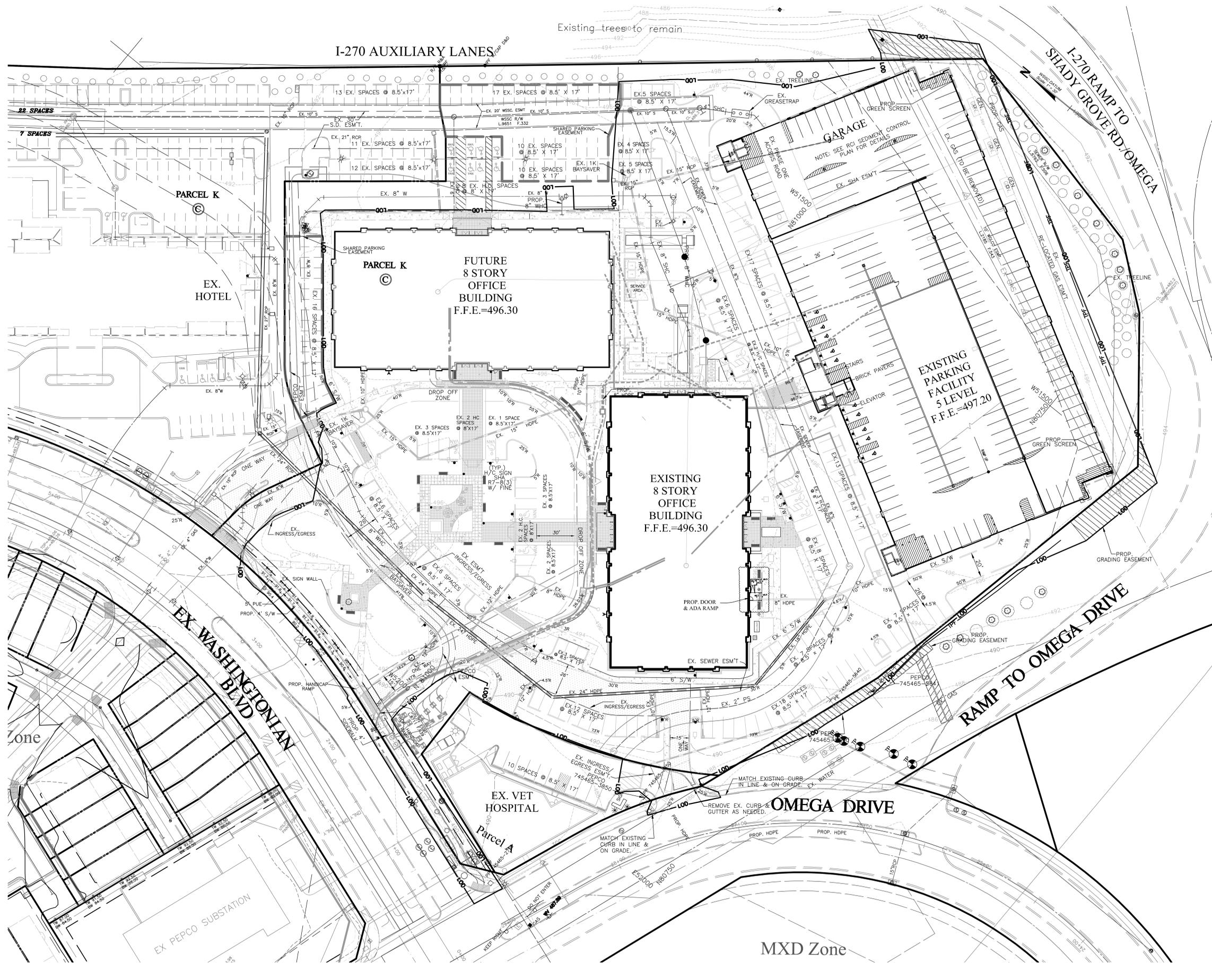
COVER SHEET

RODGERS CONSULTING
 1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	RDW 08/2016
RODGERS CONTACT:	Ryan D. White
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

SCALE: 1" = 100'
 JOB No: 1207-A
 DATE: October 16, 2016
C-01
 SHEET No. 01



- PRIVATE PAVING NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE GENERAL SPECIFICATIONS OF MARYLAND STATE HIGHWAY ADMINISTRATION AND THE CITY OF GAITHERSBURG.
 2. ALL PAVING SPOT ELEVATIONS ARE FOR THE FLOWLINE/SURFACE OF PAVING UNLESS OTHERWISE NOTED.
 3. THE PAVING WITHIN THE CONFINES OF THIS PROPERTY IS PRIVATE AND IS TO BE MAINTAINED BY THE OWNER.
 4. THIS PLAN IS TO BE USED FOR FINAL ELEVATIONS AND PAVING ALIGNMENTS.
 5. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
 6. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
 7. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.



NOTE:
REFER TO SPRING HILL SUITES' SITE PLAN FOR EXISTING/PREVIOUSLY APPROVED IMPROVEMENTS.

Note:
1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XX
APPLICATION NO. SDP-XX WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH () CONDITIONS.
DATE BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016
APPLICATION NO. AFP-XXXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX () CONDITIONS. SEE S.D.A. LETTER.
DATE XXXXX BY

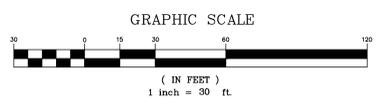
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

APPROVED
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING

FINAL APPROVAL

DATE
BY

FOR LOCATION OF UTILITIES CALL
"MISS UTILITY" AT 1-800-257-7777
OR LOG ON TO
<http://www.missutility.net/itics/>
48 Hours in Advance of Any Work in This Vicinity



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13970, Expiration Date 4/1/18.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Realstate Ptnshp LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

**SCHEMATIC DEVELOPMENT PLAN
AMENDMENT AND FINAL SITE PLAN**

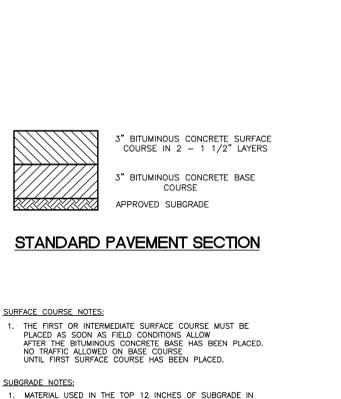
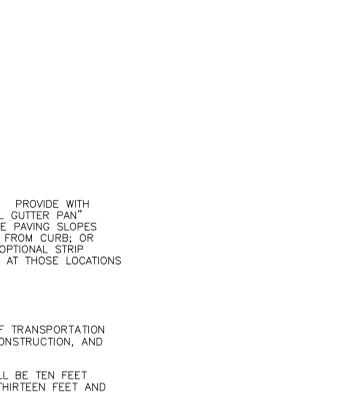
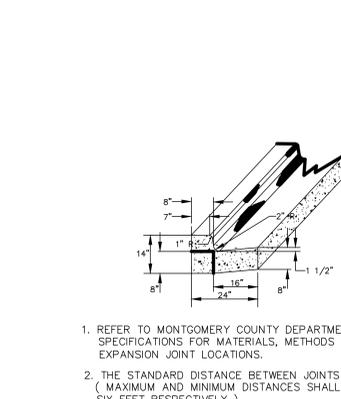
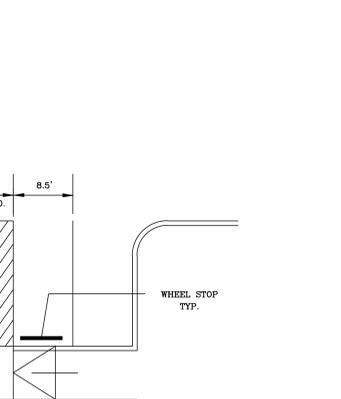
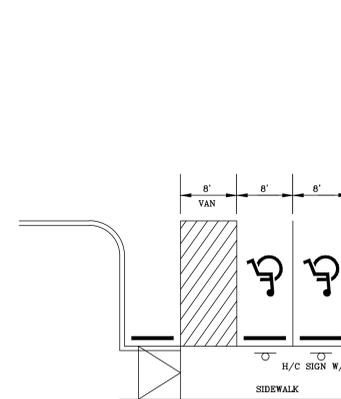
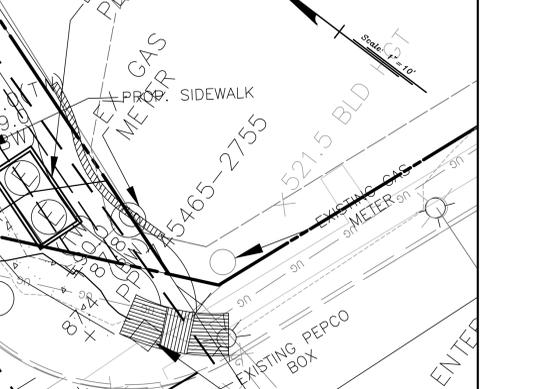
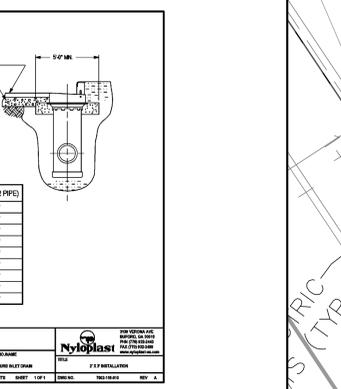
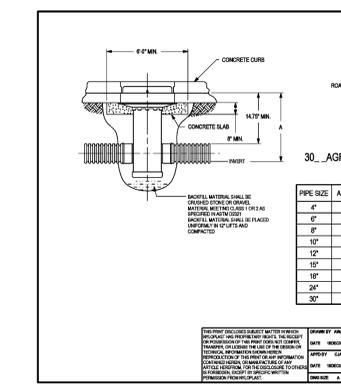
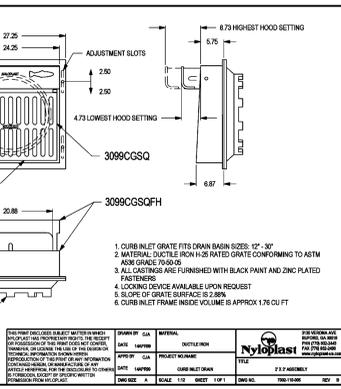
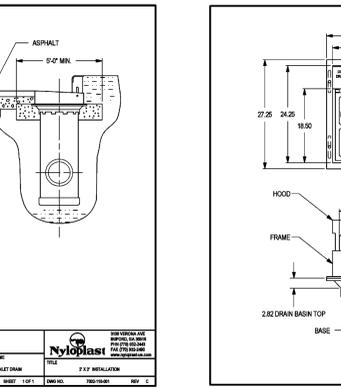
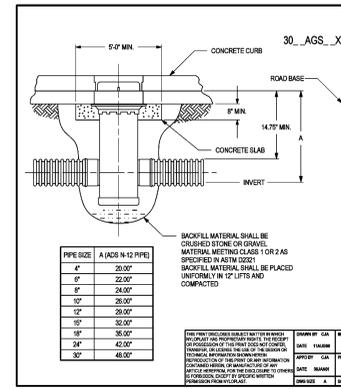
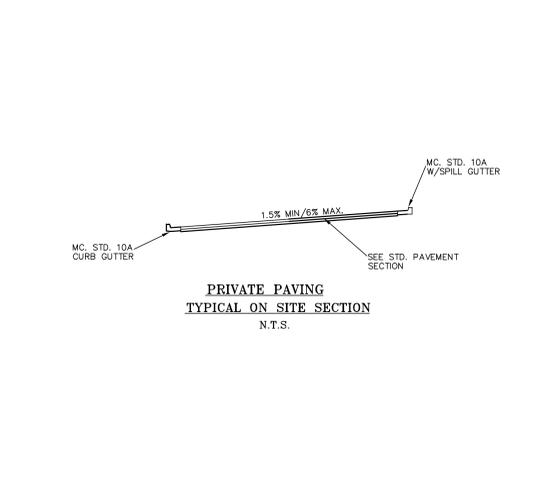
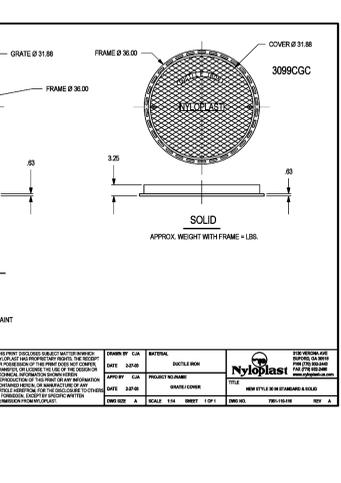
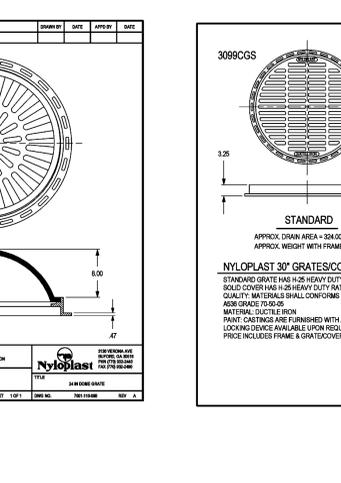
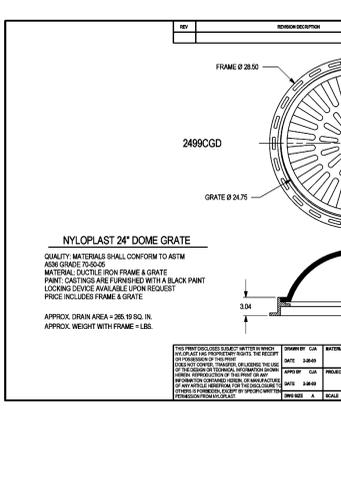
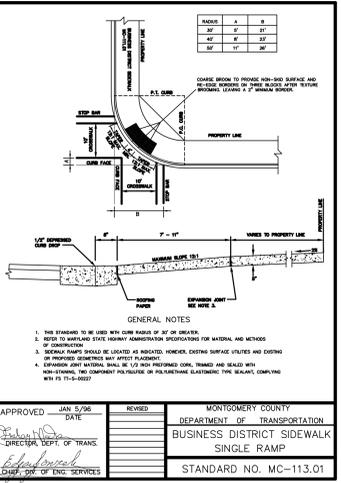
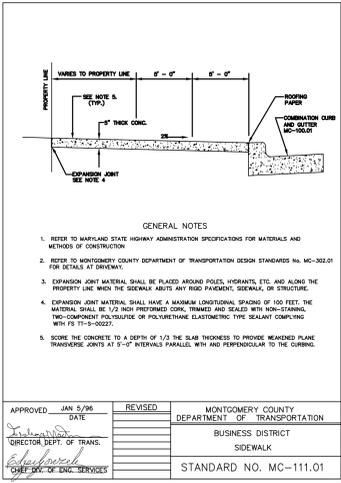
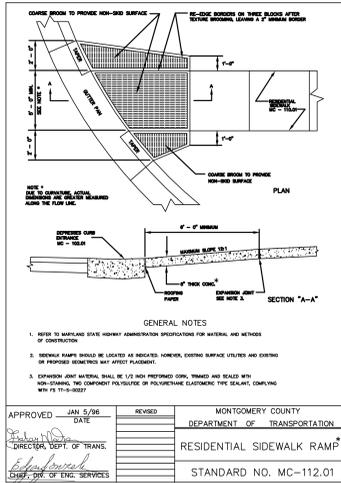
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.946.4700 Fx: 301.946.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment

PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: ViewportScale
JOB No. 1207-A
DATE: eptember 2016
C-02
SHEET No. 02



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Realstate Ptnship LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

**SCHEMATIC DEVELOPMENT PLAN
 AMENDMENT AND FINAL SITE PLAN
 DETAILS**

RODGERS CONSULTING
 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

FOR LOCATION OF UTILITIES CALL
 "MISS UTILITY" AT 1-800-257-7777
 OR LOG ON TO
<http://www.missutility.net/util/>
 48 Hours in Advance of Any Work in This Vicinity

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XX XX APPLICATION NO. SDP-XX WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS. SEE S.D.A. LETTER. DATE XX/XX/XX BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

NOTE:
 1. No amendment proposed this sheet.

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016 APPLICATION NO. WAS GRANTED AMENDMENT TO FINAL PLAN APPROVAL WITH XX () CONDITIONS. SEE S.D.A. LETTER. DATE XX/XX/XX BY

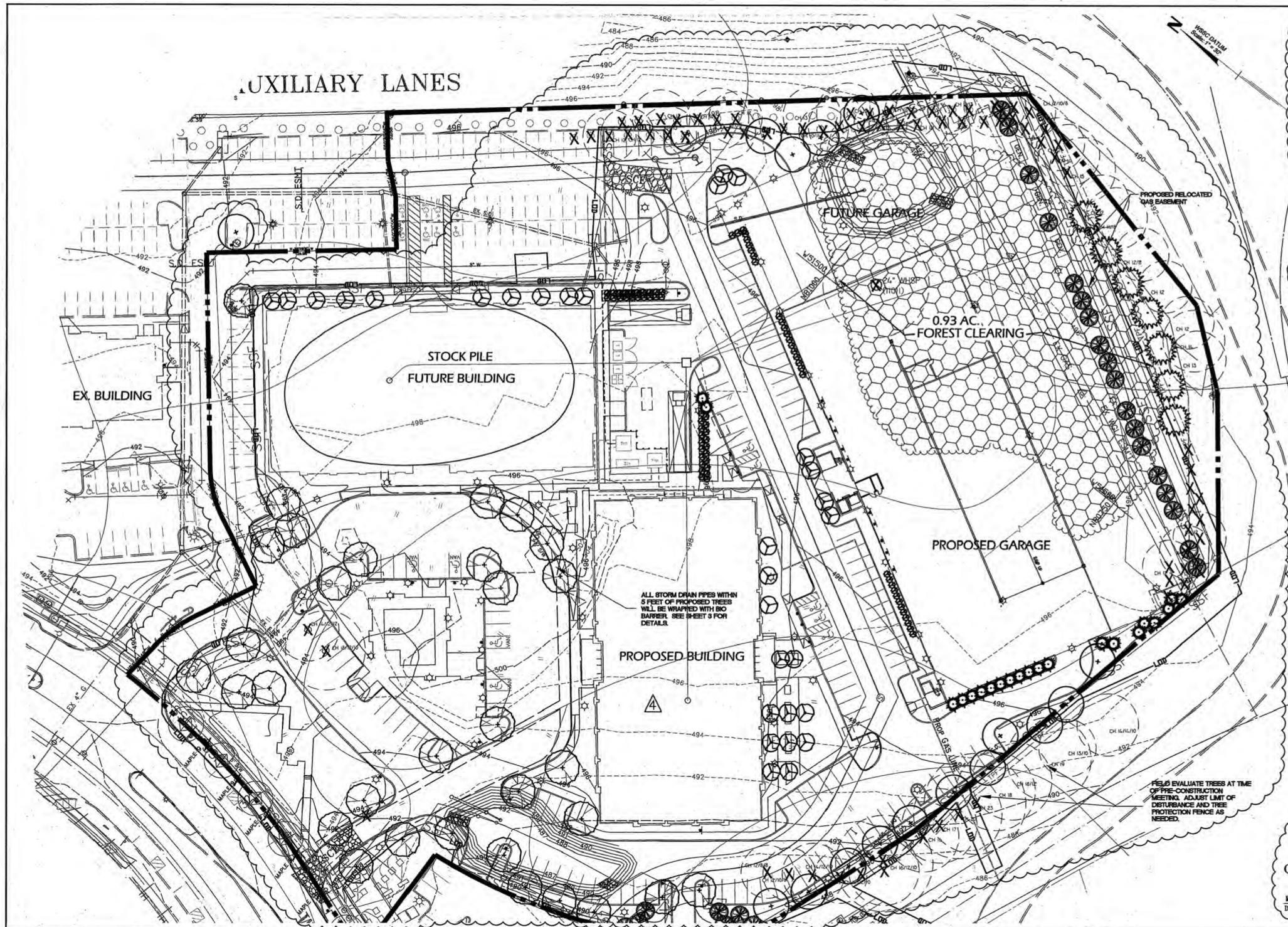
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12970, Expiration Date 4/1/18.

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

SCALE: As Noted
 JOB No. 1207-A
 DATE: september 2016
C-03
 SHEET No. 05



LEGEND:

- SITE BOUNDARY
- TREE TO BE REMOVED
- TREE TO REMAIN AND CRITICAL ROOT ZONE
- SPECIMEN TREE
- EXISTING TOPOGRAPHY
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- ROOT PRUNE
- FOREST CLEARING

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO <http://www.missutility.net/itics/> 48 Hours in Advance of Any Work in This Vicinity

PLANT SYMBOLS:

- Acer rubrum / October Glory Red Maple
- Magnolia virginiana / Southern Magnolia
- Nyssa sylvatica / Black Gum
- Quercus phellos / Willow Oak
- Cercis canadensis / Eastern Redbud
- Ilex x attenuata / Foster's Holly
- Ilex x Nellie R. Stevens / Nellie Stevens Holly
- Thuja occidentalis / Nigra / Eastern Arborvitae

See sheet 2 for information on Forest Conservation Credit.

Note: Tree Protection Fence and Root Prune line locations are exaggerated for graphic purposes. See detail on sheet 2 for relationship of LOD, TPF, and Root Prune locations.

CITY OF GAITHERSBURG
 31 SOUTH SUMMIT AVENUE
 GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
 THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF FOREST CONSERVATION PLAN FOR APPLICATION NO. 2007-1-1027A DATE 12-21-07 BY [Signature]

Qualified Professional Certificate
 Date: 12/21/07
 [Signature]
 Justy Road
 Qualified Professional
 COMAR 08.19.06.01

REVISION	DATE	REVISION	DATE
Revised per City of Gaithersburg comments dated 10/23/07	11/1/07		
Revised per City of Gaithersburg comments dated 12/19/07	12/19/07		
CONSTRUCTION CHANGE DIRECTIVE #1	1/16/08		

OWNER:
 WASHINGTON PROPERTY COMPANY
 4720 MONTGOMERY LANE
 SUITE 900
 BETHESDA, MARYLAND 20814
 PHONE: (240) 482-8110
 FAX: (240) 497-0356
 CONTACT: JONATHAN MEYERS

FINAL FOREST CONSERVATION PLAN

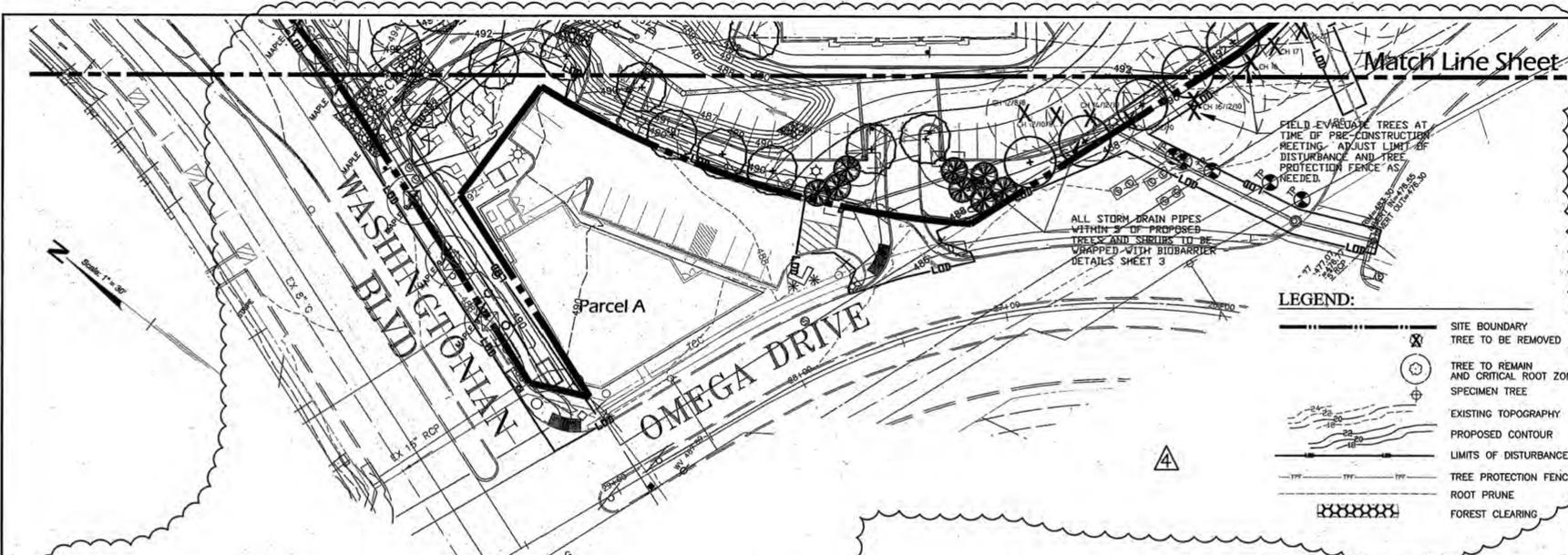
RODGERS CONSULTING
 Enhancing the value of land assets
 Rodgers Consulting, Inc.
 13947 Century Blvd., Suite 200
 Germantown, MD 20874
 301.948.4700
 301.948.6256 (fax)
 301.253.6699
 www.rodgers.com

BY	DATE
BASE DATA	CADD 10/07
DESIGNED	MDR 10/07
DRAWN	HLR 10/07
REVIEWED	MDR 10/07
RODGERS CONTACT:	
RELEASE FOR	
CCD-1	
BY: RDW	DATE: 12/19/08

PARCEL K, BLOCK C
WASHINGTONIAN CENTER
 CITY OF GAITHERSBURG
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'
 JOB No. 1027A
 DATED JUNE 2007
 FOR-1
 SHEET No. 1 OF 3

N:\MD-Montgomery\Washingtonian Center\Construction Plans-S7\CCD-1\FCP-1.dwg 1/29/2008 7:28:40 AM EST



- GENERAL NOTES:**
- Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure.
 - All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the Landscape Architect.
 - Any material and/or work may be rejected by the Landscape Architect if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
 - The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractor's convenience only and do not constitute the final count.
 - Substitutions in plant species or size shall not be permitted except with the written approval of the Landscape Architect.
 - Plants shall be located as shown on the drawings and by scaling or as designated in the field by the Landscape Architect. All locations are to be approved by the Landscape Architect before excavation.
 - Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in association of tree pits, other locations for the trees shall be selected by the Landscape Architect. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the Landscape Architect.
 - All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
 - During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
 - All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, roots and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.
 - All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the trees root ball.
 - The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction debris, roots and other foreign material are to be removed and discarded offsite.
 - The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 peat moss, or other approved organic material or imported new loamy topsoil and 10% rotted steer manure. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.
 - The contractor is responsible to ensure that all tree pits, shrub beds and planter are well drained. No standing water must be apparent in the tree pits, planting beds or planter prior to planting. The landscape contractor shall conduct percolation tests on the site if a drainage problem is thought to exist. The percolation rates which are to be used to determine the drainage condition of the beds is to be the standard utilized by the Potomac Valley Nurserymen's Association and accepted in Montgomery County as normal.
 - The landscape contractor without cost to the owner will replace all plant material, which is affected by poor drainage.
 - All lawn areas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist on the site. The final result is to be a luxurious dense green lawn.
 - All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be sodded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tilled and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
 - The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
 - The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, mashed, dried out, or damaged in any way which will affect the plants general appearance and well being.
 - The trees and shrubs are to be planted with the accepted standards of the Potomac Valley Nurserymen's Association. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest visibility.
 - The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
 - The Landscape Contractor is to provide a 1-year guarantee for all plant material and other work done on site.

Forest Conservation (LandscapeCredit)

Symbol	Qty	Latin	Common	Size	Condition	FC Credit	C Credit
CC	30	Cercis canadensis	Eastern Redbud	3" cal.	B&B	200	6000
IA	22	Ilex attenuata 'Foster'	Foster's Holly	3" cal.	B&B	200	4400
IN	26	Ilex x Nello R. Stevens	Nello Stevens Holly	3" cal.	B&B	200	5200
TO	72	Thuja occidentalis 'Nigra'	Eastern arborvitae	8-10 ft.	B&B	200	14400
Total						0.89	30000

Symbol	Qty	Latin	Common	Size	Condition	FC Credit	C Credit
AC	7	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	0	0
DP	32	Quercus phellos	Willow Oak	3" cal.	B&B	400	12800
MG	7	Magnolia grandiflora	Southern Magnolia	7-8 ft.	B&B	400	2800
NS	17	Nyssa sylvatica	Black Gum	3" cal.	B&B	400	6800
Total						0.51	22400

Notes: Tree Protection Fence and Root Prune line locations are exaggerated for graphic purposes. See detail on sheet 2 for relationship of LOD, TPF, and Root Prune locations.

Landscape shown on this plan represents native tree plantings only, for further landscape information see Landscape Plans.

The species above may be substituted with equivalent native species.

One specimen tree, a 24" White Spruce, will be removed per this plan.

FOREST CONSERVATION WORKSHEET
Washingtonian Center South 7 10.31.07

NET TRACT AREA:	Acres
A. Total tract area	7.39
B. Land dedication across gains, county facility, etc.	0.00
C. Land dedication for roads or utilities (not being constructed by the plan)	0.00
D. Area to remain in commercial agricultural production	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	7.39

LAND USE CATEGORY:	Acres
G. Afforestation Threshold	1.11
H. Conservation Threshold	1.11

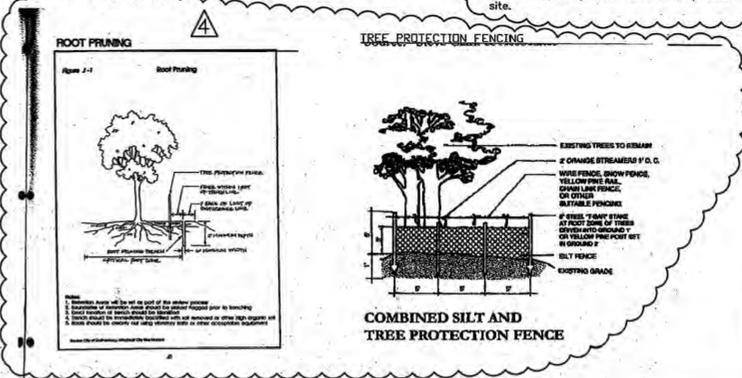
EXISTING FOREST COVER:	Acres
I. Existing forest cover	0.93
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:	Acres
L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:	Acres
N. Total area of forest to be cleared	0.93
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:	Acres
P. Replantation for clearing above conservation threshold	0.00
Q. Replantation for clearing below conservation threshold	1.86
R. Cost for retention above conservation threshold	0.00
S. Total reforestation required	1.86
T. Total afforestation required	0.18
U. Credit for landscaping (may not exceed 20% of "P")	1.22
V. Total reforestation and afforestation required	1.02

Note: The reforestation/afforestation requirement of 1.02 acres will be provided via Fee-in-Lieu per the current fee schedule at the time permits are pulled.



FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO <http://www.missutility.net/itics/> 48 Hours in Advance of Any Work in This Vicinity

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877

FCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF FOREST CONSERVATION PLAN FOR APPLICATION NO. CSE-07-001 DATE 12-11-07 BY [Signature]

Qualified Professional Certificate
Date: 12/11/07
[Signature]
Dusty Road
Qualified Professional
CDMAR 08193633

REVISION	DATE	REVISION	DATE
Revised per City of Gaithersburg comments dated 10/21/07	11/07		
Revised per City of Gaithersburg comments dated 12/19/07	12/19/07		
CONSTRUCTION CHANGE DIRECTIVE #1	1/16/08		

OWNER:
WASHINGTON PROPERTY COMPANY
4720 MONTGOMERY LANE
SUITE 900
BETHESDA, MARYLAND 20814
PHONE: (240) 482-8110
FAX: (240) 497-0356
CONTACT: JONATHAN MEYERS

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
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301.948.6256 (fax)
301.253.6669
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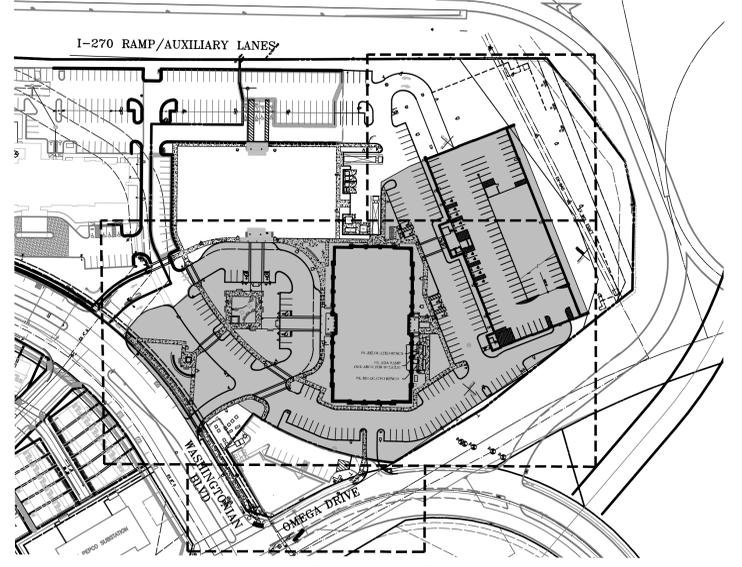
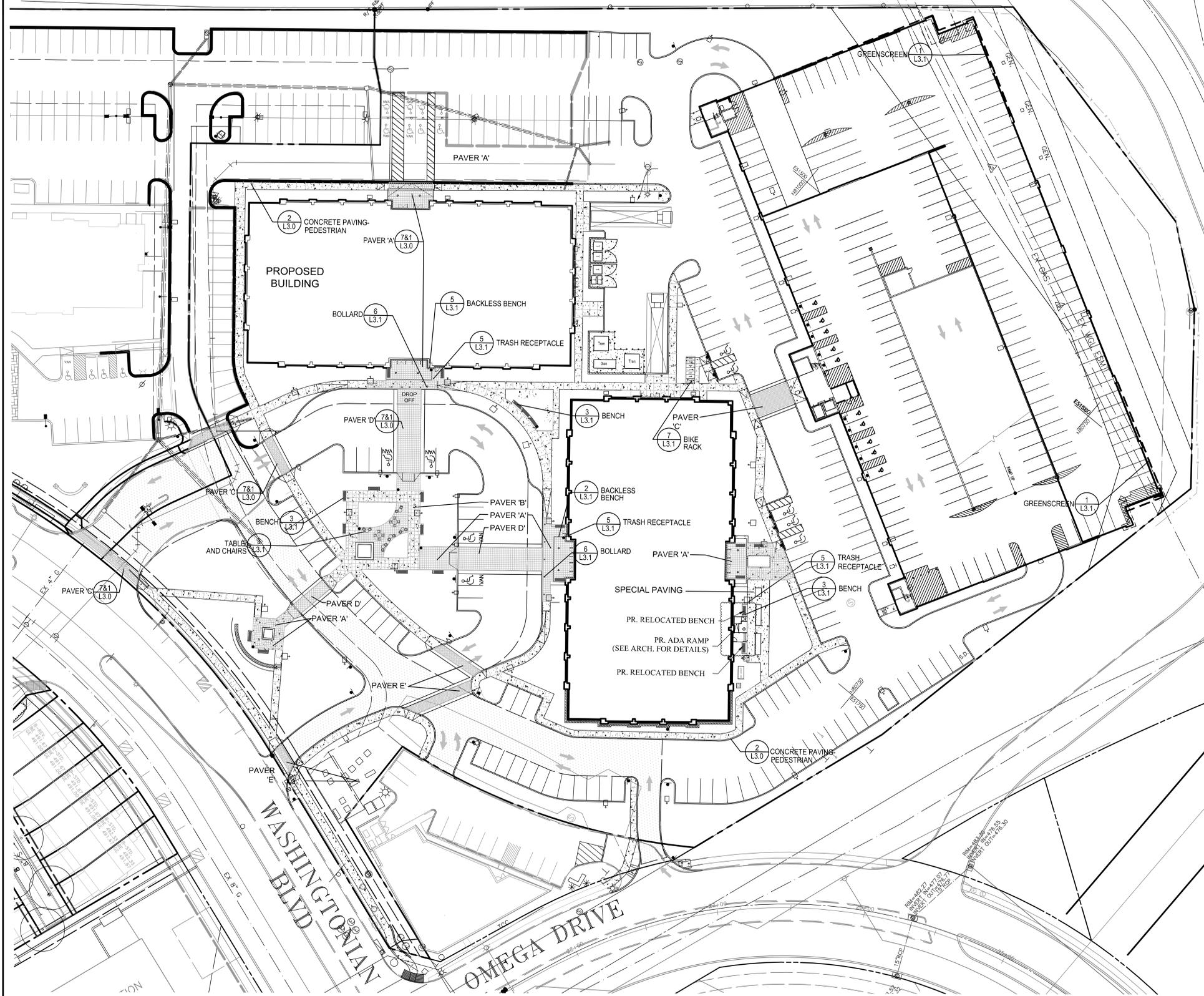
BY	DATE
BASE DATA	CADD 10/07
DESIGNED	MDR 10/07
DRAWN	HLR 10/07
REVIEWED	MDR 10/07

RODGERS CONTACT:
RELEASE FOR
CCD-1
BY: RDW DATE: 1/16/08

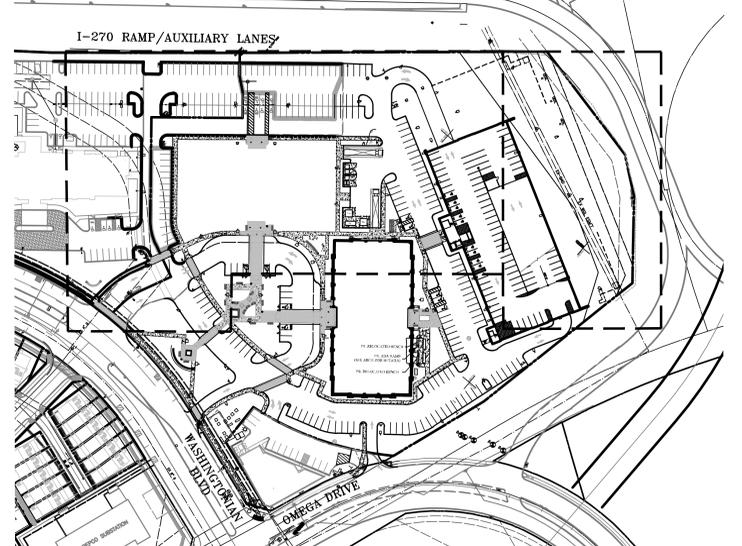
PARCEL K, BLOCK C
WASHINGTONIAN CENTER
CITY OF GAITHERSBURG
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE	1"=30'
JOB No.	1027A
DATE	JAN. 2008
FCP-2	
SHEET No.	2 OF 3

I-270 RAMP/AUXILIARY LANES



PLAN : DRAWING KEY PHASE 1 (EXISTING)
SCALE: 1" = 100'



PLAN : DRAWING KEY PHASE 2
SCALE: 1" = 100'

Note:
1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX, 2016
APPLICATION NO. SDP-16- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION --- WITH () CONDITIONS.
DATE XXXX/XX/XX BY ---

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016
APPLICATION NO. APP-XXXX-2012 WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX (*) CONDITIONS. SEE S.D.A. LETTER.
DATE XXXX/XX/XX BY ---

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13970, Expiration Date: 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Real Estate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

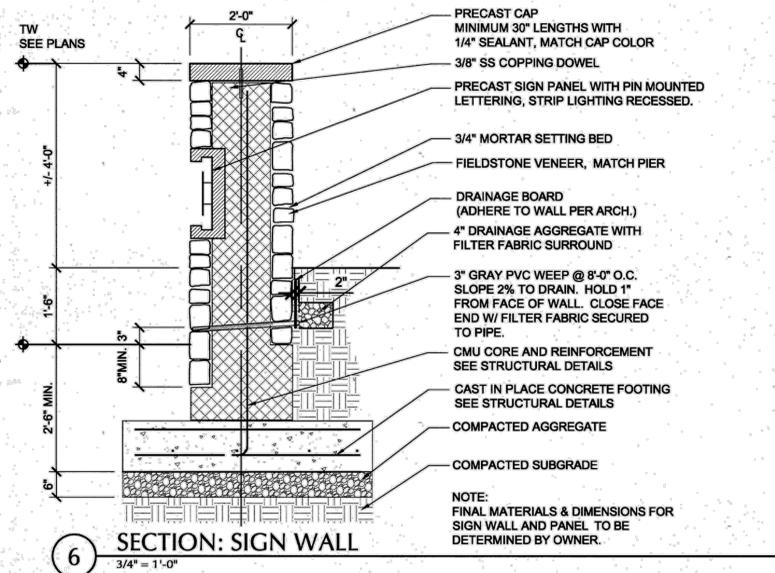
LANDSCAPE MATERIAL SITE PLAN

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	---
RODGERS CONTACT: Ryan D. White	---
RELEASE FOR	---
BY	DATE

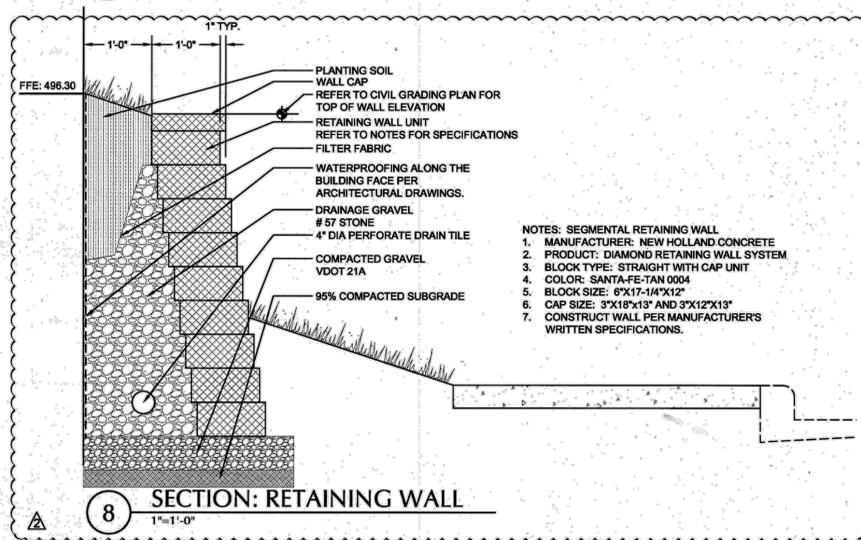
WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1207-A
DATE: September 2016
L-1.0
SHEET No. 01

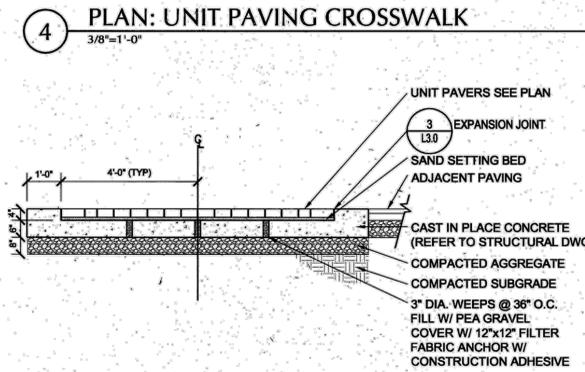
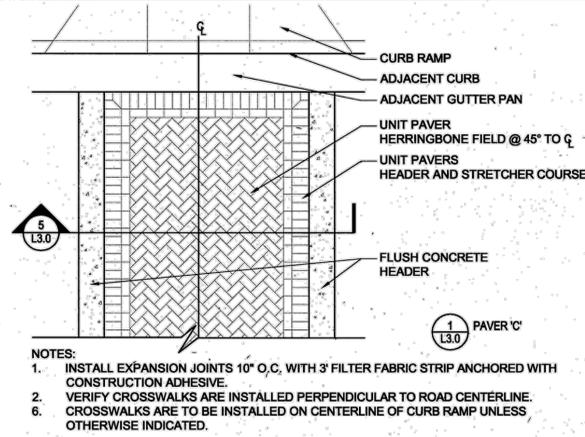


PAVER	TYPE	MANUFACTURER	SIZE	FINISH	COLOR
A	CONC UNIT PAVER	HANOVER ARCHITECTURAL 1-800-426-4242	12" x 12" x 2"	TUDOR FINISH	MATRIX # M1842
B	CONC UNIT PAVER	HANOVER ARCHITECTURAL 1-800-426-4242	24" x 24" x 2"	TUDOR FINISH	NATURAL
C	CONC UNIT PAVER VEHICULAR	HANOVER ARCHITECTURAL 1-800-426-4242	4" x 8" x 3"	TUDOR FINISH	CHARCOAL
D	CONC UNIT PAVER VEHICULAR	HANOVER ARCHITECTURAL 1-800-426-4242	8" x 8" x 3"	TUDOR FINISH	MATRIX # M1842

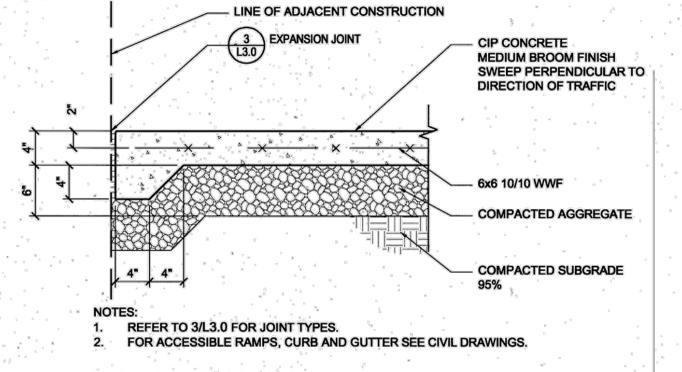
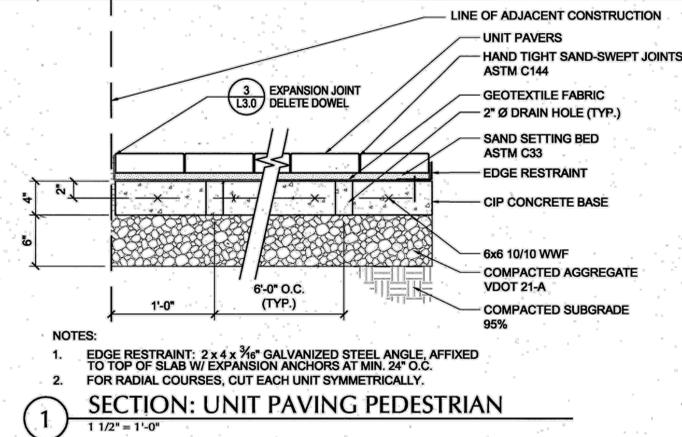
UNIT PAVER SCHEDULE



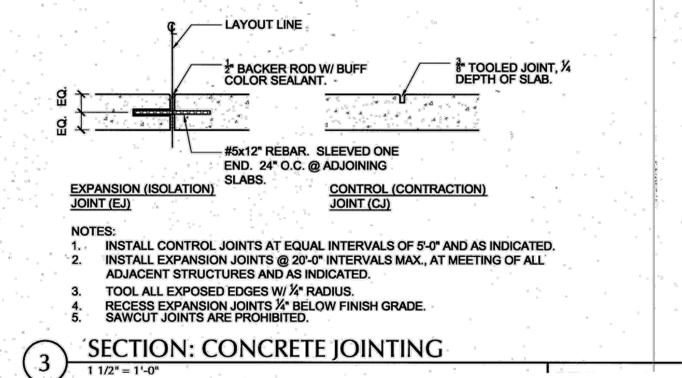
SECTION: RETAINING WALL



SECTION: UNIT PAVING CROSSWALK



SECTION: CONCRETE PAVING PEDESTRIAN



SECTION: CONCRETE JOINTING

Note:
1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX, 2016
CITY COUNCIL HELD ON XXX, 2016 WAS GRANTED APPLICATION NO. SDP-16- WITH () CONDITIONS.
SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION --- WITH () CONDITIONS.
DATE XXXX/XX/XX BY ---

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016
COMMISSION HELD ON XXX, 2016 WAS GRANTED APPLICATION NO. AFP-XXXX-2012 WITH XX (-) CONDITIONS. SEE S.D.A. LETTER. DATE XXXX/XX/XX BY ---

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 971 | Washingtonian South LLC
American Realstate Pnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

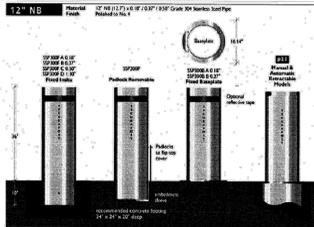
PAVING & WALL DETAILS

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY: _____ DATE: _____
BASE DATA: CADD
DESIGNED: RDW 08/2016
DRAWN: RDW 08/2016
REVIEWED: _____
RODGERS CONTACT: Ryan D. White
RELEASE FOR: _____
BY: _____ DATE: _____

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: Viewport/Scale
JOB No. 1207-A
DATE: September 2016
L-3.0
SHEET No. 09



MANUFACTURER: LEDA INTERNATIONAL:
AMERICAN ANTI-RAM
TELEPHONE NUMBER: 1-804-737-1825
MODEL NUMBER: 150F
DESCRIPTION: STAINLESS STEEL
INSTALLATION DETAIL: FIXED

6 BOLLARD
NTS

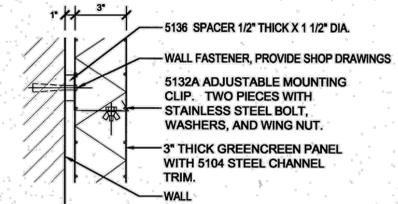


MANUFACTURER: LANDSCAPEFORMS, INC
1-800 521-2546
MODEL: 35 MINGLE SEATING (2) & (4), SOLSTICE
ALTAIR UMBRELLA
TABLE TOP: MARNEAUX; 30" DIA (CAFE), 42" DIA
WITH UMBRELLA HOLE
COLOR/FINISH: TRANSLUCENT COLORS TO BE
DETERMINED
INSTALLATION DETAIL: SURFACE MOUNTING
OR FREESTANDING

4 CHAIR AND TABLE AND UMBRELLA
NTS

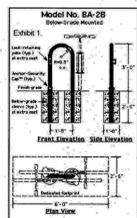


MANUFACTURER: GREENSCREEN, INC.
1-800-450-3494
MODEL: MODULAR, WALL HUNG TRELLIS PANELS
INSTALLATION DETAIL: WALL MOUNTED



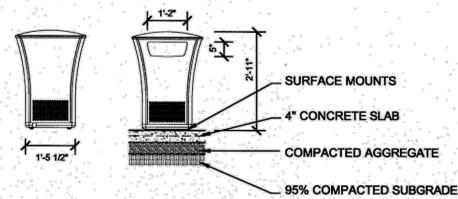
NOTE:
1. GREEN SCREEN PLANT
MATERIAL REFER TO PLANTING
SCHEDULE SHEET L4.5.

1 SECTION: PHASE 2 GREENSCREEN
NTS



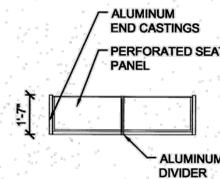
MODEL: HOOP DESIGN
FINISH: STAINLESS STEEL
INSTALLATION DETAIL: BELOW
GRADE MOUNT

7 BIKE RACK
NTS



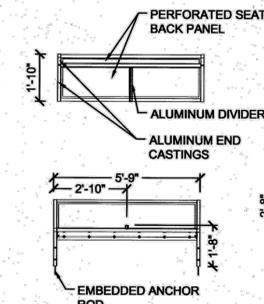
MANUFACTURER: LANDSCAPEFORMS, INC
TELEPHONE NUMBER: 1-800 521-2546
MODEL NUMBER: PITCH RECEPTACLE LINE: WITH SIDE
OPENING AND ASH URN ON TOP
DESCRIPTION: SILVER FINISH WITH POWDERCOAT
(49-90380)
USE COMBINATION OF TRASH RECEPTACLE AND ASH
URN.
INSTALLATION DETAIL: SURFACE MOUNTING TO
CONCRETE PAD
ACCESSORIES: INCLUDE LINER FOR TRASH

5 TRASH RECEPTACLE
NTS



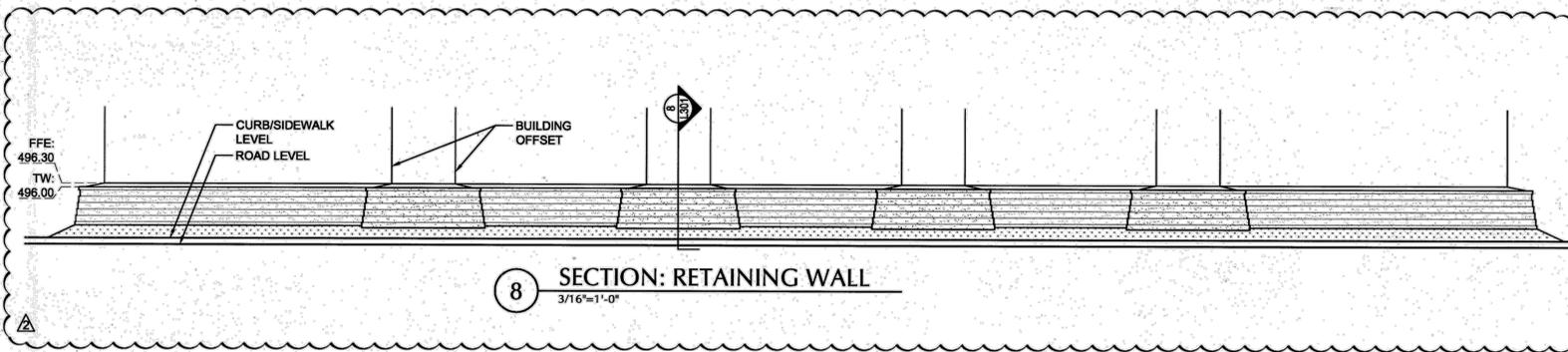
MANUFACTURER: LANDSCAPEFORMS, INC
1-800 521-2546
MODEL: STAY LINE: BACKLESS BENCH
FINISH: STAINLESS STEEL
INSTALLATION DETAIL: EMBEDDED MOUNTING
TO CONCRETE PAD
ACCESSORIES:
EMBEDDED ANCHORS
NO ARMS AND 1 DIVIDER

2 BENCH - BACKLESS
3/8" = 1'-0"



MANUFACTURER: LANDSCAPEFORMS, INC
1-800 521-2546
MODEL: STAY LINE: WITH BACK BENCH
FINISH: STAINLESS STEEL
INSTALLATION DETAIL: EMBEDDED
MOUNTING TO CONCRETE PAD
ACCESSORIES:
EMBEDDED ANCHORS
NO ARMS AND 1 DIVIDER

3 BENCH - WITH BACK
3/8" = 1'-0"



8 SECTION: RETAINING WALL
3/16"=1'-0"

Note:
1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON XXX, 2016
APPLICATION NO. SDP-16- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH () CONDITIONS.
DATE XXXX/XX/XX BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON XXX, 2016
APPLICATION NO. APP-XXXX-2012 WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX () CONDITIONS. SEE S.D.A. LETTER.
DATE XXXX/XX/XX BY

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland



SCALE: As Noted
JOB No. 1207-A
DATE: September 2016
L-3.1
SHEET No. 09

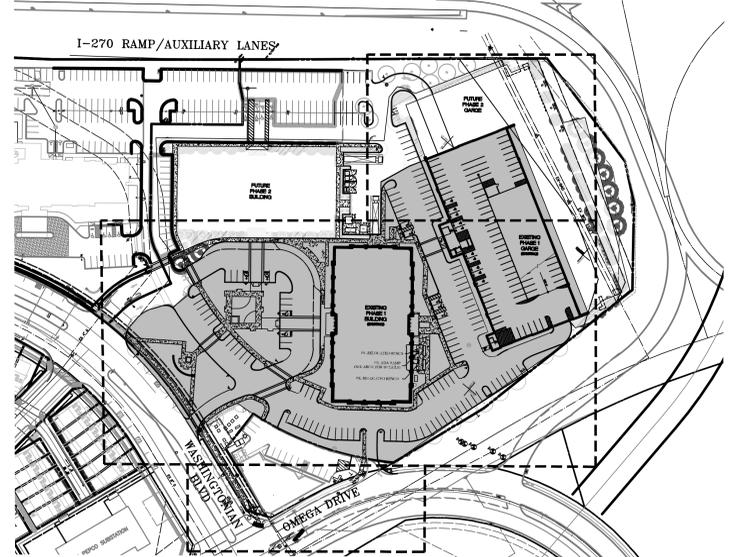
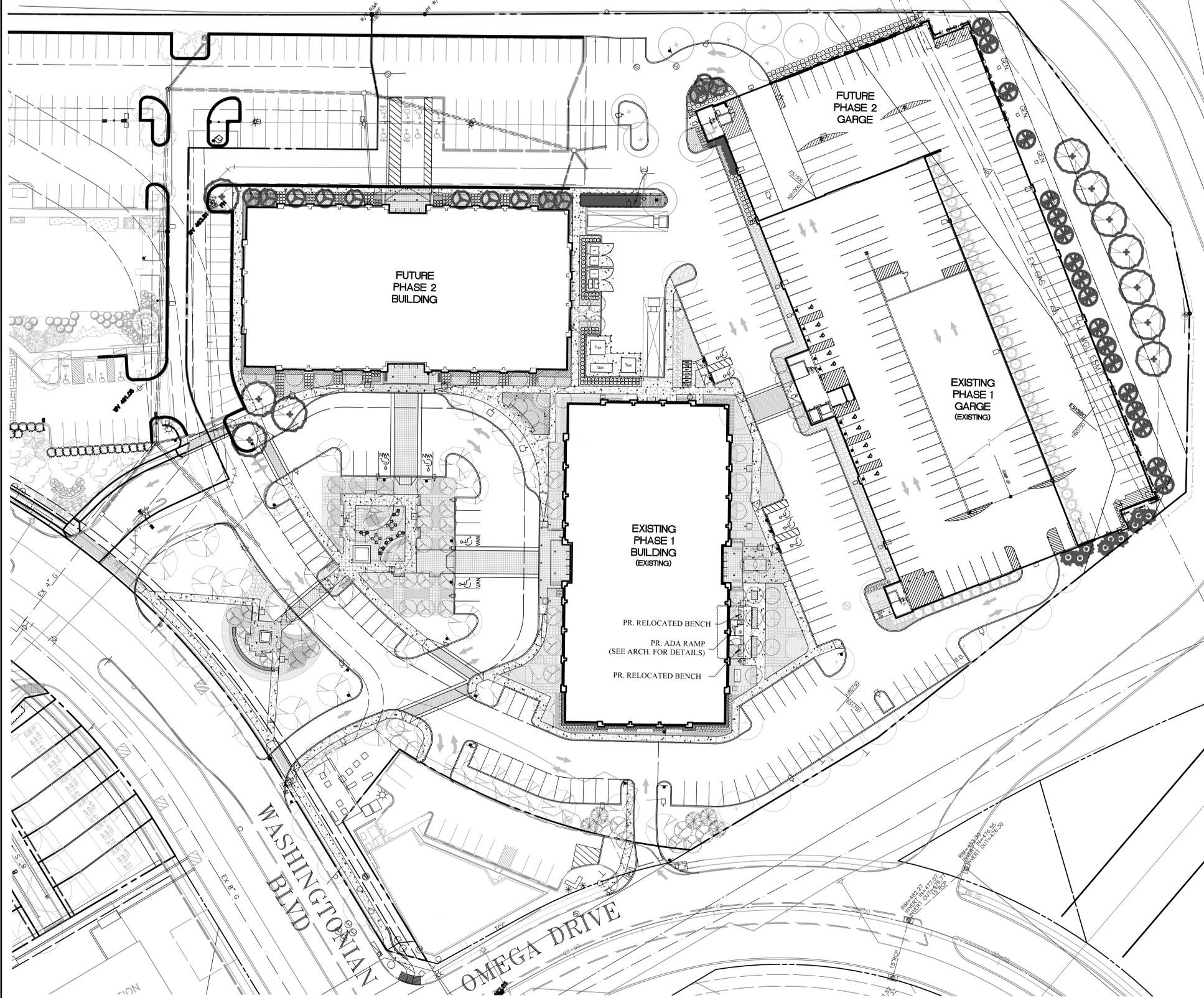
REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 971 | Washingtonian South LLC
American Realstate Ptnshp LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

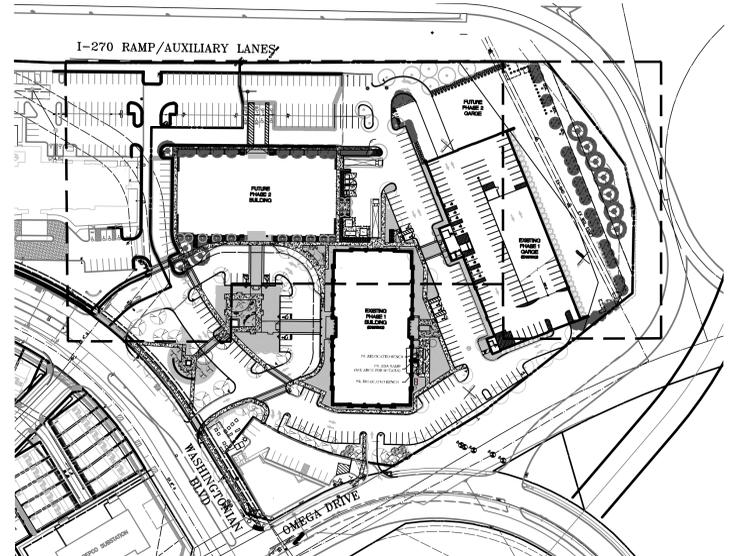
**SITE FURNISHING
DETAILS**

**RODGERS
CONSULTING**
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

I-270 RAMP/AUXILIARY LANES



PLAN : DRAWING KEY PHASE 1 (EXISTING)
SCALE: 1" = 100'



PLAN : DRAWING KEY PHASE 2
SCALE: 1" = 100'

- NOTE:
1. MATERIAL & SITE FURNISHING NOTES REFER TO L1.0
 2. PHASE ONE IMPROVEMENTS HAVE BEEN CONSTRUCTED.

Note:
1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX, 2016
CITY COUNCIL HELD ON XXX, 2016 WAS GRANTED
APPLICATION NO. SDP-16- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH CONDITIONS.
DATE XXXX/XX/XX BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016
APPLICATION NO. APP-XXXX-2012 WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX (*) CONDITIONS. SEE S.D. LETTER.
DATE XXXX/XX/XX BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13976, Expiration Date: 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Realstate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

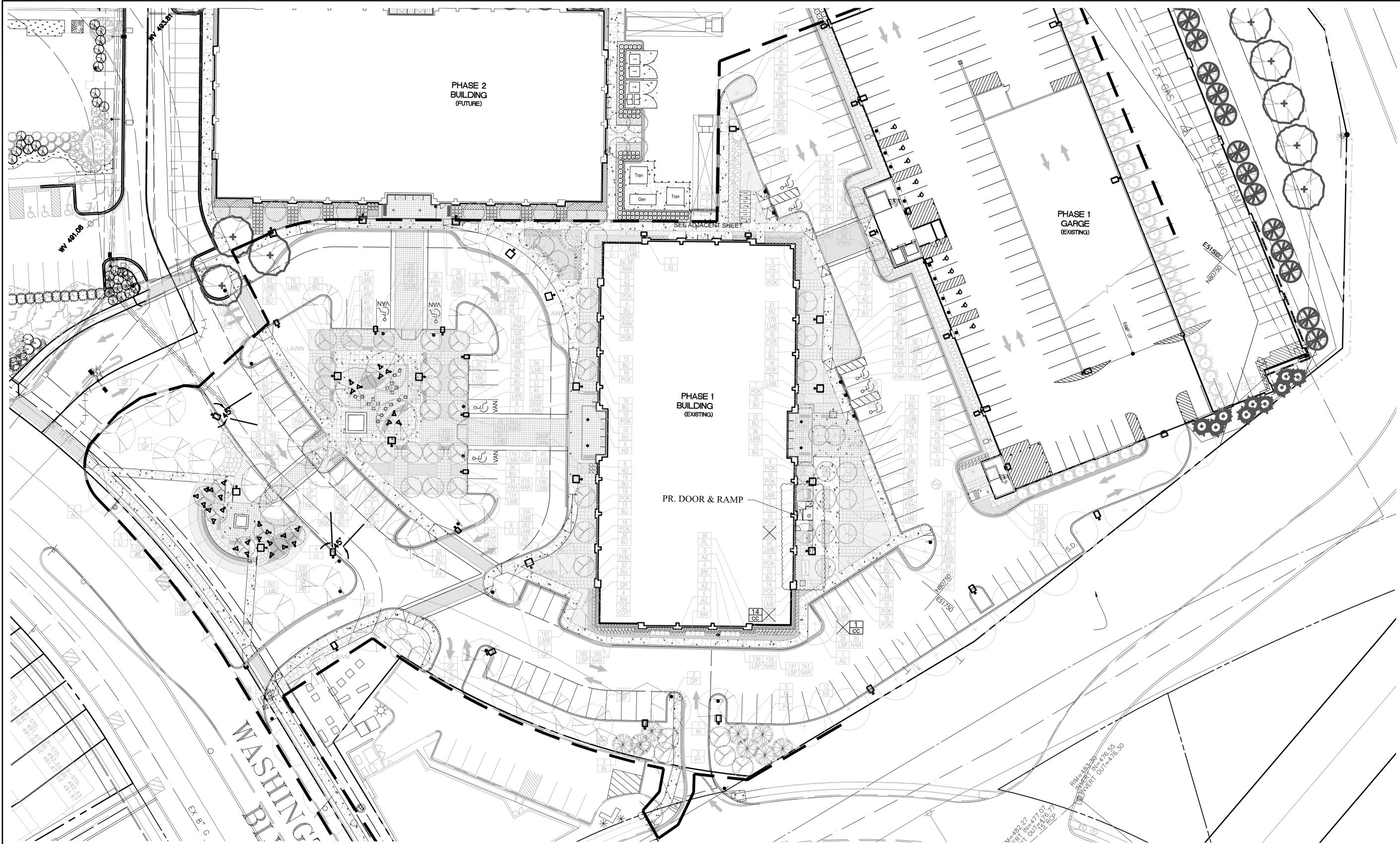
OVERALL PLANTING & KEY PLAN

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

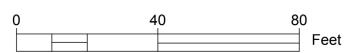
WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: ViewportScale
JOB No. 1207-A
DATE: September 2016
L-4.0
SHEET No. 02



NOTE:
1. PHASE ONE IMPROVEMENTS
HAVE BEEN CONSTRUCTED.

PLAN : PLANTING
SCALE: 1" = 20'



Note:
1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX, 2016
APPLICATION NO SDP-16 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS. SEE S.D.A. LETTER.
DATE XX/XX/XX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX, 2016
APPLICATION NO AFP-XXXX-2012 WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL WITH XX () CONDITIONS. SEE S.D.A. LETTER.
DATE XX/XX/XX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13976, Expiration Date 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Realstate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

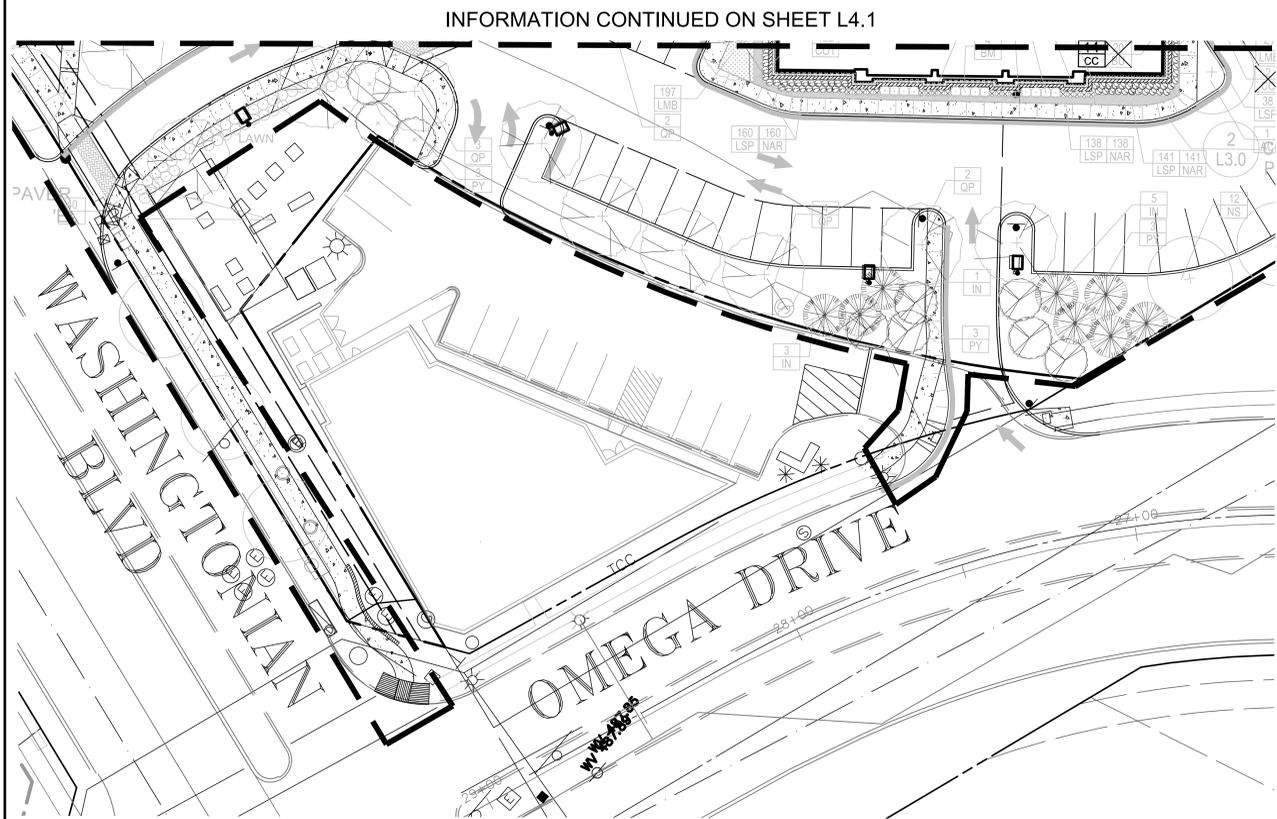
PHASE 1 PLANTING PLAN



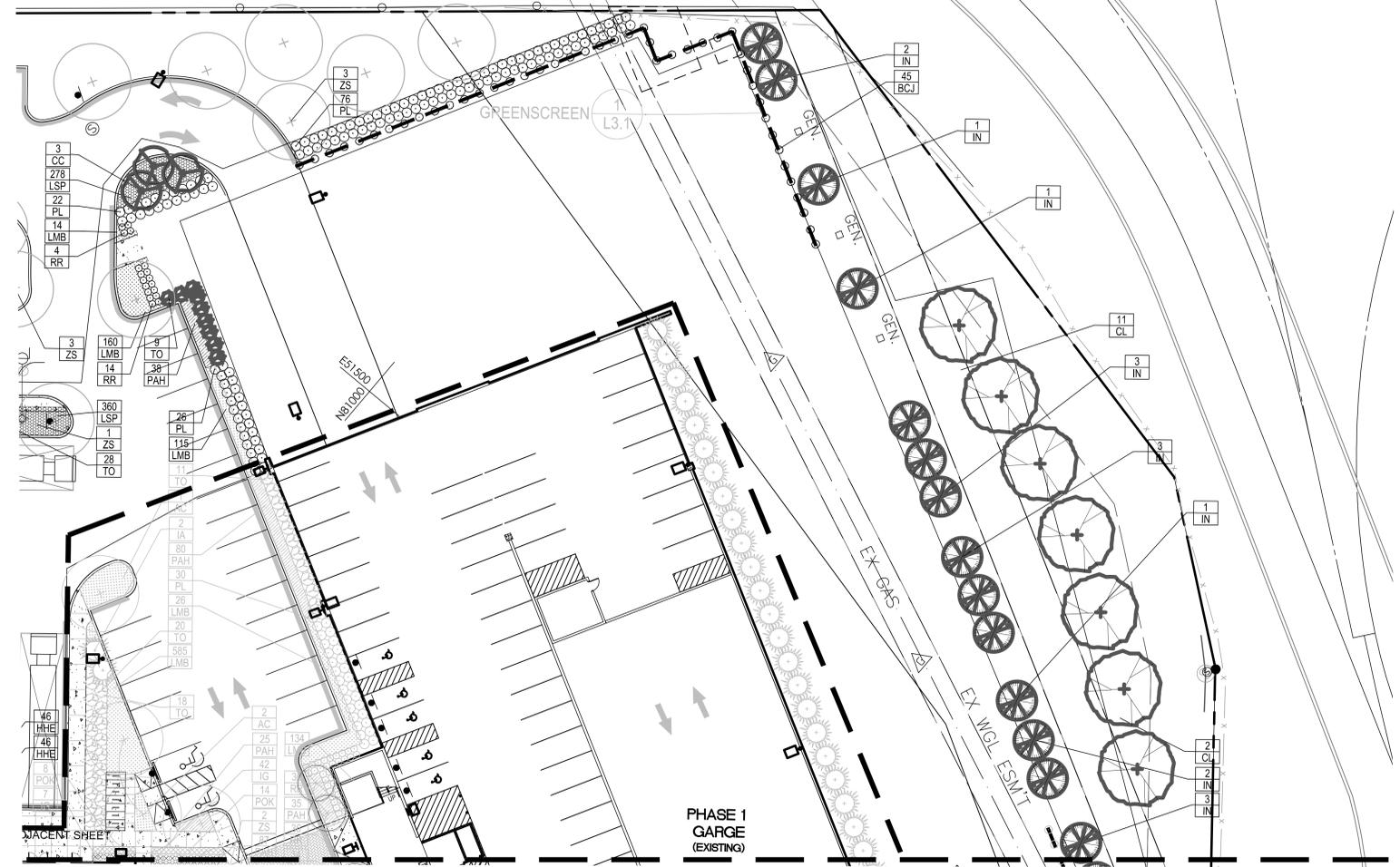
BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

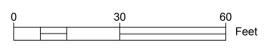
SCALE: 1" = 20'
JOB No. 1207-A
DATE: september 2016
L-4.1
SHEET No. 09



PLAN : STREETSCAPE & PARKING LOT PLANTING
SCALE: 1" = 20'



PLAN : PHASE 1 GARAGE PLANTING
SCALE: 1" = 20'



NOTE:
1. PHASE ONE IMPROVEMENTS
HAVE BEEN CONSTRUCTED.

Note:
1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX
APPLICATION NO. SDP-XXX WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH () CONDITIONS.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX
APPLICATION NO. SP-XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH () CONDITIONS. SEE S.D.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal and Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13970, Expiration Date 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 971 | Washingtonian South LLC
American Real Estate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

PHASE 1 PLANTING PLAN

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

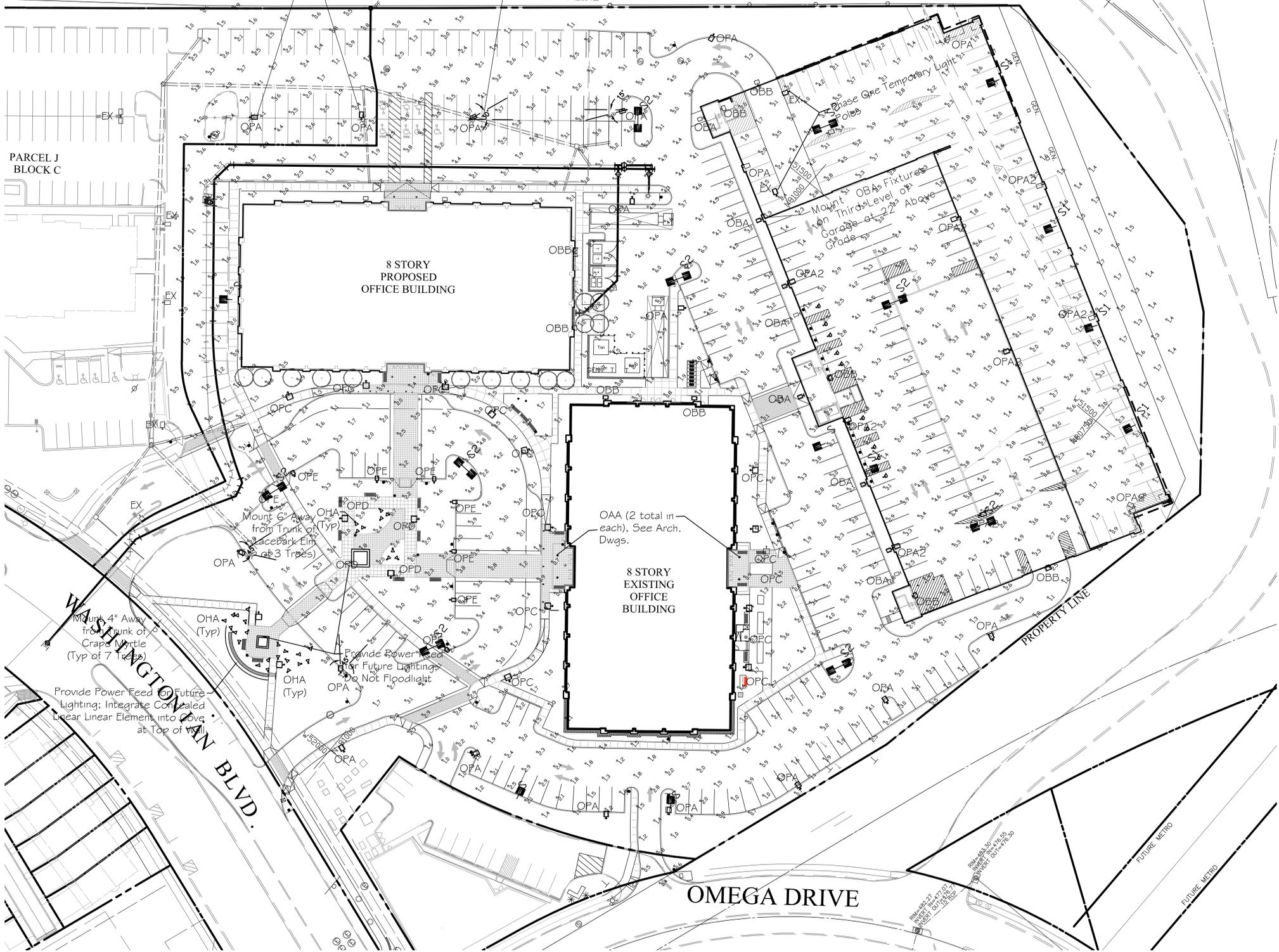
BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: 1" = 20'
JOB No. 1207-A
DATE: september 2016
L-4.2
SHEET No. 02

General Note: Wherever OPA Fixtures Are Located More Than 5' Away from Curb, They should be Changed to Type OPB (No Concrete Base)

Remove Existing Pole Light from Concrete Base; Existing Pole to be Relocated Near Parking Garage; Mount Fixture 'OPA' to Existing Base; Height of Fixture Head to be 25' Above Grade



Washingtonian South 06/13/07

Type	Description	Manufacturer	Lamp	Voltage	Finish	Location/Notes
OAA	Side-mounted white LED overlight with aluminum housing, integral driver, and 30 degree beam spread	Lighting #LED01-1WH-30-CL0-1X-CLIA	1W LED (included)	120	clear anodized aluminum	Canopy lighting over building entries; coordinate with architect on final fixture selection and mounting detail
OBA	Wall-mounted full cutoff metal halide area light with die-cast aluminum housing, integral magnetic ballast, type II distribution, gasket clear lens, medium throw distribution, gasket, clear tempered glass lens	Bea #4735M	70W T6 G12 MH	277	IBL	Mounted on parking garage to light parking and roadway; mount 22' above grade on 3rd level of garage
OBB	Wall-mounted full cutoff metal halide area light with die-cast aluminum housing, integral magnetic ballast, type II distribution, gasket clear lens, medium throw distribution, gasket, clear tempered glass lens	Bea #11-MT-42TR-277-88P-MCO22(pole)	PLT 42R30AP	277	IBL	Mounted over driveway for additional lighting; mount 12' above grade; coordinate with architect on final mounting location
OPA	Pole-mounted full cutoff metal halide area light with die-cast aluminum housing, integral magnetic ballast, type II distribution, gasket clear tempered glass lens, on 27' tapered pole with 3" concrete base by engineer. Fixture flare slip fits 3" O.D. pole top	Bea #201 MH(sture) + 240RPA-MCO22(pole)	250W ED-17 Cased	277	IBL	Parking and roadway areas where pole is located within 5' of vehicle traffic. Total height of fixture to be 25' above grade
OPB	Pole-mounted full cutoff metal halide area light with die-cast aluminum housing, integral magnetic ballast, type II distribution, gasket clear tempered glass lens, on 27' tapered pole, fixture flare slip fits 3" O.D. pole top	Bea #201 MH(sture) + 240RPA-MCO22(pole)	250W ED-17 Cased	277	IBL	Parking and roadway areas where pole is located more than 5' away from vehicle traffic. Total height of fixture to be 25' above grade
OPC	Pole-mounted metal halide asymmetric area light with indirect sight detail, aluminum housing, aluminum reflector, integral magnetic ballast, on 10' reverse tapered pole	Sau #MS-14H07PAR-27-82-RMP12	70W PAR MH	277	IBL	Main entry, near plaza area
OPD	Pole-mounted metal halide asymmetric area light with indirect sight detail, aluminum housing, aluminum reflector, integral magnetic ballast, on 10' reverse tapered pole	Sau #MS-14H07PAR-27-82-RMP12	70W PAR MH	277	IBL	Front plaza

Washingtonian South 06/13/07

Type	Description	Manufacturer	Lamp	Voltage	Finish	Location/Notes
OPE	Pole-mounted full cutoff metal halide area light with indirect sight detail, aluminum housing, aluminum reflector, integral magnetic ballast, on 10' reverse tapered pole, fixture flare slip fits 3" O.D. pole top	Bea #141 MH-30W(sture) + 150R(pole)	30W T6 G12 MH	277	IBL	Front plaza, small version of full cutoff fixture

Notes:
 1. Engineer to confirm specification of all necessary mounting hardware, electrical equipment, accessories, pole diameter and base detailing and design.
 2. Engineer to verify that the voltage of specified fixtures is compatible with the voltage available on-site.
 3. All final mounting details and accessories to be coordinated with architect.
 4. Coordinate locations of all equipment with architect.
 5. All final fixture selection to be coordinated with architect.
 6. Engineer to coordinate with O&M to determine which pole fixtures require concrete bases.

Symbol	Label	Arrangement	Lumens	LF	Description
□	DIST	SINGLE	19475	0.750	Assume 250W ED-28 MH lamp, 30' mounting height
□	OAA	SINGLE	45	0.750	MF Lighting LED 91 w/1W white LED, 30degree beam
□	OBA	SINGLE	6650	0.750	Bea 7475 MH w/70W T6 MH, 22' mounting height
□	OBB	SINGLE	3000	0.750	Clendon 111 Wedge Series w/42W CFL lamp, 12' mounting height
□	OPA	SINGLE	19475	0.750	Bea 4281 MH w/250W ED 28 MH lamp, 22' pole, 3" concrete base
□	OPB	SINGLE	2850	0.750	Sau 806 Asymmetrical w/ 70PAR MH lamp, 12' pole
□	OPC	SINGLE	6650	0.750	Sau 806 Asymmetrical w/ 70PAR MH lamp, 12' pole
□	OPD	SINGLE	3300	0.750	Bea 814 MH w/39W T6 MH lamp, 15' pole
□	OPE	SINGLE	19475	0.750	Assume 250W ED-28 MH lamp, 30' mounting height
□	OS12	BACK-4-CCR			

Label	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
Washingtonian Ground	Illuminance	Fc	0.97	3.9	0.2	4.83	19.50
Change	Illuminance	Fc	0.99	3.4	0.2	4.95	17.00

Note:
 1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX APPLICATION NO. XXX WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS. DATE XXXX/XX/XX BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

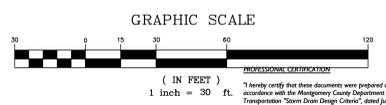
CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX APPLICATION NO. XXX WAS GRANTED AMENDMENT TO FINAL PLAN APPROVAL WITH XX () CONDITIONS. SEE S.D.A. LETTER. DATE XXXX/XX/XX BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO <http://www.missutility.net/itucs/> 48 Hours in Advance of Any Work in This Vicinity



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Real Estate Ptnshp LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

LIGHTING
 PHOTOMETRIC
 PLAN

RODGERS CONSULTING
 19847 Century Boulevard, Suite 300, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
DESIGNED	RDW 08/20/16
DRAWN	RDW 08/20/16
REVIEWED	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

SCALE: 1" = 30'
 JOB No. 1207-A
 DATE: september 2016
LT-01
 SHEET No. 01

08-08

PRELIMINARY NOT FOR CONSTRUCTION

110 LINE 111 MINI SCONCE

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OAA

110 LINE 111 MINI SCONCE

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OBA

110 LINE 111 MINI SCONCE

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OBB

110 LINE 111 MINI SCONCE

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OBB

240RGP 3'-7" Tapered round fixed pole luminaire

Technical drawing showing luminaire and pole details.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPA/OPB

240RGP 3'-7" Tapered round fixed pole luminaire

Technical drawing showing luminaire and pole details.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPA/OPB

RITORNO MINI SQUARE (RMSAW)

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPC/OPD

RITORNO MINI SQUARE (RMSAW)

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPC

RITORNO MINI SQUARE (RMSAW)

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPC/OPD

RITORNO MINI SQUARE (RMSAW)

Beam spread diagrams showing various beam angles and footcandle readings.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPE

150RHP 3'-7" Tapered round tapered pole luminaire

Technical drawing showing luminaire and pole details.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPE

150RHP 3'-7" Tapered round tapered pole luminaire

Technical drawing showing luminaire and pole details.

Washingtonian Center
Washington Properties

Date: 06.16.17
Type: OPE

Note:
1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXX APPLICATION NO. XXXX WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS. DATE BY

NOTE • ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING AND COMMISSION HELD ON XXXX APPLICATION NO. XXXX WAS GRANTED AMENDMENT TO FINAL PLAN APPROVAL WITH XX () CONDITIONS. SEE S.D.A. LETTER. DATE XXXX/XX BY

NOTE • ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-267-7777 OR LOG ON TO <http://www.missutility.net/itcs/> 48 Hours in Advance of Proposed Work in This Vicinity



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 971 I Washingtonian South LLC
American Realstate Ptnshp LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

RODGERS CONSULTING

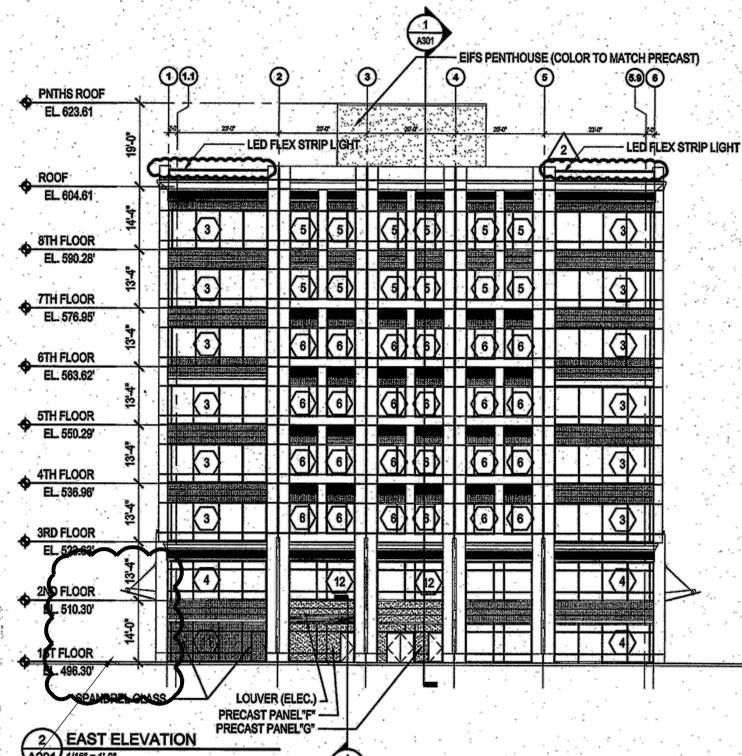
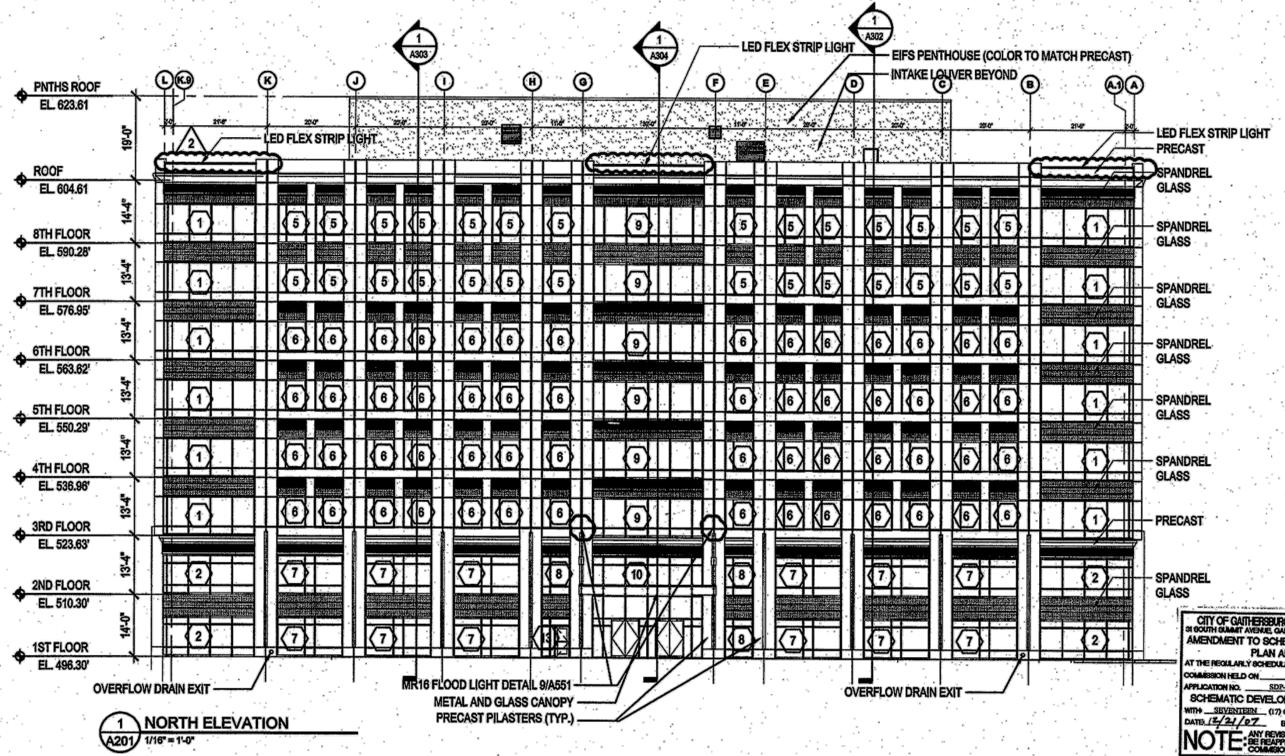
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.946.4700 Fax: 301.946.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/20/16
DRAWN	RDW 08/20/16
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment

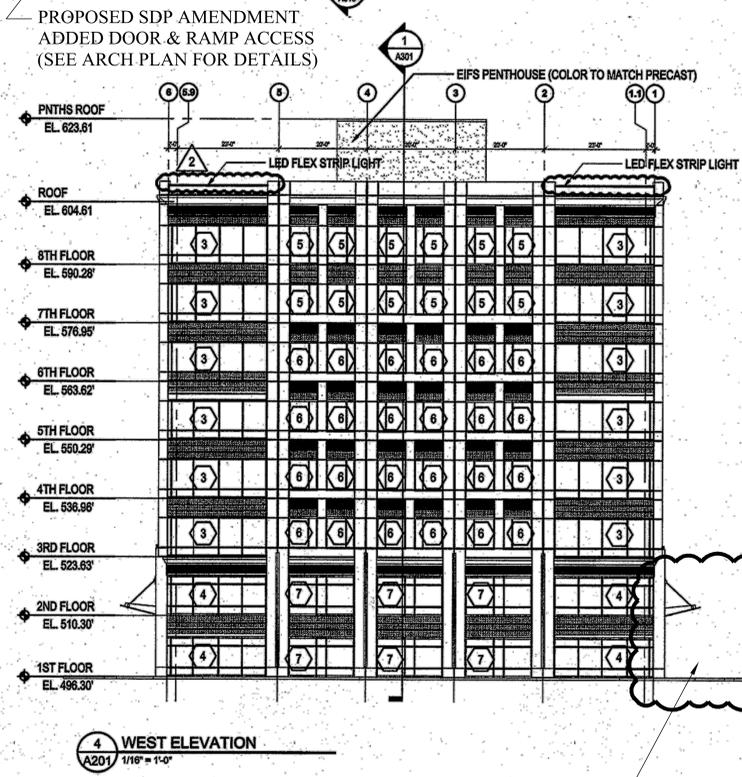
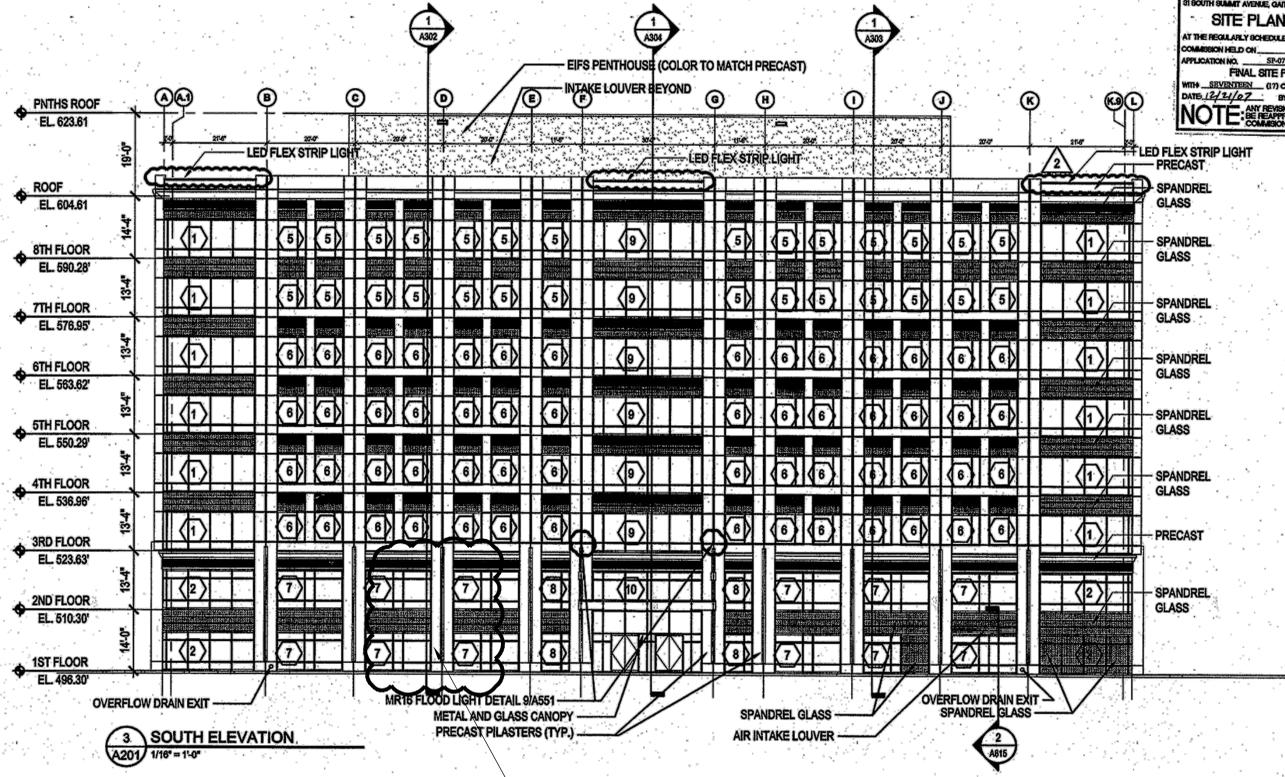
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: Viewport/Scale
JOB No. 1207-A
DATE: August 2016
LT-02
SHEET No. GF



CITY OF GAITHERSBURG MAYOR AND COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/27/16
 APPLICATION NO. SD-16-002 WAS GRANTED
 SCHEMATIC DEVELOPMENT PLAN APPROVAL
 WITH 071 CONDITIONS
 DATE 10/27/16 BY [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/27/16
 APPLICATION NO. SD-16-002 WAS GRANTED
 FINAL SITE PLAN APPROVAL
 WITH 071 CONDITIONS
 DATE 10/27/16 BY [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION



Note:
 1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX
 APPLICATION NO. XXX WAS GRANTED
 SCHEMATIC DEVELOPMENT PLAN APPROVAL
 BY RESOLUTION WITH () CONDITIONS.
 DATE XXXX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX
 APPLICATION NO. XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
 WITH XX () CONDITIONS SEE S.D. LETTER.
 DATE XXXXXX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19170, Expiration Date 6/1/18.



06-

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Real Estate Ptnship LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

BLDG ELEVATIONS

RODGERS CONSULTING
 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/20/16
DRAWN	RDW 08/20/16
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

SCALE: As Noted
 JOB No. 1207-A
 DATE: August 2016
A-201
 SHEET No. 01

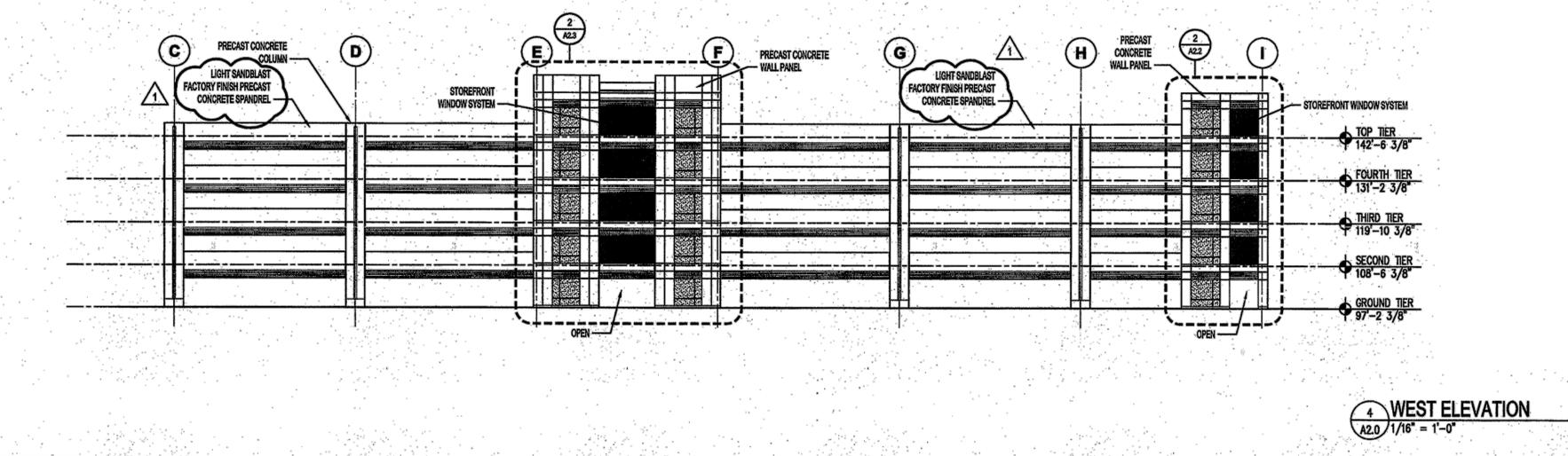
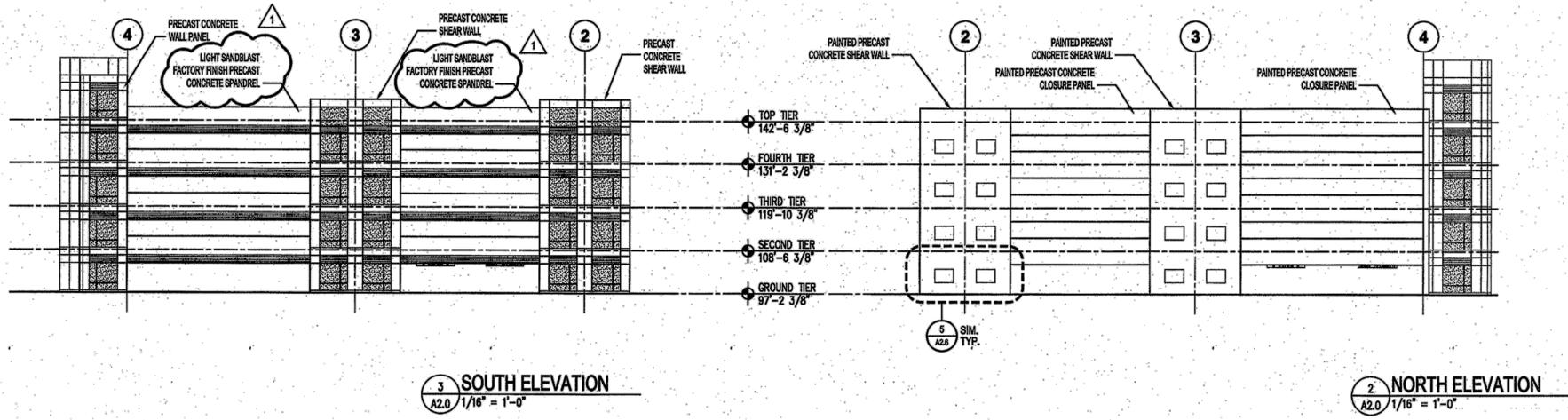
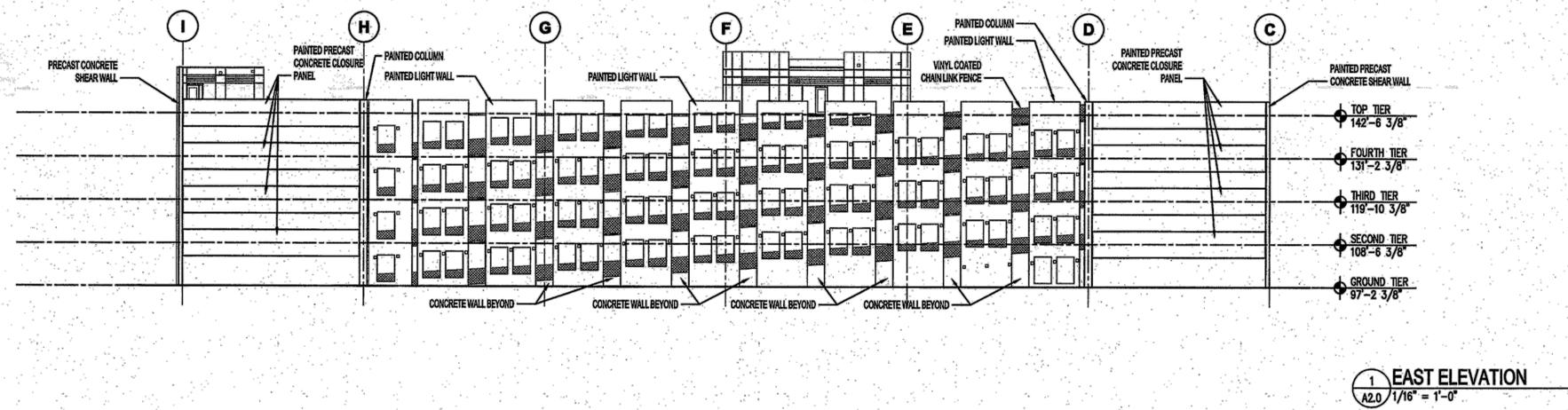
WBA
WISNEWSKI BLAIR & ASSOCIATES, Ltd
 44 Canal Center Plaza
 Suite 100
 Alexandria, VA, 22314
 Phone: (703) 575-7700
 www.wba-erdc.com

Architecture, Engineering
 Planning, Interior Design
 Facilities Management

GHT Limited
 1013 N. Glebe Road, Suite 200
 Arlington, VA 22207-4760
 Phone: 703-648-1000

Echelon Engineering, LLC
 2141 Rockview Park Drive, Suite 200
 Falls Church, VA 22042
 Phone: 888-245-4372

Rogers Consulting, Inc.
 1847 Century Blvd., Suite 200
 Gaithersburg, MD 20878
 Phone: 301-688-4100



WASHINGTONIAN CENTER - PARKING STRUCTURE
 9711 WASHINGTONIAN BLVD.
 GAITHERSBURG, MARYLAND
**BUILDING ELEVATIONS
 PHASE 1**

No.	DATE	DESCRIPTION
	July 20, 07	PERMIT SET
	Sept 12, 07	CONSTRUCTION DOC.
	Oct. 15, 07	REVISED PERMIT SET
1	Nov. 12, 07	REVISED PERMIT SET

A2.0

Note:
 1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION XXX WITH XXX CONDITIONS.

DATE XXXXXX BY XXXXXX

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX WAS GRANTED AMENDMENT TO FINAL PLAN APPROVAL WITH XX (*) CONDITIONS. SEE S.D.A. LETTER. DATE XXXXXX BY XXXXXX

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF.

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13976, Expiration Date: 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Realstate Ptnshp LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

**BUILDING ELEVATIONS
 PHASE 1**

RODGERS CONSULTING
 1847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY: _____	DATE: _____

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

SCALE: As Noted

JOB No. 1207-A

DATE: September 2016

A2.0

SHEET No. 07



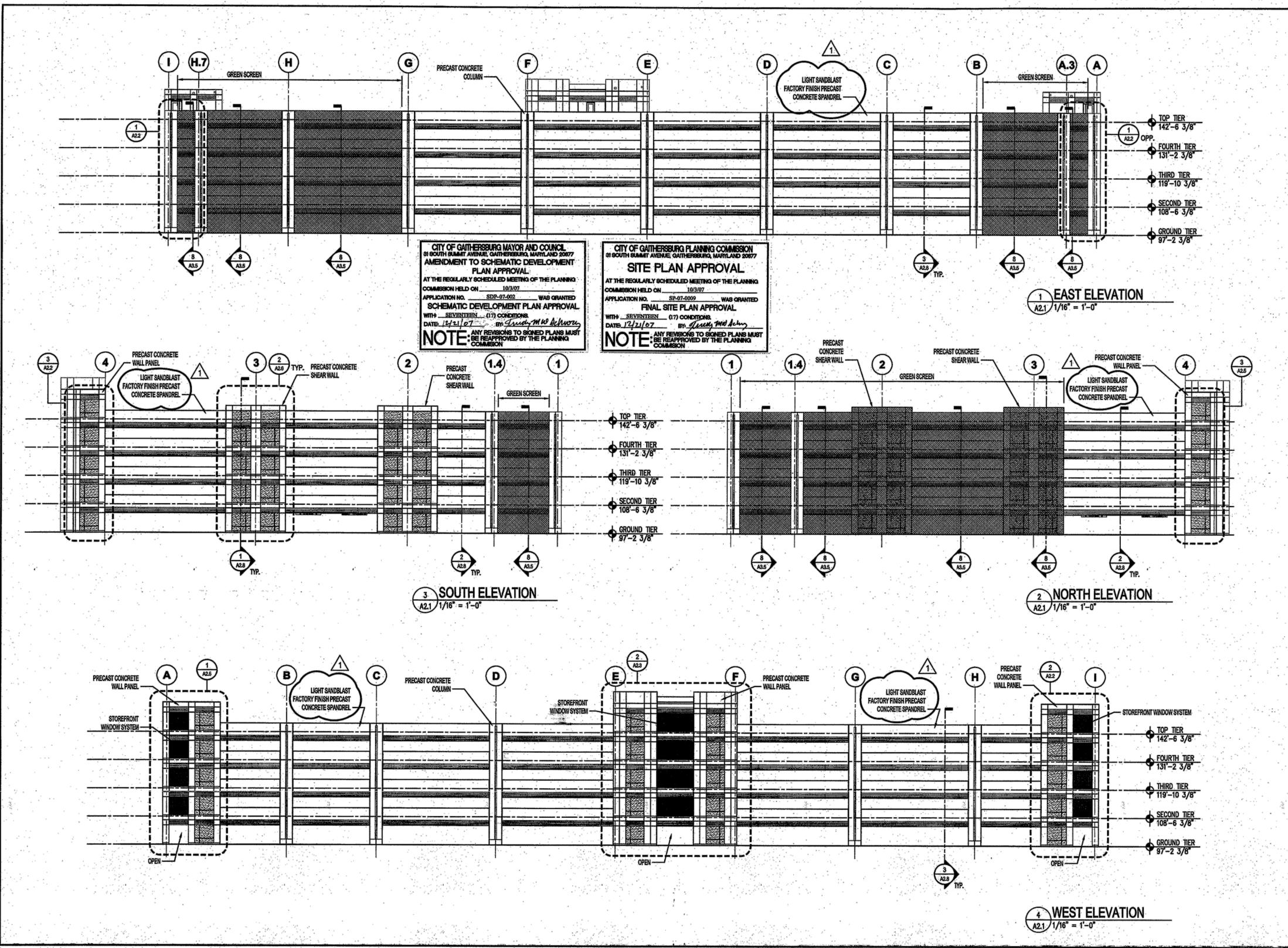
WISNEWSKI BLAIR & ASSOCIATES, Ltd
44 Canal Center Plaza
Suite 100
Alexandria, VA 22314
Phone: (703)838-7766
www.wba-arch.com

Architecture, Engineering
Planning, Interior Design
Facilities Management

GHT Limited
1010 N. Glebe Road, Suite 200
Arlington, VA 22202-4700
Phone: (703)261-2500

Echelon Engineering, LLC
2411 Parkway Plaza, Suite 200
Falls Church, VA 22044
Phone: (703)261-0221

Rogers Consulting, Inc.
1947 Century Blvd., Suite 200
Herndon, VA 22063
Phone: (703)448-0700



CITY OF GAITHERSBURG MAYOR AND COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/3/07
APPLICATION NO. SDP-07-002 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
WITH SEVENTEEN (17) CONDITIONS
DATE 12/21/07 BY *James M. Behrens*

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/3/07
APPLICATION NO. SP-07-009 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SEVENTEEN (17) CONDITIONS
DATE 12/21/07 BY *James M. Behrens*

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

WASHINGTONIAN CENTER - PARKING STRUCTURE
9711 WASHINGTONIAN BLVD.
GAITHERSBURG, MARYLAND
**BUILDING ELEVATIONS
PHASE 2**

No.	DATE	DESCRIPTION
	July 20, 07	PERMIT SET
	Sept 12, 07	CONSTRUCTION DOC.
	Oct 15, 07	REVISED PERMIT SET
1	Nov. 12, 07	REVISED PERMIT SET

A2.1

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION XXX WITH () CONDITIONS.
DATE XXX/XX/XX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX () CONDITIONS. SEE S.D.A. LETTER.
DATE XXX/XX/XX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

Note:
1. No amendment proposed this sheet.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal and Design Control" dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13976, Expiration Date 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Real Estate Ptnshp LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

BUILDING ELEVATIONS PHASE 2

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: As Noted
JOB No. 1207-A
DATE: eptember 2016
A2.1
SHEET No. 07



WISNEWSKI BLAIR & ASSOCIATES, Ltd

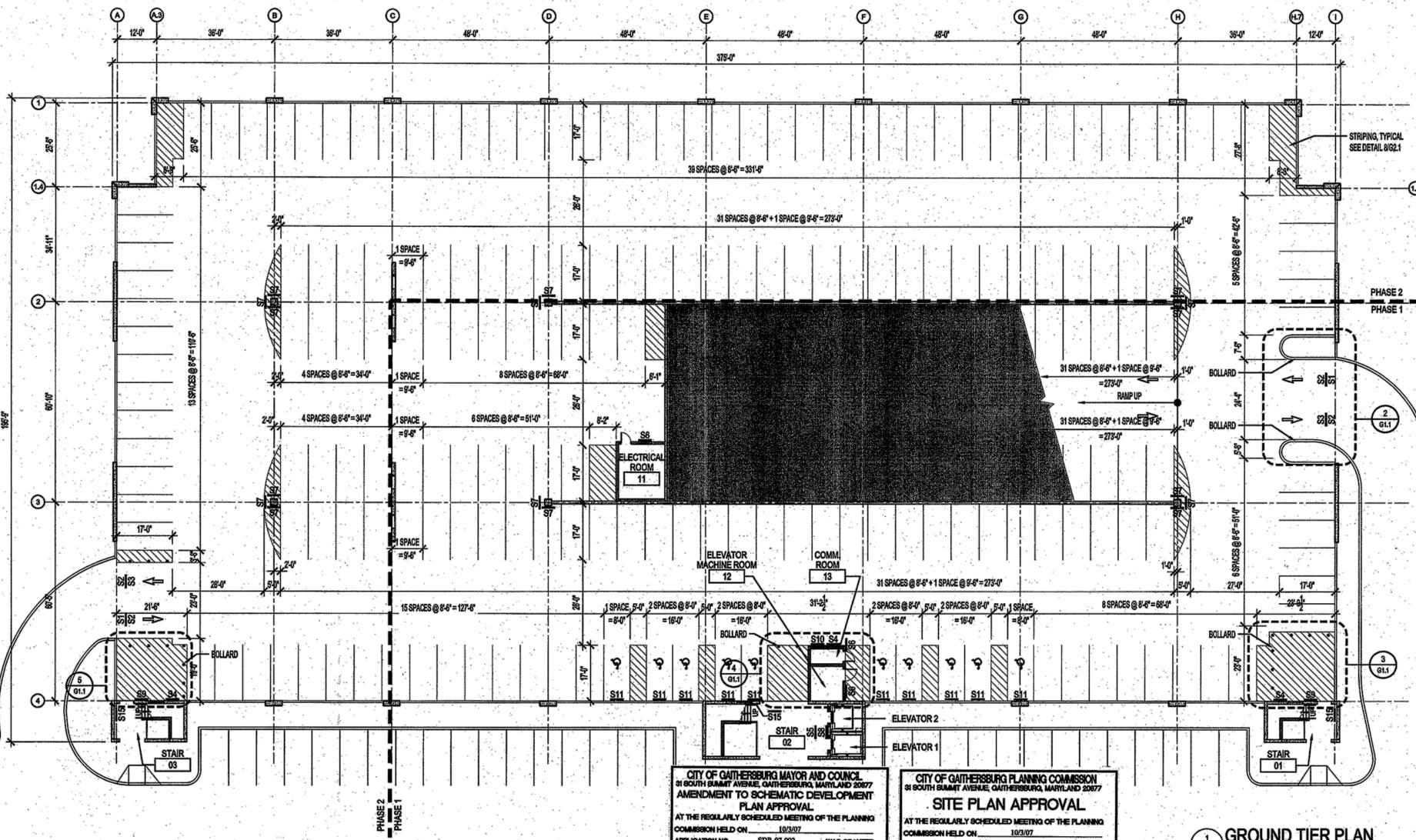
44 Canal Center Plaza
Suite 100
Alexandria, VA 22314
Phone: (703)838-7788
www.wba-urb.com

Architecture, Engineering
Planning, Interior Design
Facilities Management

GHT Limited
1019 G. G. Road, Suite 200
Arlington, VA 22204-4148
Phone: 703-644-1888

Echelon Engineering, LLC
2444 Parkway Park Drive, Suite 800
High Church, VA 22120
Phone: 800-522-8277

Rogers Consulting, Inc.
1947 Century Blvd., Suite 200
Herndon, VA 22063
Phone: 703-444-0200



WASHINGTONIAN CENTER - PARKING STRUCTURE
9711 WASHINGTONIAN BLVD.
GAITHERSBURG, MARYLAND
GROUND TIER PARKING LAYOUT -
PHASE 2

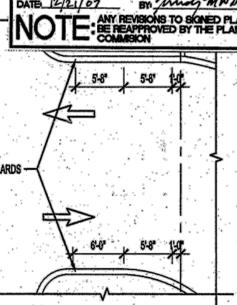
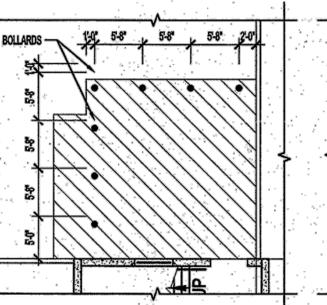
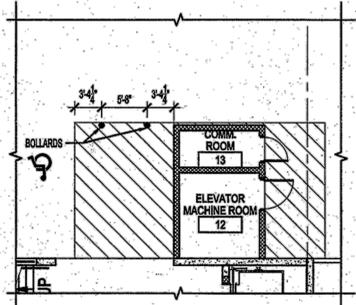
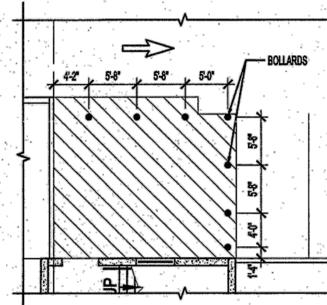
CITY OF GAITHERSBURG MAYOR AND COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
AMENDMENT TO SCHEMATIC DEVELOPMENT
PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON 10/3/07
APPLICATION NO. SDP-07-002 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
WITH SEVENTEEN (17) CONDITIONS
DATE 12/21/07 BY *Shirley M. Johnson*

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON 10/3/07
APPLICATION NO. SP-07-009 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SEVENTEEN (17) CONDITIONS
DATE 12/21/07 BY *Shirley M. Johnson*

1 GROUND TIER PLAN
G1.1 1/16" = 1'-0"

NOTE: ANY REVISIONS TO SIGNED PLANS MUST
BE REAPPROVED BY THE PLANNING
COMMISSION

NOTE: ANY REVISIONS TO SIGNED PLANS MUST
BE REAPPROVED BY THE PLANNING
COMMISSION



5 ENLARGED PLAN
G1.1 1/8" = 1'-0"

4 ENLARGED PLAN
G1.1 1/8" = 1'-0"

3 ENLARGED PLAN
G1.1 1/8" = 1'-0"

2 ENLARGED PLAN
G1.1 1/8" = 1'-0"

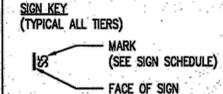
PARKING COUNT - PHASE 2

TIER	STANDARD CAR	ACCESSIBLE PARKING	TOTAL
GROUND	190	10	190
SECOND	237	0	237
THIRD	237	0	237
FOURTH	237	0	237
TOP	237	0	237
TOTAL	1128	10	1138

GENERAL NOTES:

- 1. SEE G2.1 AND G2.2 FOR SIGN AND STRIP DETAILS
- 2. SEE SHEETS G2.1 AND G2.2 FOR SIGN SCHEDULE & GRAPHICS DETAILS

LEGEND



REVISIONS

NO.	DATE	DESCRIPTION
1	July 20, 07	PERMIT SET
2	Sept 12, 07	CONSTRUCTION DOC.
3	Oct. 15, 07	REVISED PERMIT SET

SCALE:
DRAWN BY: Y
CHECKED BY: JH
WBA REF. No.: AC1008.02

G1.1

Note:
1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT
PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH () CONDITIONS.
DATE BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH () CONDITIONS. SEE S.D.A. LETTER.
DATE XXXXXX BY

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me in
accordance with the Montgomery County Department of Public Works and
Transportation's "Sign Design Criteria", dated June 10, 2014, and that I
am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13976, Expiration Date 6/1/18



REVISIONS

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Realstate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

GROUND TIER PARKING
LAYOUT PH2

**RODGERS
CONSULTING**
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

RELEASE FOR

BY	DATE

WASHINGTONIAN CENTER
SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland

SCALE: As Noted
JOB No. 1207-A
DATE: September 2016
G1.1
SHEET No. 02

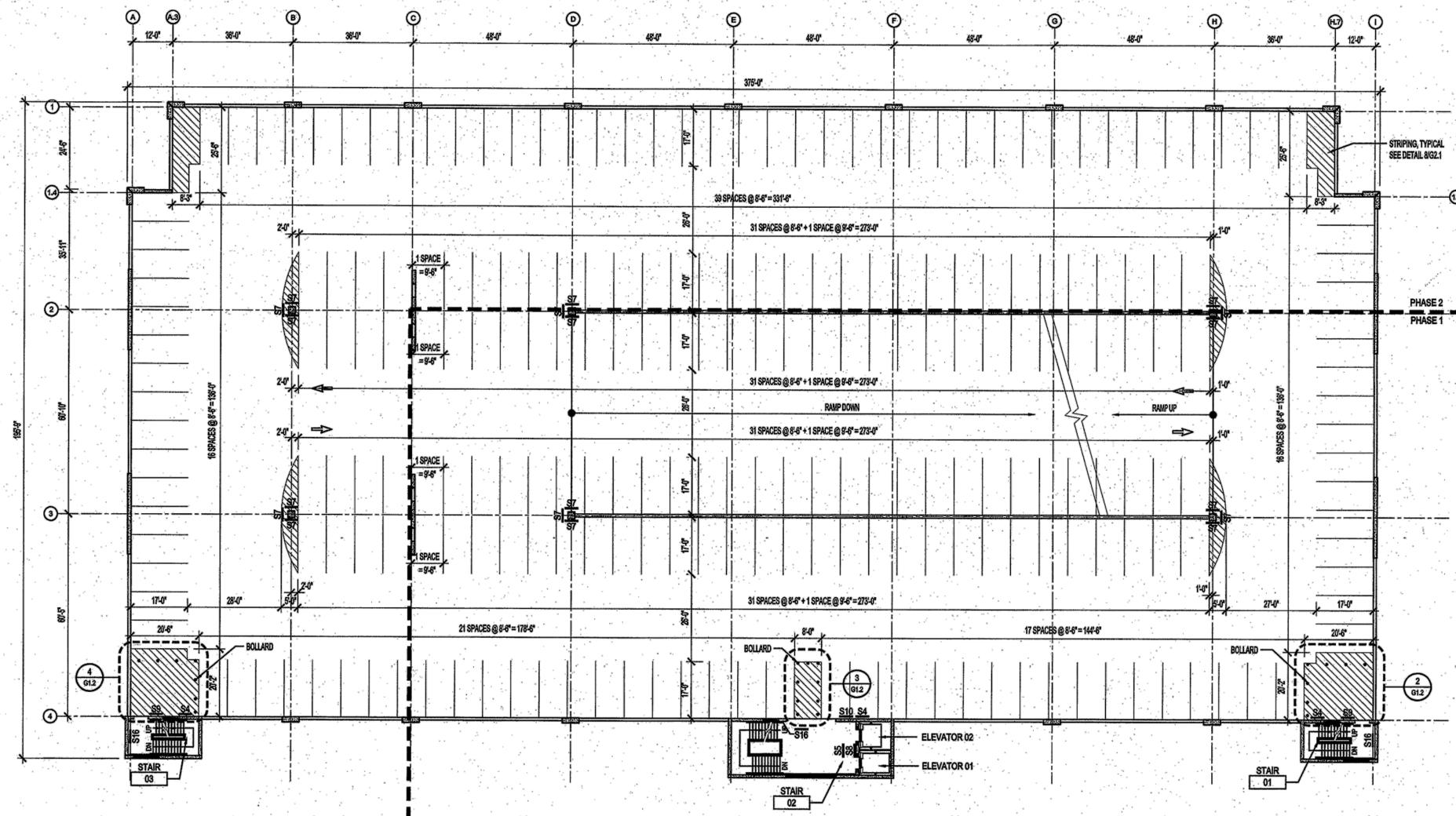
WBA
WISNEWSKI BLAIR & ASSOCIATES, Ltd
 44 Canal Center Plaza
 Suite 100
 Alexandria, VA 22314
 Phone: (703) 548-7700
 www.wba-arch.com

Architecture, Engineering
 Planning, Interior Design
 Facilities Management

GHT Limited
 1025 N. Glebe Road, Suite 200
 Arlington, VA 22202-4208
 Phone: 703-548-0772

Echelon Engineering, LLC
 8541 Parkway Park Drive, Suite 100
 Falls Church, VA 22041
 Phone: 703-261-0772

Rogers Consulting, Inc.
 19847 Century Blvd., Suite 200
 Germantown, MD 20874
 Phone: 301-948-0700

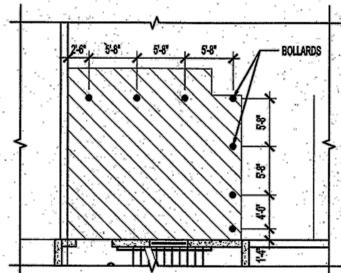


WASHINGTONIAN CENTER - PARKING STRUCTURE
 9711 WASHINGTONIAN BLVD.
 GAITHERSBURG, MARYLAND
TYPICAL TIER PARKING LAYOUT - PHASE 2

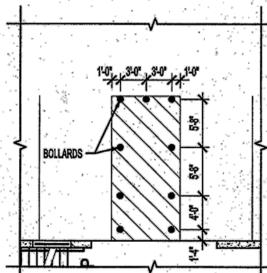
CITY OF GAITHERSBURG MAYOR AND COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/3/07 WAS GRANTED
 APPLICATION NO. SDP-07-002
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 WITH SEVENTEEN (17) CONDITIONS
 DATE 12/21/07 BY *Wendy Johnson*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 10/3/07 WAS GRANTED
 APPLICATION NO. SDP-07-009
FINAL SITE PLAN APPROVAL
 WITH SEVENTEEN (17) CONDITIONS
 DATE 12/21/07 BY *Wendy Johnson*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

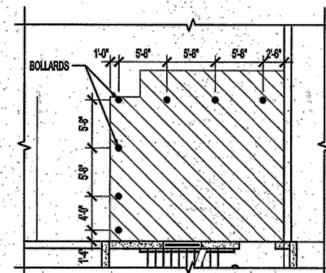
1 TYPICAL TIER PLAN
 1/16" = 1'-0"



4 ENLARGED PLAN
 1/8" = 1'-0"



3 ENLARGED PLAN
 1/8" = 1'-0"

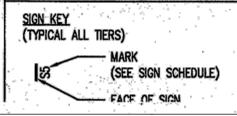


2 ENLARGED PLAN
 1/8" = 1'-0"

GENERAL NOTES:

- SEE G2.1 AND G2.2 FOR SIGN AND STRIP DETAILS
- SEE SHEETS G2.1 AND G2.2 FOR SIGN SCHEDULE & GRAPHICS DETAILS

LEGEND



NO.	DATE	DESCRIPTION
1	July 23, 07	PERMIT SET
2	Sept 12, 07	CONSTRUCTION DOC.
3	Oct. 15, 07	REVISED PERMIT SET

SCALE:
 DRAWN BY: H
 CHECKED BY: JK
 WBA REF. No. AUT0062

G1.2

Note:
 1. No amendment proposed this sheet.

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX WAS GRANTED
 APPLICATION NO. XXX
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 BY RESOLUTION WITH () CONDITIONS.
 DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX WAS GRANTED
 APPLICATION NO. XXX
AMENDMENT TO FINAL PLAN APPROVAL
 WITH XX () CONDITIONS. SEE S.D.A. LETTER.
 DATE XXXXXX BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal and Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13976, Expiration Date: 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Realstate Ptnshp LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

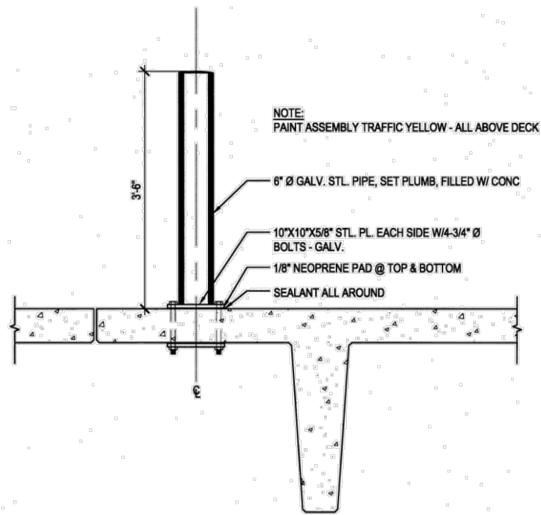
TYPICAL TIER PARKING PH2

RODGERS CONSULTING
 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

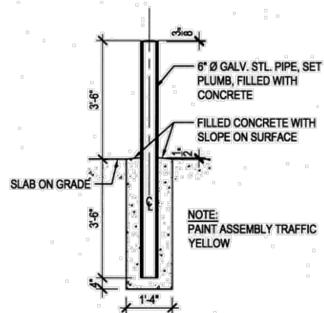
BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER
 SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

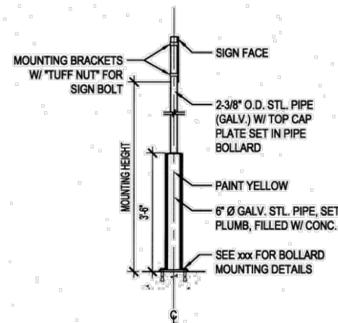
SCALE: As Noted
 JOB No. 1207-A
 DATE: September 2016
G1.2
 SHEET No. 07



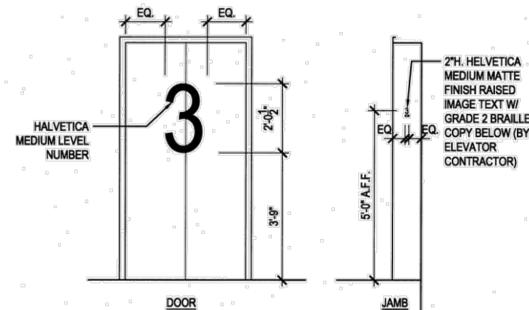
4
PIPE BOLLARD DETAIL AT TEE
 G2.2 1" = 1'-0"



3
PIPE BOLLARD DETAIL
 G2.2 1/2" = 1'-0"

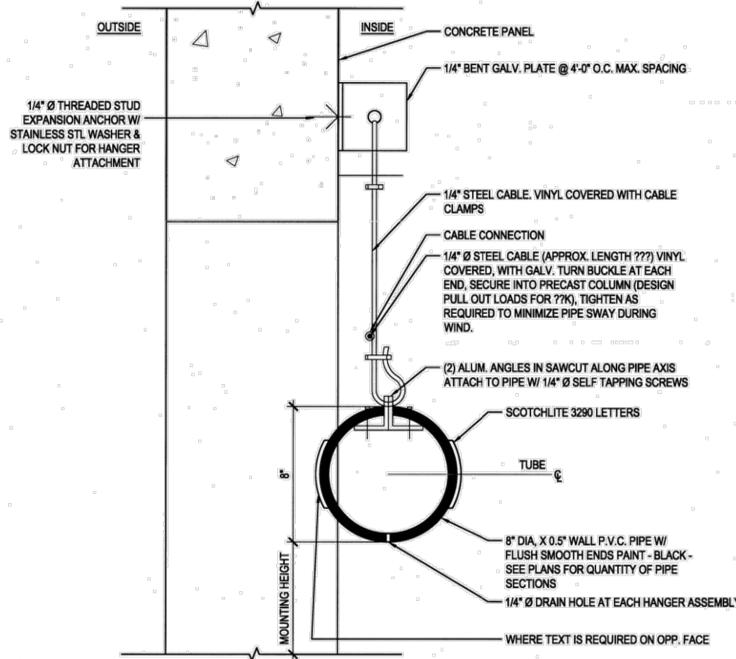


2
SIGN MOUNTING DETAIL
 G2.2 1/2" = 1'-0"

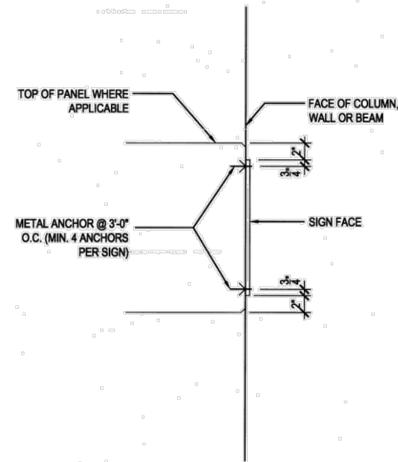


NOTES:
 1. RAISED IMAGE TEXT W/ BRAILLE COPY TO CONFORM TO REQUIREMENT OF ADA 703.3 and 703.4.
 2. PROVIDE SIGN AT EACH ELEVATOR DOOR & EACH ELEVATOR JAMB AT EACH TIER.

1
SIGN DETAIL AT ELEVATOR DOOR
 G2.2 1/2" = 1'-0"



6
SIGN MOUNTING DETAIL
 G2.2 3" = 1'-0"



CONTRACTOR NOTE:
 1. DO NOT OVERDRIVE ANCHORS. OVERDRIVEN ANCHORS WILL DAMAGE SIGNS.
 2. WHERE TOP OF PANEL OR BOTTOM OF BEAM CONDITION OCCURS; MAINTAIN A CONSTANT 2" DIMENSION FROM TOP OF PANEL OR BOTTOM OF BEAM TO SIGN AS SHOWN.

5
SIGN MOUNTING DETAIL
 G2.2 1 1/2" = 1'-0"

WASHINGTONIAN CENTER - PARKING STRUCTURE
 9711 WASHINGTONIAN BLVD.
 GAITHERSBURG, MARYLAND
SIGN MOUNTING DETAILS

No.	DATE	DESCRIPTION

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX
 APPLICATION NO. XXX WAS GRANTED
 SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH CONDITIONS.
 DATE / / BY

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX
 APPLICATION NO. XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
 WITH () CONDITIONS. SEE S.D.A. LETTER.
 DATE / / BY

Note:
 1. No amendment proposed this sheet.

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me in accordance with the Montgomery County Department of Public Works and Transportation "Seal Design Criteria", dated June 10, 2014, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13976, Expiration Date 6/1/18.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
 American Real Estate Ptnshp LLC
 2350 Corporate Park Drive
 Suite 110
 Herndon, Virginia 20171
 703.435.4800
 Attn: Jeff Strup

SIGN MOUNTING DETAILS

RODGERS CONSULTING
 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

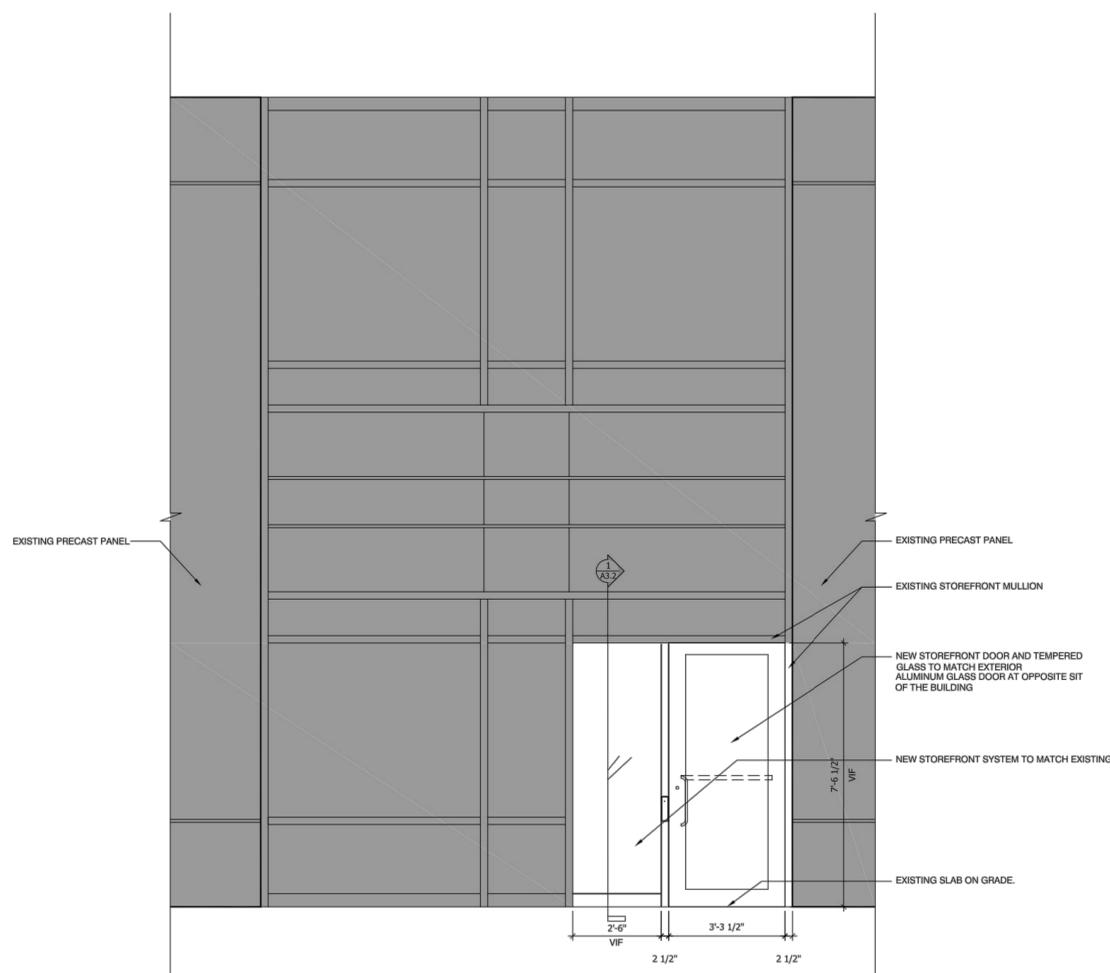
BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER SOUTH-SEVEN SDP Amendment
 PARCEL K, BLOCK C
 Election District (No.9), Montgomery County, Maryland

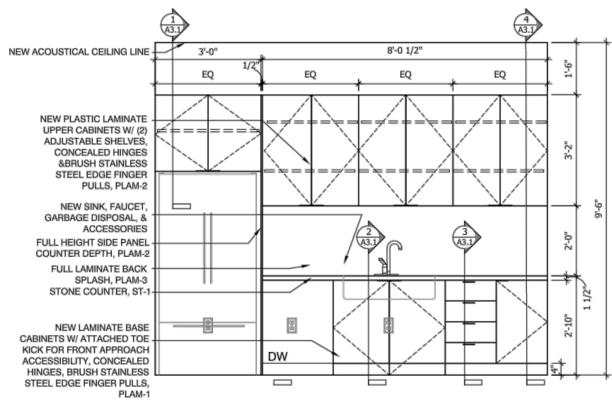
SCALE: As Noted
 JOB No. 1207-A
 DATE: September 2016
G2.2
 SHEET No. 02

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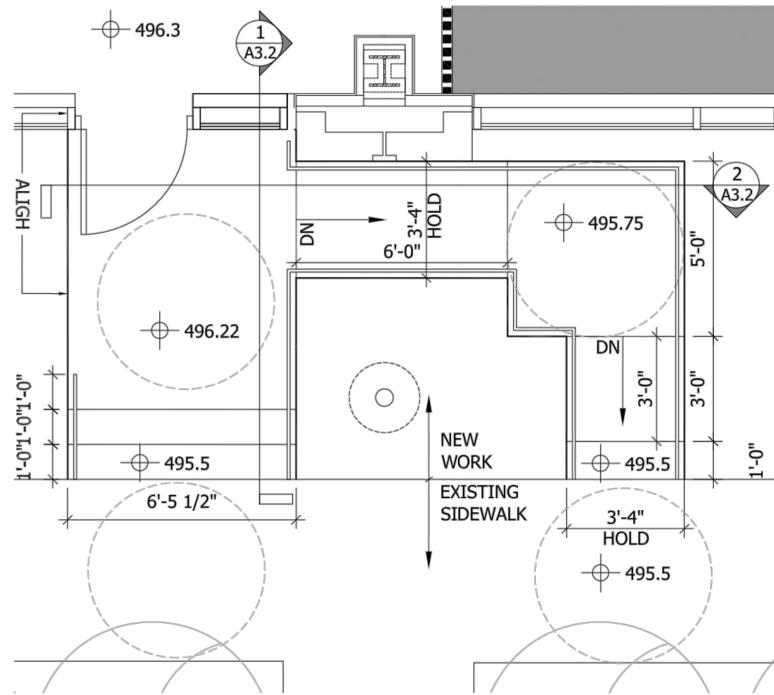
Monday, August 15, 2016 | 3:40pm | C:\DATA\25800\9711 Washingtonian Blvd. The Summit @ Washingtonian\072515 - High Performance Learning Center\01 CURRENT\25815_A2.1.dwg



1
A2.1 **EXTERIOR NEW GLASS DOOR AND WINDOW SYSTEM ELEVATION**
SCALE: 1/2" = 1'-0"



2
A2.1 **PANTRY MILLWORK ELEVATION**
SCALE: 1/2" = 1'-0"



3
A2.1 **EXTERIOR RAMP AND STAIR ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

Note:
1. Amendment for proposed educational use, new door access, sidewalk and ADA ramp.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION WITH () CONDITIONS.
DATE BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON XXX
APPLICATION NO. XXX WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH XX (") CONDITIONS. SEE S.D.A LETTER.
DATE XXXXXX BY



INTEC Group, Inc.
3201 JERMANTOWN ROAD
SUITE 750
FAIRFAX, VA 22030
P: 703.359.9737
www.intecgroup.net

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 5454, EXPIRATION DATE: 07-03-2016.



PROJECT
HIGH PERFORMANCE LEARNING INTERIOR RENOVATION
9711 WASHINGTONIAN BLVD. GAITHERSBURG, MD

DRAWING LOG
ISSUE: DD FOR TENANT REVIEW
DATE: 04.27.16
ISSUE: OWNER REVIEW SET
DATE: 08.15.16

SHEET INFORMATION
DATE OF DRAWING: 04.21.16
DRAWN BY: ZL
JOB NUMBER: 75815

ELEVATIONS
A2.1

-86-

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Developer:
AREP 9711 Washingtonian South LLC
American Real Estate Ptnship LLC
2350 Corporate Park Drive
Suite 110
Herndon, Virginia 20171
703.435.4800
Attn: Jeff Strup

RAMP ELEVATIONS

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	RDW 08/2016
DRAWN	RDW 08/2016
REVIEWED	
RODGERS CONTACT: Ryan D. White	
RELEASE FOR	
BY	DATE

WASHINGTONIAN CENTER SOUTH-SEVEN SDP Amendment
PARCEL K, BLOCK C
Election District (No.9), Montgomery County, Maryland



SCALE: As Noted
JOB No. 1207-A
DATE: August 2016
A2.1
SHEET No. GF

PRELIMINARY NOT FOR CONSTRUCTION

Public Comments

From the Mayor and
City Council

Announcements

After Closed Executive Session

A closed meeting was held at City Hall by the Mayor and City Council on Monday, November 14, 2016, at approximately 9:35 p.m., pursuant to a motion adopted unanimously. The meeting was proposed to be closed pursuant to the General Provisions Article of the Annotated Code of Maryland, Sections 3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related thereto and 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation. The topics discussed were the acquisition of property for public use and to consider participation in an amicus brief in the case of Siena Corporation et. al. v. Mayor and City Council of Rockville, Maryland. Present at the meeting were Mayor Ashman, Council Members Harris, Sesma, and Spiegel. City staff present was City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Assistant City Attorney Johnson and Police Chief Sroka (*left at 10:10 p.m.*). Upon conclusion of the discussion, the closed meeting was adjourned at approximately 10:20 p.m.



MEMORANDUM TO: Mayor and City Council
City Manager Tomasello
Interested Parties

FROM: Municipal Clerk Stokes

DATE: November 17, 2016

SUBJECT: Work Session Topics

Meetings begin at 7:30 p.m. in the Council Chambers at City Hall, unless otherwise noted.

Monday, November 28, 2016

- A. Annual Briefing –Transportation Committee**
- B. Annual Briefing –Economic and Business Development Committee**
- C. Annual Briefing – Olde Towne Advisory Subcommittee**
- D. Economic Development Incentive Programs Report**

This agenda is subject to change. Mayor and City Council Meetings are broadcast Live on Comcast Channel 13, RCN Channel 13 and Verizon FiOS Channel 25 within the City of Gaithersburg limits. Replays of the meeting air daily at 7 a.m. and 7 p.m. Live and archived meetings can be viewed on the internet at www.gaithersburgmd.gov/tv. Meetings are also broadcast live county wide on Comcast Channel 190.

Receive City agendas, minutes and news via e-mail.
Log on to the myGaithersburg e-mail-based news service at
www.gaithersburgmd.gov/myGaithersburg

COUNCIL IN THE COMMUNITIES

Notice to the general public is hereby given that the Mayor and City Council and staff plan to conduct a Council in the Communities meeting with the Pheasant Run community on Wednesday, November 30, 2016, 7:30 p.m. at Robertson Park Youth Center, 801 Rabbitt Road, Gaithersburg, Maryland.

Please contact Neighborhood Services Division Chief Kevin Roman at 301-258-6340 for more information or if you need accessibility accommodations.

From the City Manager

Economic Development Update

Ordinances, Resolutions, and Regulations

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Ordinance / Regulations / Resolution

Call to Podium:

Tom Lonergan

Agenda Item Title:

Resolution of the Mayor and City Council Authorizing the City Manager to Execute an Economic Development Incentive Agreement with Saint Gobain Performance Plastics

Supporting Background Information:

Over the last three years, City staff has worked with Saint-Gobain to identify a building that would accommodate relocation and expansion of its facility from East Diamond Avenue to a new location on West Watkins Mill Road. The Gaithersburg Economic Development Opportunities Fund was established to leverage significant private investment in capital expenditures, such as those made by this local, growing employer. The State of Maryland and Montgomery County have committed to additional contributions in a coordinated incentive package.

Responsible Staff and Department:

Tom Lonergan, Economic Development Director

Fiscal Amount: Not to exceed \$75,000

Desired Outcome from Council:

Consider proposed resolution

Authorization Type: Negotiate / Execute a Contract

Bid Information:

Advertisement Date:

Newspaper(s) / Website(s):

Bids Opened / Tabulated Date:

Mayor and City Council Agenda Item Request

Contractor / Vendor:

Company Name: Saint-Gobain Performance Plastics Corporation
Street Address: 1199 South Chillicothe Road
P. O. Box Number:
City: Aurora
State: OH
ZIP: 44202

Contract / Purchase Amount: Not to Exceed \$75,000

Funds to be Expended From: Operating Budget

Account Number: 100-10-13-133-000-000-000-548000

Funds Available: Yes

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING THE CITY
MANAGER TO EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE
AGREEMENT WITH SAINT GOBAIN PERFORMANCE PLASTICS

WHEREAS, active pursuit of economic development programs and strategies is one of the City's priority Strategic Directions; and

WHEREAS, the Strategic Direction states that a focus of such programs is retaining businesses from desired industries and also recommends using Economic Development program funding to incentivize and leverage significant new business investment which present major job creation and retention prospects; and

WHEREAS, Saint Gobain is a global business with a manufacturing and research facility currently located in Gaithersburg who desires to relocate and expand its manufacturing and research facility to 50 West Watkins Mill Road in Gaithersburg; such facility to employ a minimum of at least fifty-eight jobs by year-end 2020, with tenant improvement investments estimated to be at least \$13,000,000; and

WHEREAS, Saint Gobain has requested that the City provide limited financial incentives not to exceed \$75,000 from its Economic Development Opportunities fund in support of the project; and

WHEREAS, the City and Saint Gobain have set forth the proposed terms and conditions of the incentives within an Economic Development Incentive Agreement:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Gaithersburg, that the City Manager be and is hereby authorized to execute an Economic Development Incentive Agreement with Saint Gobain, 50 West Watkins Mill Road, Gaithersburg, Maryland.

ADOPTED by the City Council this 21st day of November, 2016.

JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council, in public meeting assembled on the 21st day of November, 2016.

Tony Tomasello, City Manager

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Ordinance / Regulations / Resolution

Call to Podium:

Stephanie M. Walker
JJ Knechtel

Agenda Item Title:

Resolution of the Mayor and City Council Authorizing the City Manager to Enter into a Contract for Budget Software for the City of Gaithersburg

Supporting Background Information:

The City currently uses a combination of several in-house designed Microsoft Access databases, Microsoft Word and Excel, and Adobe Acrobat tools to develop and print the City's budget.

With dual goals of improving the process of managing the budget and reducing the time needed to generate the budget document, the City issued a solicitation on October 22, 2015 for budget software through a formal Request for Proposal process.

The City received nine (9) responses from the following firms:

Firm	Capital Costs	On-Going Maintenance
Artha Systems, LLC	\$365,000	\$94,000
Computron, LLC	\$127,300	\$10,000
GNC Public Sector Consulting Inc.	\$244,460	\$58,320
KTL Solutions Inc.	\$221,165	\$21,961
Neubrain, LLC	\$140,969	\$16,098
Powerplan Corporation	\$100,900	\$13,250
Questicalnc	\$151,169	\$12,960
Sherpa Government Solutions, LLC	\$157,320	\$20,825
Workiva Inc.	\$0	\$29,800

Based on the initial review of the proposal documents, five (5) firms were selected to give on-site demonstrations. These demonstrations were reviewed by a cross-departmental team comprised as follows:

- Pete Cottrell, Director of Information Technology
- Dennis Enslinger, Assistant City Manager
- Marjie Eyler, Human Resources Program Coordinator
- Ronald Kaczmarek, Capital Projects/Facilities Division Chief
- Terrilyn LaHS, Administrative Services Division Chief
- Martin Matsen, Former Planning Division Chief

Mayor and City Council Agenda Item Request

- Tim “Smitty” Smith, Youth and Senior Services Division Chief
- Tina Smith, Comptroller
- Stephanie Walker, Director of Finance & Administration
- Kim Yocklin, Director of Human Resources

After the initial demonstrations, the selection committee had a follow-up review of two (2) of the products. The City then conducted reference checks on the solution that the selection committee determined was the best overall solution.

Based on this process, the selection committee recommends the City select Sherpa Government Solutions, LLC for budget software.

While many of the software solutions included the core functionality we were looking for, some of the differentiating factors that Sherpa offered include:

- User-friendly report creation with drag and drop functionality;
- The system allows for the inclusion of individual account budget details in budget report;
- Confidence in the product and implementation team;
- Implementation approach; and
- Program budgeting functionality.

While the software solution includes robust reporting, none of the budget solutions proposed offered a full budget publication module. Several vendors, including Sherpa, partner with a third party to provide budget publication software. Staff believes that this additional software is likely to be needed in order to efficiently create the budget document, but are interested in seeing if this cost can be avoided. Thus, staff proposes the budget publication software as an optional component to the contract. The option, if exercised, would add \$39,200 in up-front costs for licensing and configuration and \$3,500 annually for support.

The proposal response included reporting licensing count of 45 users, as identified in the solicitation. After review of the product, staff determined that more than 45 licenses will be needed due to the large number of employees using the budget system. Staff believes the user count will be closer to 80 employees and accordingly propose to increase the number of users, which would increase the total upfront and annual costs from the amount in the proposal response listed above.

Given the two adjustments in the proposal amount, staff recommend we complete a contract with Sherpa for the following:

Upfront costs for licensing, training and configuration	\$181,937
Optional upfront costs	\$39,200
Four (4) years support and maintenance main system	\$102,264
Five (5) years support and maintenance optional system	\$17,500
Contingency 5% of upfront	\$11,000
Total not to exceed	\$351,901

Mayor and City Council Agenda Item Request

The implementation plan for this software would begin in December, break during the FY18 budget process, then pick back up in April with estimated "Go Live" in fall 2017 for use with the FY19 budget.

Responsible Staff and Department:
Stephanie Walker and JJ Knechtel

Fiscal Amount: \$232,137 CIP and \$119,764 from operating for next 5 years

Desired Outcome from Council:
Vote on Resolution

Authorization Type: Award Contract

Description of Item(s):
Budget Software

Bid Information:

Advertisement Date: 10/22/2015

Newspaper(s) / Website(s): City procurement website

Bids Opened / Tabulated Date: 11/20/2016

Contractor / Vendor:

Company Name: Sherpa Government Solutions, LLC
Street Address: 2609 Alderly Ln
P. O. Box Number:
City: Mount Pleasant
State: South Carolina
ZIP: 29466

Contract / Purchase Amount: Not to Exceed \$351,901

Funds to be Expended From: Capital Improvements Budget

Account Number: 3149-59200-93-1 and ongoing maintenance 1141-531600

Funds Available: YES

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO ENTER INTO A CONTRACT FOR BUDGET
SOFTWARE FOR THE CITY OF GAITHERSBURG

WHEREAS, a Request for Proposal (RFP) for budget software was issued on October 22, 2015; and

WHEREAS, responses to the RPF were received on November 20, 2015; and

WHEREAS, the Mayor and City Council have determined to award a contract to the vendor who has demonstrated the ability to provide the best and most cost effective services which best fit the needs of the City:

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the City Manager be and is hereby authorized to enter into a contract to provide budget software for the City of Gaithersburg with Sherpa Government Solutions, LLC, 2609 Alderly Lane, Mount Pleasant, South Carolina, 29466, in the amount of Three Hundred Fifty One Thousand Nine Hundred One Dollars (\$351,901); said funds to be expended from the Operating (\$119,764) and Capital Improvements (\$232,137) Budgets.

ADOPTED by the City Council this 21st day of November, 2016.

JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council, in public meeting assembled on the 21st day of November, 2016.

Tony Tomasello, City Manager

Mayor and City Council Agenda Item Request

Meeting Date: 11/21/2016

Type: Ordinance / Regulations / Resolution

Call to Podium:

Tony Tomasello

Agenda Item Title:

Resolution of the Mayor and City Council Approving the Change of Indirect Control of the Franchisee Under the RCN Telecom Services, LLC (RCN) Cable Franchise Agreement

Responsible Staff and Department:

Tony Tomasello, City Manager

Desired Outcome from Council:

Vote on Resolution

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council Agenda Item Request

Supporting Background Information:

Radiate Holdings, L.P. (an affiliate of TPG Capital) has entered into an agreement to acquire RCN Telecom Services, LLC. Although indirect control of the community's franchisee will change, the franchise will continue to be held by the same legal entity that holds the franchise today and will continue to provide service pursuant to that franchise. Furthermore, the same company that manages the system today will continue to do so under ownership and indirect control of TPG affiliate Radiate Holdings, L.P.

RCN and Radiate have requested that the City draft a resolution "approving the change of indirect control of the franchisee under the cable television franchise." Furthermore, the resolution is required under §6-3 of the City Code which states, "No franchise may be transferred without the approval of the Council by resolution duly enacted" and §6-10 which specifies similarly that such prior approval is needed for cable system transfers. Attached is the draft resolution.

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL APPROVING THE
CHANGE OF INDIRECT CONTROL OF THE FRANCHISEE UNDER THE
RCN TELECOM SERVICES, LLC (RCN) CABLE FRANCHISE AGREEMENT

WHEREAS, Starpower Communications, LLC D/B/A RCN (“Franchisee”) owns, operates and maintains a cable television system in the City of Gaithersburg pursuant to the Cable Franchise Agreement with the City of Gaithersburg Mayor and City Council (“Franchise Authority”) under which the Franchise Authority granted a Franchise, and Franchisee is the current duly authorized holder of said Franchise; and

WHEREAS, pursuant to a Membership Interest Purchase Agreement (“Agreement”), Radiate HoldCo, LLC (“Acquiror”), a Delaware limited liability company and an indirect subsidiary of Radiate Holding, L.P., a Delaware limited partnership, will purchase 100% of the membership interests of Yankee Cable Parent, LLC, a Delaware limited liability company which owns 100% of the ownership interests in the Franchisee, from Yankee Cable Partners, LLC, a Delaware limited liability company, resulting in a change in the indirect control of the Franchisee (“Change of Control”); and

WHEREAS, Franchisee and Acquiror have requested the consent of the Franchise Authority to the Change of Control, pursuant to the Franchise and Franchise Agreement, and has filed a Federal Communications Commission Form 394 with the Franchise Authority (“Application”); and

WHEREAS, the Franchisee and Acquiror have provided the Franchise Authority with the information necessary to facilitate a decision on said request; and

WHEREAS, the Franchise Authority has reviewed the Application and the request by the Franchisee and Acquiror to approve the change of indirect control of the Franchisee, examining the legal, financial and technical qualifications of Acquiror, following the required procedures to consider and act upon the Application, and considering the comments of all interested parties; and

WHEREAS, the Franchise Authority finds Acquiror to be suitable to indirectly control Franchisee:

NOW, THEREFORE, BE IT RESOLVED that the Franchise Authority accepts the Application and consents to the Change of Control described therein, all in accordance with the terms of the Franchise Agreement and applicable law. Furthermore, the Franchise Authority confirms that the Franchise is valid and outstanding and in full force and effect, there are no defaults under the Franchise, and subject to compliance with the terms of this Resolution, any action necessary with respect to the Change of Control has been duly and validly taken.

ADOPTED by the City Council this 21st day of November, 2016.

JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council, in public meeting assembled on the 21st day of November, 2016.

Tony Tomasello, City Manager

From the City Attorney,
Deputy City Manager
and Other Staff

Correspondence

Staff Correspondence



Gaithersburg
A CHARACTER COUNTS! CITY

Distributed to M&CC:11/21/16
MD Preservation Award

November 15, 2016

Nell Ziehl, Chief
Office of Planning, Education and Outreach
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

Dear Ms. Ziehl:

The Gaithersburg Community Museum, long popular with history buffs and train enthusiasts, has recently enhanced its efforts to create an inclusive and welcoming environment for a diverse population of residents and visitors seeking to learn about our local history. Through a redesign and update of our existing space, we have added new activities that present the growth of Gaithersburg from a small agricultural town into a thriving urban community of more than 65,000 residents.

These museum collections now include the International Latitude Observatory, a historic site in the National Register of Historic Places. The property - one of only six Latitude Observatories in the world - was conveyed to the City in 1987 with the proviso that it be preserved as a "historic monument and used for the benefit of the public." The sky watching programs at the site have brought increased attendance and have been well received by visitors from areas far beyond our geographic borders, attesting to our success in meeting that requirement.

In cooperation with the Gaithersburg Historical Association, Gaithersburg staff have done an outstanding job of bringing these many exhibits to life through interactive and interpretive displays enjoyed by visitors of all ages and backgrounds. Our partnerships with local schools and organizations as well as our success in providing meaningful and fun activities demonstrate our deep commitment to providing quality cultural opportunities that promote the well-being of our residents and visitors.

The Council and I believe that the Gaithersburg Community Museum is a very special place for those who care about the history and the future of Gaithersburg. We will ensure that this property – and its many fine exhibitions – continues to showcase us at our best. I am proud to support this application for *Excellence in Public Programming* through the 2017 Maryland Preservation Award.

Sincerely,

Jud Ashman
Mayor

cc: City Council
Tony Tomasello, City Manager

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

MAYOR
Jud Ashman

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

CITY MANAGER
Tony Tomasello

Outside Correspondence

From: Jud Ashman
Sent: Thursday, November 10, 2016 7:03 AM
To: Kent Shaw
Subject: RE: Potential Loss of Federal Funds to Gaithersburg

Dear Kent,

Thanks for the message. We are very diverse here, but Gaithersburg has no official designation as a sanctuary city. Funding for schools comes through Montgomery County and the State of Maryland.

Yours,
- Jud

Jud Ashman
Mayor, Gaithersburg, MD
Founder & Chair, Gaithersburg Book Festival
www.gaithersburgbookfestival.org

From: Kent Shaw [kentshaw@comcast.net]
Sent: Wednesday, November 09, 2016 11:49 PM
To: Jud Ashman
Subject: Potential Loss of Federal Funds to Gaithersburg

Mayor Ashman,

I am a resident of Mission Hills within the Gaithersburg city limits. I recently received a copy of President Elect Donald Trump's planned initiatives for his first 100 days (attached). One of the items on his list to block all federal funds to sanctuary cities. An internet search shows that Gaithersburg is listed as a sanctuary city. I am concerned with the impact to the city with these actions. How much funding does Gaithersburg receive from the federal government? Would this affect our schools? What is Gaithersburg doing to get off the sanctuary city list?

Kent Shaw
5 Antioch Road
Gaithersburg, MD 20878

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

From: **Prentiss Searles** <searlesp@gmail.com>

Date: Fri, Nov 11, 2016 at 12:46 PM

Subject: importance of speed

To: Jud Ashman <judashman@aol.com>, Jud Ashman <jud.ashman@gmail.com>

Hey Jud, the last paragraph in this article caught my eye and explained in simple words what I've said over the years about what businesses are looking for in a city/state.

<http://www.cspdailynews.com/industry-news-analysis/corporate-news/articles/florida-proves-faster-wawa>

"I've really come to appreciate Florida as I've been there, not as a vacationer but as a businessperson," Gheysens [CEO of WaWa] said. "One of the things we loved about Florida was the process was quicker. It's easier than in the Northeast. It takes at best three years from when we buy a piece of land to when we can start construction" in the Northeast, he said. "That's measured in months in Florida."

Who ever is added to the Counsel to fill Henry's seat will have some big shoes to fill. He was a great worker for Gaithersburg.

All the best,
Prentiss

Florida Proves Faster for Wawa

Expansion accomplished "more quickly," "easier" in Sunshine State, says CEO

December 27, 2013

TAMPA, Fla. -- Wawa Inc. CEO Chris Gheysens said that Florida builds are faster than those in its traditional territory in the Northeast. "We've made progress more quickly than we thought," he told *The Tampa Bay Business Journal*.

Since it entered the Florida market in July 2012, the Wawa, Pa.-based convenience retailer has opened 33 stores, more than half of that in the Orlando area, according to the report.



Between the Orlando and Tampa Bay markets, Wawa planned to open 25 stores in 2013, 25 stores in 2014 and 25 stores in 2015, and it projected that it will open 100 stores in the state within the next five years.

It has opened 10 stores in the Tampa area and shows no signs of slowing, said the report, and 12 of the 25 next year will be in the greater Tampa area, concentrated along the U.S. Route 301 corridor, it said.

Wawa has more than 600 convenience retail stores (approximately 300 offering gasoline) located in Pennsylvania, New Jersey, Delaware, Maryland and Virginia and central Florida.

The Sunshine State is a "critical and important part" of Wawa's growth, Gheysens said.

The boost in the area is based on demand, with people saying they want more Wawas on their way to work, as well as availability of space, he added.

"I've really come to appreciate Florida as I've been there, not as a vacationer but as a businessperson," Gheysens said. "One of the things we loved about Florida was the process was quicker. It's easier than in the Northeast. It takes at best three years from when we buy a piece of land to when we can start construction" in the Northeast, he said. "That's measured in months in Florida."

<http://www.cspdailynews.com/industry-news-analysis/corporate-news/articles/florida-proves-faster-wawa>

From: lynnhughes99@comcast.net [<mailto:lynnhughes99@comcast.net>]
Sent: Friday, November 11, 2016 9:45 AM
To: Thomas Loneragan
Subject: Olde Towne Advisory Subcommittee

Tom,

After attending six or more committee meetings, I would like to officially join the Olde Towne Advisory Subcommittee.

I have lived in the Gaithersburg area for more than 30 years. I remember when East Diamond Avenue was bustling. Times, storefronts and people change, but there is an energy in Olde Towne Gaithersburg that remains. I love my one day a week at the Emporium. The interaction with the customers and other merchants feels small town. I love the sense of community. Olde Towne has incredible potential that I would love to be a part of this moving forward.

Thank you for your consideration,
Lynn Hughes
301-275-9346

Adjournment