MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:
February 7, 2005

CALL TO PODIUM:
Community Planning Director Schwarz

RESPONSIBLE STAFF:
Trudy Schwarz, Community Planning Director
Planning & Code Administration

AGENDA ITEM:
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	01/05/2005
	01/12/2005
Hearing Date	02/07/05
Record Held Open	
Policy Discussion	

TITLE:

Joint Public Hearing SDP-04-004 The application requests to amend the previously approved Schematic Development Plan, SDP-00-002, The Crescent at Quince Orchard Park. The current application requests deletion or amendment of Condition #1 of schematic development plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive. The subject property is located at 901 Wind River Lane, Lot 7, Quince Orchard Park Crescent, and is in the Mixed Use Development (MXD) Zone.

SUPPORTING BACKGROUND:

This is an application of the Taipei Economic Cultural Representative Office (TECRO) to amend Condition #1 of approval of SDP-00-002. Condition #1 stated: *The applicant* [Quadrangle Development Corporation] *is required to fund the design and construction of modifications to the Twin Lakes Drive/Quince Orchard Road intersection and receive State Highway Administration approval for said modifications to allow for left-turn movements directly from Quince Orchard Road to Twin Lakes Drive. The timing of these improvements is to be determined prior to final site plan approval for this SDP.*

Attached:
Index of Memorandum and Exhibits

DESIRED OUTCOME:

Planning Commission: Hold Record Open for 30 days (March 9, 2005)
Council: Hold Record Open for 45 days (March 24, 2005

Joint Public Hearing
February 7, 2005
Mayor & City Council
Planning Commission

INDEX OF MEMORANDA

Quince Orchard Park Cresent, Lot 7

SDP-00-005

No.

1) Application for Schematic Development Plan SDP-04-004

2) Application fee

3) Letter, received December 22, 2004, from Jody Kline, Esq, Miller,Miller & Canby, Cht'd., submitting the application

4) Sheet 1 of 2, Quince Orchard Crescents Schematic Development Plan

5) Letter, dated January 4, 2005, requesting publication of the Notice of Joint Public Hearing of SDP-04-004 for the Mayor and City Council and the Planning Commission in the January 5 & 12, 2005, issues of the *Gaithersburg Gazette* and attached fax confirmation sheet

6) Notice of Public Hearing as sent to properties within 200' and other interested parties on January 11, 2005, mailing list attached

7) Certified Copy of the Notice of Joint Public Hearing as advertised in the January 5 and 12, 2005, issues of the *Gaithersburg Gazette*

8) Letter, sent October 20, 2004, to Jody Kline, Esq, Miller,Miller & Canby, Cht'd., from Greg Ossont, Director of Planning and Code Administration

9) Letter to the Planning Commission, received October 15, 2004, from Jody Kline, Esq, Miller,Miller & Canby, Cht'd., submitting an amendment to site plan application

10) Staff Comments for SP-02-0010, dated December 4, 2002 (Attachment of Exhibit 9)

11) Minutes of the December 4, 2002, Planning Commission Meeting (Attachment of Exhibit 9)

12) Transcript, prepared by Deposition Services, Inc, of the December 4, 2002, Planning Commission Meeting (Attachment of Exhibit 9)

13) Copy of the Site Development Approval (SDA) form for SP-02-0010 (Attachment of Exhibit 9)

14) Site Development Plan for Lots 6 & 7 submitted March 19, 2001

15) Mayor and City Council Resolution R-34-01 approving SDP-00-002 on April 16, 2001

16) E-mail, received January 26, 2005, from Robert Fuentes, 719 Summer Walk Drive

17) Letter, received August 6, 2004, to Greg Ossont, Director of Planning and Code Administration from Mark Carroll, Project Director for Quadrangle Development Corporation with attachments, see Exhibits #18 & #19.

18) "Plan for the Design and Modifications to the Twin Lakes Drive/ Orchard Ridge Drive Intersection"

19) Copy of a Check for $50,000

20) Letter, received August 9, 2004, to Greg Ossont, Director of Planning and Code Administration from Jody Kline, Esq, Miller,Miller & Canby, Cht'd.

21) Letter, sent August 19, 2004, to Mark Carroll, Project Director, Quadrangle Development Corporation, from Greg Ossont, Director of Planning and Code Administration

P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336

SITE PLAN APPLICATION

Application # SDP-04-004
Date Filed 12-22-04
Total Fee 1000 00 Pd

In accordance with Article III, Division 19, Section 24-160 D.9 and Article V of the City Code

RECEIVED DEC 22 2004 PLANNING COMMISSION GAITHERSBURG, MD

- ☐ CONCEPT
- ☐ PRELIMINARY
- ☐ FINAL (MXD FEE APPLIES)
- ☒ SCHEMATIC DEVELOPMENT (AMENDMENT) SDP-00-002

1. SUBJECT PROPERTY

Project Name: Lot 7, Quince Orchard Park Crescent
Street Address: 901 Wind River Lane
Zoning: MXD Historic area designation ☐ Yes ☒ No
Lot: 7 Block: Subdivision: Quince Orchard Park
Tax Identification Number ***(MUST BE FILLED IN)***: 09-02900240

2. APPLICANT

Name: Taipei Economic Cultural Representative Office (TECRO)
Street Address: c/o Jody S. Kline, Miller, Miller & Canby Suite No.: --
City: Rockville State: MD Zip Code: 20850
Telephones: Work: 301-762-5212 Home:

3. CITY PROJECT NUMBER

Original Site Plan Number *(if applicable)*: SP-02-0010
Name of previously approved Final Plan *(if applicable)*: Taipei Economic and Cultural Representative Office (TECRO)
Previously approved Schematic Development SDP-00-002

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name: Donnelly, Vujcic Associates, LLC (Att'n Brian Donnelly)
Architect's Maryland Registration Number: 3830 Telephone: 301-590-8900
Street Address: 400 Professional Drive Suite No.: 200
City: Gaithersburg State: MD Zip Code: 20879

Engineer's Name: Macris, Hendricks & Glascock, PA (Att'n Brian Donnelly)
Engineer's Maryland Registration Number: 11962 Telephone: 301-670-0840
Street Address: 8229 Wightman Road Suite No.: 120
City: Montgomery Village State: MD Zip Code: 20886

Developer's Name: Same as Applicant Telephone:
Street Address: Suite No.:
City: State: Zip Code:
Contact Person:

4. PROPERTY OWNER

Name: Same as Applicant
Street Address: Suite No.:
City: State: Zip Code:
Telephones: Work: Home:

continued on reverse side

S3/2000

PENGAD-Bayonne, N. J. JOINT EXHIBIT 1 SDP-04-004 2/7/05

6. PRIMARY USE

❑ Mixed Use ❑ Non-Residential ❑ Residential

7. PROPOSED UNIT TYPE

❑ Mixed Use ❑ Retail/Commercial ❑ Other
❑ Office/Professional ❑ Residential Multi-Family
❑ Restaurant ❑ Residential Single Family

8. WORK DESCRIPTION

Request deletion or amendment of Condition #1 of Schematic Development Plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive by another party for reasons stated in the attached cover letter.

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots		NOT APPLICABLE	
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: ❑A ❑B ❑C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name ***(please print)*** Taipei Economic and Cultural Representative Office (TECRO)

Applicant's Signature By Jody S. Kline Date 17 DEC 04

Daytime Telephone 301-762-5212

Gaithersburg
A CHARACTER COUNTS! CITY

TECRO

Om

RECEIPT

24626

RECEIPT NUMBER: CH-0402456

APD #: **SDP-04-004** TYPE: Schematic Develpmnt Plan
SITE ADDRESS: **901 WIND RIVER LA GB**
PARCEL: 2900240

TRANSACTION DATE: 12/22/2004 TOTAL PAYMENT: **1,000.00**
TOTAL PAID FROM CURRENCY: **1,000.00**

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	26209	1,000.00
		TOTAL:	**1,000.00**

ACCOUNT ITEM LIST:

Description	**Account Code**	**Current Pmts**
Site Plan Fees / Zoning	**100-441300**	**1,000.00**
	TOTAL:	**1,000.00**

RECEIPT ISSUED BY: FWOODWARD INITIALS: FAW
ENTERED DATE: 12/22/2004 TIME: 04:03 PM

PENGAD-Bayonne, N. J.
JOINT EXHIBIT
2
SDP-04-004
2/7/05

LAW OFFICES
MILLER, MILLER & CANBY
CHARTERED
200-B MONROE STREET
ROCKVILLE, MARYLAND 20850
(301) 762-5212
FAX (301) 762-6044

JAMES R. MILLER, JR.*
PATRICK C. MCKEEVER
JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER
MAURY S. EPNER
JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. McBRIDE
MICHAEL G. CAMPBELL
SOO LEE-CHO
W. CHRISTOPHER ANDREWS
*Of Counsel

December 17, 2004

Mr. Greg Ossont
Director
City of Gaithersburg Department of Planning and Code Enforcement
31 South Summit Avenue
Gaithersburg, Maryland 20877

RE: Amendment of Schematic Development Plan SDP-00-002;
Application of TECRO

Dear Mr. Ossont:

In accordance with the instructions contained in your letter of October 20, 2004, attached is a complete application to amend Schematic Development Plan SDP-00-002 relating to Lots 6 and 7, "Quince Orchard Park." The purpose of this amendment, as stated in the application itself, is to eliminate a condition that applies to a third party and is beyond the control of TECRO to accomplish.

Thank you for your attention to this matter.

Sincerely yours,

MILLER, MILLER & CANBY

JODY KLINE

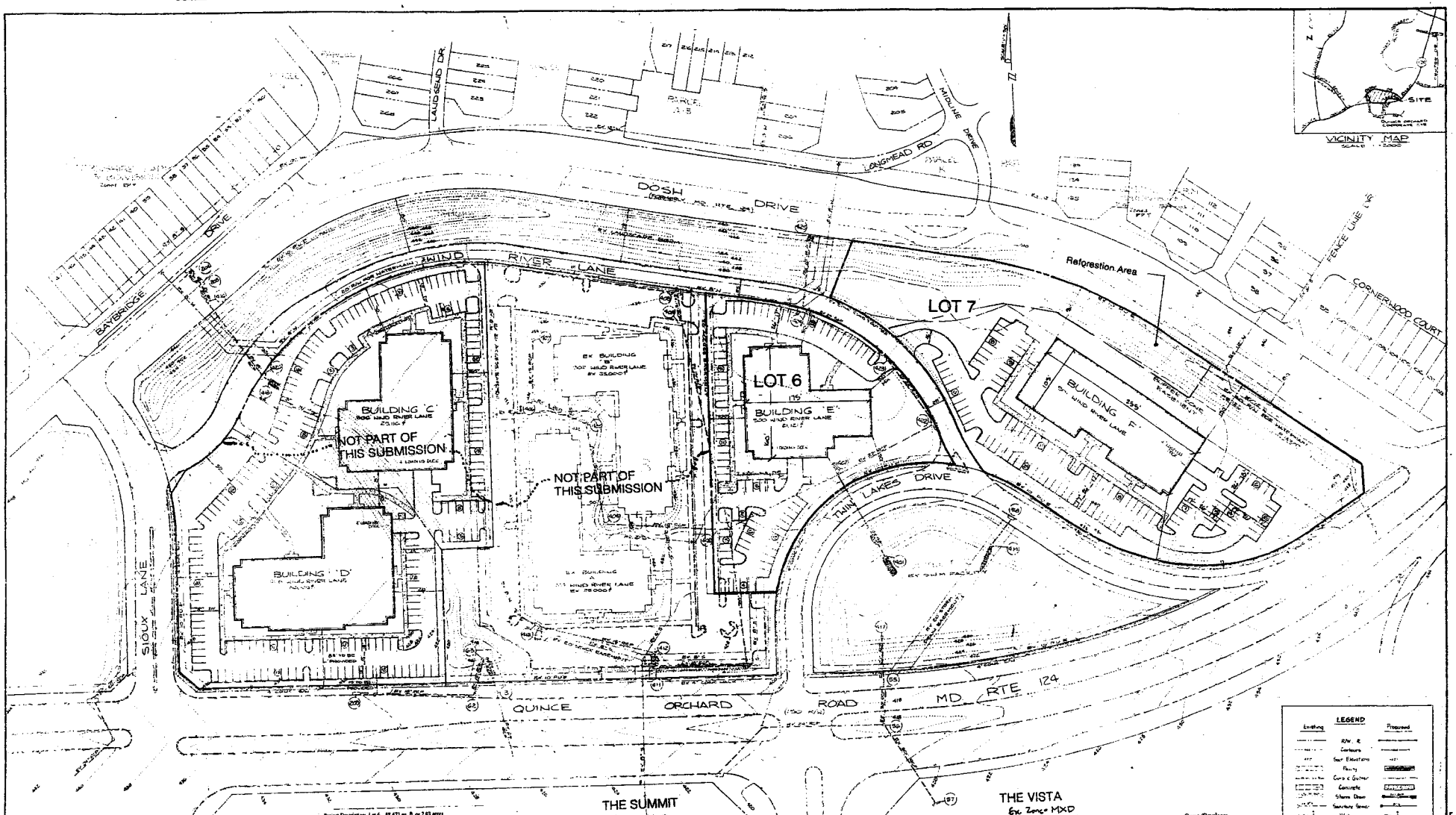
Jody S. Kline

JSK/dlt
Enclosure
cc: Trudy Schwarz
Ollie Mumpower
Fred Felton
TECRO
Richard Landfield, Esq.
Robert Knopf
Mark Carroll

J:\T\TECRO\15056 - Quince Orchard\Ossontltr17Dec04.doc
12/20/2004 9:48 AM

RECEIVED
DEC 22 2004
PLANNING COMMISSION
GAITHERSBURG, MD

JOINT EXHIBIT
3
SDP-04-004
8/2/05
PENGAD-Bayonne, N. J.



1. Project Description: Lot 6 - 88,473 sq. ft. or 2.03 acres
Lot 7 174,240 sq. ft. or 4.00 acres

2. Total Site Area = 262,666 sq. ft. or 6.03 acres

3. Existing Zoning MXD (Per Text Amendment Z-275)

4. Building Summary

	USE	HEIGHT	GROSS FLOOR AREA
Lot 6	Office	22'-6" (one story)	21,000 sq. ft.
Lot 7	Office	22'-6" (one story)	24,000 sq. ft.

5.* Permitted FAR (Overall) = 4,922,955 sq. ft. (65%)
Proposed FAR = 45,000 sq. ft. (17.1%)

	Lot 6	Lot 7
6. Green Area Required =	25% (22,168 sq. ft.)	25% (43,360 sq. ft.)
Green Area Provided =	35.7% (31,686 sq. ft.)	65.7% (114,454 sq. ft.)

7. Parking Tabulation:	Lot 6	Lot 7
REQUIRED	70 Spaces	80 Spaces
PROVIDED (Total)	76 Spaces	111 Spaces
Standard (9x17)	72 Spaces	106 Spaces
Handicapped	4 Spaces	5 Spaces

8. Int. Landscape Required =	5% or 6,250 sq. ft.	5% or 2,300 sq. ft.
Int. Landscape Provided =	9.2% or 11,450 sq. ft.	10% or 4,550 sq. ft.
Total Parking Compound =	125,000 sq. ft.	44,000 sq. ft.

* Permitted FAR as part of approved sketch plan for Quince Orchard Park (Z-275)

Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations
At Least 48 Hours Before
Beginning Construction

Owner/Developer
Quadrangle Development Corp.
c/o Q.O.C.C.
1001 G Street, N.W., Suite 700
Washington, D.C. 20001
(202) 393-1999

Architect
Soe-Lin Associates
8108 Fenway Road
Bethesda, MD 20817
(301) 469-8784

RECEIVED
DEC 22 2004
PLANNING COMMISSION
GAITHERSBURG, MD

NOTES

1. All perimeters, paving edges, and islands shall be curbed.
2. 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.
3. All paving, storm drainage, utilities, and improvements on this parcel are private and the maintenance is the responsibility of the owner.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

FS 32 SDP-04-004 WSSC 222 NW 11

SCHEMATIC DEVELOPMENT PLAN
LOTS 6 and 7

QUINCE ORCHARD CRESCENTS

P.B. 159 P. 18022 & 18016

9TH ELECTION DISTRICT – City Of Gaithersburg – MARYLAND

JOINT EXHIBIT 4
SDP-04-004

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840
FAX (301) 948-0693
WWW.MHGPA.COM
Suite 120
9220 Wightman Road
Montgomery Village, Maryland
20886-1279

Designed	Drawn
B.D	ABJ
Date	Scale
09/05/00	1"=50'
Job No.	Sheet
89-142-61	1 of 2

Gaithersburg
A CHARACTER COUNTS! CITY

January 4, 2005

Karey Major, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Karey:

Please publish the following legal advertisement in the **January 5 and 12, 2005**, issues of the *Gaithersburg Gazette.*

Sincerely,

Trudy M.C. Schwarz (MH.)

Trudy Schwarz, Community Planning Director
Planning and Code Administration

ASSIGN CODE: SDP-04-004 **Acct #133649**

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on SDP-04-004, filed by Jody Kline, Miller, Miller and Canby, for Taipei Economic Cultural Representative Office (TECRO), on

MONDAY
FEBRUARY 7, 2005
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests to amend the previously approved Schematic Development Plan, SDP-00-002, The Crescent at Quince Orchard Park. The current application (SDP-04-004) requests deletion or amendment of Condition #1 of schematic development plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive. The subject property is located at 901 Wind River Lane, Lot 7, Quince Orchard Park Crescent, and is in the Mixed Use Development (MXD) Zone.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Trudy Schwarz, Community Planning Director
Planning and Code Administration
mg

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Blanche H. Keller
Henry F. Marraffa, Jr.
John B. Schlichting

CITY MANAGER
David B. Humpton

JOINT EXHIBIT 5
SDP-04-004
50/1/e
PENGAD-Bayonne, N. J.

********** -COMM. JOURNAL- ********** DATE JAN-04-2005 ***** TIME 10:39 ********

MODE = MEMORY TRANSMISSION START=JAN-04 10:32 END=JAN-04 10:39

FILE NO.=386

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	<11>	GAZ LEG	002/002	00:00:42

-THE CITY OF GAITHERSBURG -

********** -PLAN AND CODE - ***** - 3012586336- *********

Gaithersburg

A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: KAREY MAJOR - LAW SECTION

GAITHERSBURG GAZETTE

FAX NO.: 301-670-7136

FROM: MYRIAM GONZALEZ

PLANNING AND CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: 01-04-05 TIME: 10:15 A.M

NO. OF PAGES ATTACHED: 1

MESSAGE: PLEASE PUBLISH THE ATTACHED NOTICE OF PUBLIC HEARING IN THE **JANUARY 5 AND 12, 2005,** ISSUES OF THE GAITHERSBURG GAZETTE. THANK YOU.

IF YOU EXPERIENCE DIFFICULTY IN RECEIVING THIS TRANSMISSION, PLEASE CALL 301-258-6330

City of Gaithersburg ' 31 South Summit Avenue ' Gaithersburg, MD 20877-2098
plancode@gaithersburgmd.gov www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Stanley J. Alster
John B. Schlichting
Geraldine E. Edens
Henry F. Marraffa, Jr.
Ann T. Somerset

CITY MANAGER
David B. Humpton

Gaithersburg
A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting:	**MAYOR AND COUNCIL**
Application Type:	**SCHEMATIC DEVELOPMENT PLAN**
File Number:	**SDP-04-004**
Location:	**QUINCE ORCHARD PARK CRESCENT**
Applicant:	**TAIPEI ECONOMIC CULTURAL REPRESENTATIVE OFFICE**
Development:	**MIXED USE DEVELOPMENT**
Day/ Date/Time:	**MONDAY, FEBRUARY 7, 2005**
Place:	**COUNCIL CHAMBERS, GAITHERSBURG CITY HALL** **31 SOUTH SUMMIT AVENUE**

*****IMPORTANT *****

This is a proposal to amend the previously-approved schematic development plan SDP-02-002, The Crescent at Quince Orchard Park. The current application (SDP-04-004) requests deletion or amendment of Condition #1 of schematic development plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive. The subject property is located at 901 Wind River Lane, Lot 7, Quince Orchard Park Crescent, and is in the Mixed Use Development (MXD) Zone. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at http://www.gaithersburgmd.gov.

CITY OF GAITHERSBURG

By: Trudy Schwarz
Trudy Schwarz, Community Planning Director
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

PENGAD-Bayonne, N. J.
JOINT EXHIBIT 6
SDP-04-004
2/7/05

NOTICES SENT THIS 11th DAY OF JANUARY, 2005 TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP

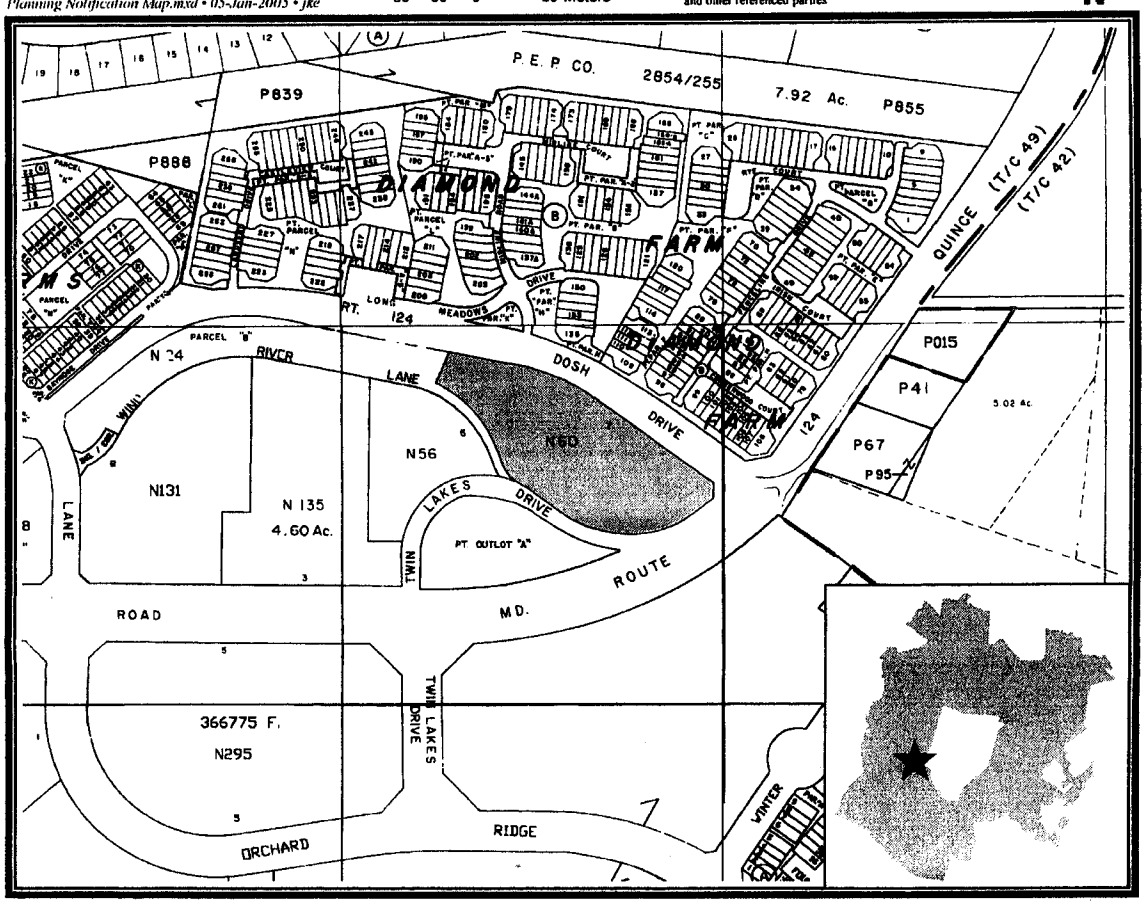
SDP-04-004
T.E.C.R.O.
Location Map

Planning Notification Map.mxd • 05-Jan-2005 • jke

1 inch equals 400 feet
200 100 0 200 Feet
60 30 0 60 Meters

Property boundaries and planimetric basemap ©2005 MD Dept of Planning, M-NCPPC, and City of Gaithersburg. All rights reserved.

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced, in whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties



RECEIVED
JAN 20 2005
PLANNING & CODE ADMINISTRATION

The Gazette Ne

9030 Comprint Court, Gaithersburg, Maryland 20877

CERTIFICATION

THIS IS TO CERTIFY THAT THE ANNEXED LEG
IN THE GAZETTE NEWSPAPERS FOR THE NUM

The City of Gaithersburg – Public Hearin

Gaithersburg Publishing Company

Karey A. Major

Copy of Ad attached

KAREY A. MAJOR
NOTARY PUBLIC
PRINCE GEORGE'S CO., MD

KAREY A. MAJOR
Notary Public, State of Maryland
Prince George's County
My Commission Expires March 31, 2007

Ad Order Number: 10224361
Dates: St: 1/5/05 End: 1/12/05 Ins:2

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on SDP-04-004, filed by Jody Kline, Miller, Miller and Canby, for Taipei Economic Cultural Representative Office (TECRO), on

MONDAY
FEBRUARY 7, 2005
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests to amend the previously approved Schematic Development Plan, SDP-00-002, The Crescent at Quince Orchard Park. The current application (SDP-04-004) requests deletion or amendment of Condition #1 of schematic development plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive. The subject property is located at 901 Wind River Lane, Lot 7, Quince Orchard Park Crescent, and is in the Mixed Use Development (MXD) Zone.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Trudy Schwarz, Community Planning Director
Planning and Code Administration

10224361 (1-7,1-12-05)

JOINT EXHIBIT 7
SDP-04-004
2/7/05
PENGAD-Bayonne, N. J.

Gaithersburg
A CHARACTER COUNTS! CITY

October 20, 2004

Mr. Jody S. Kline, Esq.
Miller, Miller and Canby
200-B Monroe Street
Rockville, Maryland 20850

RE: Application to Amend SP-02-0010

Dear Mr. Kline:

I am in receipt of your application to amend Final Site Plan SP-02-0010, Quince Orchard Crescents, Lot 7, on behalf of Taipei Economic and Cultural Representative Office (TECRO). Upon review, it was noted the proposed amendment application eliminates Condition #5 of the final site plan which was approved on December 4, 2002.

Please note that the referenced condition originated from the only condition of schematic development plan SDP-00-002, approved by resolution of the Mayor and City Council on April 16, 2001. Accordingly, it is our determination that both an amendment to final plan as well as an amendment to the schematic development plan would be required in order to eliminate the condition.

As you are aware, the TECRO project is nearing completion and Quadrangle Development Corporation has not fulfilled the referenced condition. It is our hope that the requirements be completed and TECRO receive final occupancy without delay.

I hope this information is helpful. If you have any questions, please call me at 301-258-6330.

Sincerely,

Greg Ossont, Director
Planning and Code Administration

cc: Quadrangle Development Corporation
David B. Humpton, City Manager
Fred Felton, Assistant City Manager
Trudy Schwarz, Community Planning Director
Cathy Borten, City Attorney

FENCAD-Bayonne, N. J.
JOINT EXHIBIT 8
SDP-04-004
8/17/05

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

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200-B MONROE STREET
ROCKVILLE, MARYLAND 20850

(301) 762-5212
FAX (301) 762-6044

JAMES R. MILLER, JR.*
PATRICK C. MCKEEVER
JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER
MAURY S. EPNER
JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. McBRIDE
MICHAEL G. CAMPBELL
SOO LEE-CHO
W. CHRISTOPHER ANDREWS
*Of Counsel

October 15, 2004

Gaithersburg Planning Commission
City Hall
31 South Summit Street
Gaithersburg, MD 20877

RE: Final Site Plan Application No. SP-02-0010,
Application of Taipei Economic and Cultural Representative Office,
901 Wind River Lane

Dear Ms. Keller and Members of the Planning Commission:

Attached to this letter is an application submitted to the City seeking amendment of TECRO's Final Site Plan. What is requested by this application is the deletion of Condition No. 5 in the Commission's approval of December 4, 2002 which reads:

> "5. Quadrangle Development Corporation to submit a plan and to fund the design and modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left turn movements directly from Quince Orchard Road to Twin Lakes Drive prior to the issuance of occupancy permits for the building."

In further support of this application, I have attached copies of the following materials:

1. Staff Report and Recommendation in Case No. SP-02-0010, dated December 4, 2002.

2. Minutes of the Planning Commission for December 4, 2002.

3. Transcript from the Planning Commission consideration on December 4, 2002 of SP-02-0010.

4. Copy of the Site Development Approval form for Final Site Plan No. SP-02-0010.

As the Commission members will note from reading the attached materials, or may recall from their memories, Condition No. 5 was imposed on the TECRO application as a means of ensuring that the developer of "Quince Orchard Park" and "Quince Orchard Crescent" would remain responsible for intersection improvements which the City deemed necessary, or at least appropriate. The highway improvement described in Condition No. 5 facilitates access into "Quince Orchard Park", on the south side of Quince Orchard Road, and is not necessitated by the TECRO building located in "Quince Orchard Crescent" on the north side of the highway.

Construction of TECRO's Cultural Center nears completion. TECRO expects to have finished construction by mid-November and wants to be sure that it can secure an occupancy permit in a timely fashion so that it can move into its new facilities without any delays or interruptions. The fact that Condition No. 5 has not yet been accomplished to the City's satisfaction raises the spectre that TECRO will not be able to occupy its Cultural Center when construction is completed.

As the members of the Planning Commission may be aware, the City and Quadrangle Development Corporation have not yet reached an agreement on the timing or, based on correspondence which we have seen, even the intent of Condition No. 5. TECRO feels that its occupancy permit may be held "hostage" due to the continuing discussions between the City and Quadrangle regarding a subject over which TECRO has no control. The Planning Commission members will note in the attached materials that Condition No. 5 was changed from its original wording (imposing obligations upon TECRO) by substituting Quadrangle Development Corporation as the party responsible for compliance.

Without trying to insert itself into the debate of whether Condition No. 5 was necessary, it is clear that Condition No. 5 was not intended to apply to bind TECRO. Furthermore it is evident that traffic generated by TECRO's facility does not contribute to the traffic problem that the proposed intersection improvement is intended to address.

So that TECRO can occupy its long-awaited new Cultural Center in a timely fashion, we ask that the Planning Commission schedule a public hearing, in advance of November 15th, so that Condition No. 5 can be eliminated from TECRO's approval and can be transferred to a more appropriate project within "Quince Orchard Park" under the jurisdiction of the Planning Commission.

Thank you for your attention to this request.

Sincerely yours,

MILLER, MILLER & CANBY

JODY KLINE

Jody S. Kline

JSK/dlt
Enclosures

cc: Fred Felton
Greg Ossont
Trudy Schwarz
Jim Arnoult
Ollie Mumpower
TECRO
Richard Landfield, Esquire
Robert Knopf
Mark Carroll

P&CA PLANNING AND CODE ADMINISTRATION

Gaithersburg

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336

AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP-04-037
Date Filed 10/15/04
Total Fee $400.00 pd

In accordance
with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name QUINCE ORCHARD PARK - Lot 7 (Crescents)
Street Address 901 Wind River Lane
Zone MXD Historic area designation ☐ Yes XX No
Lot 7 Block _____ Subdivision Quince Orchard Park
Tax Identification Number ***(MUST BE FILLED IN)*** 09-02900240

2. APPLICANT

Name Taipei Economic and Cultural Representative Office (TECRO)
Street Address c/o Jody S. Kline, Miller, Miller & Canby Suite No. --
City 200B Monroe Street Rockville State MD Zip Code 20850
Daytime Telephone 301-762-5212

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Donnelly, Vujcic Associates, LLC (Att'n Brian Donnelly)
Architect's Maryland Registration Number 3830 Telephone 301-590-8900
Street Address 400 Professional Drive Suite Number 200
City Gaithersburg State MD Zip Code 20879

Engineer's Name Macris, Hendricks & Glascock, PA (Att'n Brian Donnelly)
Engineer's Maryland Registration Number 11962 Telephone 301-670-0840
Street Address 8229 Wightman Road Suite Number 120
City Montgomery Village State MD Zip Code 20886

Developer's Name Same as Applicant Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Same as Applicant
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number SP-02-0010 Date Approved December 4, 2002
Name of previously approved Final Plan Taipei Economic and Cultural Representative Office (TECRO)

S3/2000

PENGAD-Bayonne, N. J.
JOINT EXHIBIT 10
SDP-04-004
8/17/05

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Request deletion or amendment of Condition #5 of Final Site Plan approval regarding intersection improvement at Quince Orchard Road and Twin Lakes Drive by another party for reasons stated in attached cover letter.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number — Total number per shift

Resident estimate: Total number — Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		NOT APPLICABLE	
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: ☐A ☐B ☐C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name *(please print)* Taipei Economic and Cultural Representative Office (TECRO)

Applicant's Signature By JODY KLINE Date 15OCT04

Jody S. Kline, Attorney for Applicant

Daytime Telephone 301-762-5212

S3/2000

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 4, 2002

SITE PLAN: **SP-02-0010**

TITLE: **Taipei Economic and Cultural Representative Office (TECRO)**

REQUEST: **FINAL SITE PLAN APPROVAL**
For 25,000 sq. ft. office building.

ADDRESS: 901 Wind River Lane

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:

Applicant:	Taipei Economic and Cultural Representative
Representative:	Jody S. Kline, Esquire
Engineer:	Brian Donnally, Macris, Hendricks and Glascock, P.A.
Architect:	Tony Tso, Donnally Vujcic Associates, L.L.C.

STAFF PERSON: Dan Janousek, AICP, Planner

Enclosures:

Staff Comments
Exhibit # 1: Location Map and Development Summary Table with Parking Tabulation
Exhibit # 2: Site Plan
Exhibit # 3: Landscape Plan
Exhibit # 4: Illustrative Section at Diamond Farm Subdivision, Lot 109
Exhibit # 5: Elevations
Exhibit # 6: Resolution R-34-01 (SDP-00-002)
Exhibit # 7: Letter dated November 22, 2002, from the Taipei Economic and Cultural Representatives Office
Exhibit # 8: Letter dated November 22, 2002, from Jody S. Kline
Exhibit # 9: Letter dated December 2, 2002, from Joe Chang
Exhibit #10: Letter dated November 29, 2002, from Tony Chen

PENGAD-Bayonne, N. J.
JOINT EXHIBIT
11
SDP-04-004
2/10/05

STAFF COMMENTS

Location/Zoning

The subject property is located at 901 Wind River Lane at the intersection of Quince Orchard Road and Twin Lakes Drive in the Quince Orchard Park development. The property is within the Mixed Use Development (MXD) Zone.

Background/Proposed Use

On April 16, 2001 the Mayor and City Council approved Schematic Development Plan SDP-00-002, known as Quince Orchard Crescent, Lots 6 and 7. This application is for the development of a 25,000 sq. ft. office building on lot 7. The schematic development plan was approved with one condition as described in Resolution R-34-01 (Exhibit #5). The subject condition requires the applicant to fund the design and construction of modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left-turn movements directly from Quince Orchard Road to Twin Lakes Drive. The applicant has agreed to meet the conditions as part of any final site plan approval for Lot 7.

Existing Physical Characteristics

Currently the site is undeveloped. Preliminary grading has taken place, and sections of the site have been re-planted with trees as part of an overall forest conservation plan.

Adjacent and Nearby Land Uses

The site is adjacent to the Diamond Farms and Fernshire Farms neighborhoods.

Site Plan/Circulation/Buffering

The applicant's plan for Lot 7 generally conforms to the approved schematic development plan site plan regarding the site layout, parking and landscaping. Street trees and other amenities such as internal sidewalks for pedestrians with highly visible pavers are included. Loading and unloading of trucks will take place at an interior location on the West side of the building. Staff requested that a sidewalk be constructed to link the building to the existing sidewalk along Quince Orchard Road. The sidewalk will run along Twin Lakes Drive north to the site entrance on Wind River Lane.

The proposed building is set back 105 feet from the north edge of the property along Dosh Drive. A forest conservation area runs along the north edge of the property, and this should provide adequate buffering of the site from the townhouse developments of Diamond Farms and Fernshire Farms to the north. An existing pine tree buffer will remain on the rear of the site between the proposed building and Dosh Drive (See Exhibits #3 and #4). City Staff is currently working with the developer of Quince Orchard Park to finalize the Final Forest Conservation Plan for all of the Quince Orchard Park development.

Architecture and Interior Plan
The architecture generally conforms to the architecture presented during the schematic development plan review. The applicant proposes a large "open office" within the west wing of the building. The highest point on the proposed building is 31 feet high. Staff requested that additional windows and glass be placed in the final renderings of the west wing which is lined with small offices and conference rooms. The applicant has added the windows and glass to the final renderings. The east wing of the building is lined with offices and conference rooms with library, reading, and cultural exhibit rooms located in the center.

Parking
A large portion of the interior plan is proposed to be conference rooms with library, reading, and cultural exhibit rooms. Thus, staff requested that the applicant provide a more detailed summary of the uses to see if the building could be adequately parked. Based on information provided to Staff by the applicant, staff believes that the applicant is providing adequate parking for the proposed uses with 98 parking spaces (84 required for 100% office use).

CONCLUSION
Staff concludes that **SP-02-0010** is in conformance with the MXD, (Mixed Use Development Zone) and in conformance with §24-170 and §24-171 of the City's Zoning Ordinance.

Staff has the following issues regarding the proposed development that should be addressed:

1. Applicant to submit a Stormwater Management Plan to be approved by the Department of Public Works, Parks, Maintenance and Engineering prior to the issuance of any site or building permits.
2. Applicant to submit a revised Forest Conservation Plan to be approved by staff prior to the issuance of any site or building permits.
3. Applicant to record easements related to the Final Forest Conservation Plan prior to the issuance of any site or building permits.
4. Applicant to incorporate bike signage into the final site plan prior to the issuance of any site or building permits.

Planning Commission Meeting, 12/4/2002

City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
DECEMBER 4, 2002

Acting Chair John Bauer called the meeting to order at 7:32 p.m. Commissioners present: Lenny Levy, and Danny Winborne. Absent: Victor Hicks and Blanche Keller. Staff present: City Attorney James Parsons, Planning and Code Administration Director Jennifer Russel, Community Planning Director Trudy Schwarz, Long-Range Planning Director Mark DePoe, and Planners Kirk Eby, Dan Janousek, and Pat Patula, and Planning Intern Tom Nguyen.

I. APPROVAL OF MINUTES

November 20, 2002, Planning Commission Meeting.

Commissioner Levy moved, seconded by Commissioner Winborne, to APPROVE the Minutes of the November 20, 2002, Planning Commission Meeting.

Vote: 3-0

II. RECORD PLATS

R-1132 -- Washingtonian Center
Parcels N, O, P, Q, Block C

Commissioner Levy moved, seconded by Commissioner Winborne, to APPROVE the Record Plat Agenda.

Vote: 3-0

PENGAD-Bayonne, N. J.
JOINT EXHIBIT
12
SDP-04-004
9/7/05

III. RECOMMENDATION TO MAYOR AND COUNCIL

Z-294 -- BP Realty Investments, LLC,

Application to rezone a portion of Parcel 910 (23.3 acres) and Outlot 1B (0.1 acres) located northwest of the intersection of MD Route 355 and Watkins Mill Road from the I-3 (Industrial Office Park) Zone to the C-2 (General Commercial) Zone. The applicant has selected the optional method for the map amendment application, per §24-198 of the Zoning Ordinance, and has submitted a schematic development plan as part of the rezoning application. The schematic development plan proposes 73,000 - 105,000 square feet of office, service, retail, restaurant, service station

prior to the issuance of a demolition permit;

13. Applicant to continue working with DPWPM&E to address controlling commercial traffic into adjacent residential neighborhood via Montgomery and Maryland Avenue;

14. Applicant to submit a covenant per C-D Zone Final Site Plan requirements to the City Attorney for review and follow with recordation of that document prior to issuance of any building permits; and

15. Applicant to submit color and material samples for staff approval.

Vote: 3-0

4. SP-02-0010 -- TECRO Building at Quince Orchard Park
MXD Zone
901 Wind River Lane
25,000-Sq.Ft. Office Building
FINAL PLAN REVIEW

Planner Janousek stated this project received schematic development plan approval in April 2001 (SDP-00-002) for 47,900 square feet of office space in two buildings on Lots 6 and 7 in the Quince Orchard Park development. He indicated the subject plan is for one building on Lot 7, which conforms to the approved SDP in terms of layout, parking, landscaping, and architecture.

Mr. Janousek indicated the building is 31 feet at its highest point and includes additional windows on the west wing, at staff's request, which houses small offices and conference rooms, and more offices and conference rooms on the east wing. He added that reading rooms and a library are in the center of the building and noted that based on the detailed breakdown of uses provided by the applicant, staff believes 98 parking spaces is adequate for the building.

Attorney for the applicant, Jody Kline, Esq., Miller, Miller and Canby, provided information about the applicant noting it acts as the administrative offices of the Embassy of Taiwan in the United States with an outreach cultural aspect.

Engineer for the applicant, Brian Donnally, Macris, Hendricks and Glascock, noted the similarity of this project to another approved by the Commission in 1989 in the I-3 Zone. He indicated this plan has changed little since approved as part of SDP-00-002. He identified some features of interest included a 12-15-foot berm on the north side of the property which serves as buffer along with additional screening added by this plan; an interior dumpster on the east side of the building with at-grade access for loading; additional street trees along Wind River Road; and an additional sidewalk connecting Twin Lakes Boulevard and Dosh Road. He briefly discussed sewage connection, the storm water management system, and forest conservation noting that plantings are already installed and will reach 20-25 feet in height.

Architect for the applicant, Tony Tso, Donnally Vujcic Associates, explained the

basis for the architectural design and shape of the building and, noting various roof heights, presented the architectural elevations and sample materials and colors. He also presented cross sections and perspectives to show the building height in relation to the Diamond Farms residences, the berm and landscaping.

TECRO Director of Culture Center Min Ye Yen, 4201 Wisconsin Avenue, N.W., Washington, D.C., 20016, stated they are pleased to come into the City of Gaithersburg and proud of the building proposed for development.

In response to Commissioner Winborne, Planning and Code Administration Director Russel stated that there would be no embassy functions such as issuance of visas and passports at the proposed building and therefore no security gates would be installed.

The following spoke in favor of the plan:

Joe Chang, M-NCPPC, 14741 Gov. Oden Bowie Drive, Upper Marlboro, stated he is assisting in a volunteer capacity with the preparation of the proposal. He indicated that activities in this building would not require special security measures such as an entrance gate or security guard.

Yen Chen, 433 Midsummer Drive and 724 Beacon Hill Terrace; Tim Montgomery, 14711 Soft Wind Drive; Joseph Go, 54604 Antigon Drive; Josephine Wang, 382 West Deer Park, Gaithersburg, Thomas Shih-Yung Jao, 510 Eye Street, Washington, D.C., requested approval noting the need for a center such as proposed to serve the Gaithersburg community.

Planner Janousek responded to questions of Commissioner Levy regarding parking availability and responsibility for Condition 5 and stated the plan complies with the Zoning Ordinance, subject to the applicant's compliance with conditions that he listed. Commissioner Winborne commented favorably on the building design.

Commissioner Levy moved, seconded by Commissioner Winborne, to grant SP-02-0010 - TECRO Building at Quince Orchard Park, FINAL PLAN APPROVAL, with the following conditions:

1. Applicant to submit a storm water management plan to be approved by the DPWPM&E before the issuance of any site or building permits;

2. Applicant to submit a revised forest conservation plan to be approved by staff before the issuance of any site or building permits;

3. Applicant to record easements related to the final conservation plan before the issuance of any site or building permits;

4. Applicant to incorporate bike signage into the final site plan before the issuance of any site or building permits; and

5. Quandrangle Development Corporation is to submit a plan and fund the design and modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left-turn movements directly from Quince Orchard Road to Twin Lakes Drive before the issuance of occupancy permits for the building.

Vote: 3-0

Acting Chair Bauer called a recess at 10:10 p.m.
The meeting reconvened at 10:14 p.m.

5. AFP-02-057 -- 12 Meem Avenue
I-1 Zone
Roof Change
AMENDMENT TO FINAL PLAN REVIEW

Planning Intern Nguyen stated this proposal is for a change in the roof design, presented the elevations and photographs of the existing building.

Representing the applicant, Ken Bush, Consulting Design Services, stated that the plan proposes to change the existing flat roof to a pitched wood truss roof. He noted it would have limited visibility, namely, from the corner of Meem and Chestnut Avenues. He answered questions of the Commission regarding fake dormers and height, noting that portions of the existing building would still be higher than the new roof.

There was no public testimony.

Mr. Nguyen stated the plan is in conformance with §24-136, §24-140, §24-170, and §24-171, of the Zoning Ordinance subject to the applicant's compliance with conditions as listed in the following motion:

Commissioner Levy moved, seconded by Commissioner Winborne, to grant AFP-02-057 - 12 Meem Avenue, AMENDMENT TO FINAL PLAN APPROVAL, with the following conditions:

1. Roof must be constructed of architectural grade shingles; and

2. Roof must be framed as to not allow any storage.

Vote: 3-0

V. FROM THE COMMISSION

Commissioner Levy

1. Suggested asking developers for more creativity in their designs of parking garages to achieve a more attractive appearance.

TAIPEI ECONOMIC AND CULTURAL

REPRESENTATIVE OFFICE (TECRO)

GAITHERSBURG PLANNING COMMISSION MEETING

SP-02-0010 -- TECRO BUILDING AT QUINCE ORCHARD PARK

DECEMBER 4, 2002

PENGAD-Bayonne, N. J.
JOINT EXHIBIT
13
SDP-04-004
2/4/05

COPY

1 P R O C E E D I N G S

2 MR. BAUER: Next on the agenda is SP-02-0010, the
3 Taipei Economic and Cultural Representative Office (TECRO)
4 building at Quince Orchard Park at 901 Wind River Lane,
5 25,000 square foot office building, final plan review. And
6 presenting for the staff, Dan Janousek. Welcome back, Dan.
7 MR. JANOUSEK: Thank you. This is a final site
8 plan application submitted in accordance with the schematic
9 development plan, SDP-00-002. It was approved on April 16,
10 2001, for 47,900 square feet of office space in two
11 buildings, on Lots 6 and 7 in Quince Orchard Crescent
12 Development, with one condition. This application is
13 specifically for a 25,000 square foot office building on Lot
14 7. And stated in the staff comments, the applicants claim
15 that Lot 7 conforms to the approved schematic development
16 plan, site plan, regarding site layout, parking and
17 landscaping and architecture.
18 The architecture generally conforms to the
19 architecture presented during the schematic development plan
20 review. The applicant purposes a large open office within
21 the west wing of the building, the highest point in the
22 proposed building is 31 feet high. Staff requested that
23 additional windows and glass be placed in the final
24 renderings of the west wing, which is lined with small
25 offices and conference rooms. The applicant has added the

windows and glass to the final renderings.

The east wing of the building is lined with offices and conference rooms and a library. Reading and cultural exhibit rooms are located in the center. To conclude a large portion of the interior plan is proposed to be conference rooms with library, reading and cultural exhibit rooms. Thus, staff requested the applicant to provide a more detailed summary of the uses to see if the building could be adequately parked. Based on information provided to staff by the applicant, staff believes that the applicant is providing adequate parking for the proposed uses with 98 parking spaces, 84 are required for 100 percent office use. There are some issues regarding proposed development that should be addressed, should the Planning Commission approve this application.

Jody Kline is here to represent the Taipei Economic and Cultural Representative Office, who would be occupying the office building. And he's also accompanied by Brian Donnelly from the Macris, Hendricks and Glascock, and Tony Tso from Donnally Vujcic Associates, he's the architect.

MR. BAUER: Okay.

MR. JANOUSEK: I give you Jody Kline.

MR. BAUER: Mr. Kline.

MR. KLINE: Good evening.

MR. BAUER: Good evening.

1 MR. KLINE: My name is Jody Kline and I'm going to
2 just start off first and tell you a little bit more about the
3 client then I normally do. Sure, it's an office building but
4 I think it's important you know a little bit more about
5 TECRO, because I think it's real important to the city that
6 TECRO is coming to the city. Normally, when we go to a
7 meeting the first questions asked is what is TECRO, but Mr.
8 Janousek sort of preempted that for me by giving you the
9 entire layout of the acronym on the front, but it still
10 doesn't really tell you what it is.
11 Basically the Taipei Economic and Cultural
12 Representative Office has been established by the Taiwan
13 Relations Act, and essentially represents the interest of the
14 Taiwan Government and the United States. For all intents and
15 purposes, this will be the administrative offices of the
16 Embassy of Taiwan in the United States. It performs all of
17 the functions you would expect from an embassy, both
18 Government to Government, but it also has the, as its title
19 suggests, a cultural aspect to it and it has two functions.
20 One is external, to try and explain and create an interest in
21 Taiwan itself to the American public, as well as to create a
22 cultural link for those people of the Chinese and the
23 Taiwanese community who live in the United States.
24 And when you ask why is TECRO coming to
25 Gaithersburg, it's coming first of all because it's a lovely

1 setting. It's a beautiful low-rise office park with very
2 mature vegetation, very good accessibility. And
3 interestingly enough, it's located in an area that has,
4 according to their figures, over, the City of Gaithersburg
5 has over 14,000 folks with Asian origin, both Chinese and
6 Taiwanese, a large number I might add who came this evening
7 to listen to all of this. So, by locating the city, we feel
8 that it brings prestige to the city, being able to say that
9 TECRO is located here, as well as being able to locate itself
10 in an area where your residents can take advantage of the
11 services that it's going to provide.
12 And when I say that it performs not only the normal
13 office functions you would expect to see of an embassy or an
14 entity performing these kind of functions, but it also has
15 the outreach aspect, I guess we would call it. In that
16 extent it has cultural programs such as exhibitions of
17 Chinese artwork. We would have Chinese language programs.
18 We would basically also have a library where people could
19 come and do research, and read magazines and newspapers in
20 their native language. So, we are able to provide services
21 to the residents of Gaithersburg, as well as a resource for
22 the activities that TECRO performs in the United States.
23 TECRO has been looking for 15 years to find a
24 location. It has 12 of these across the United States in 10
25 major cities, and it's taken them this long to find a home

for this property. And they're very pleased that they can do it in Gaithersburg, because of the population you have here and because what we feel is a very warm reception we've received so far. That, I think, is probably as far as I'm going to go about the entity itself.

At this point in time, I kind of turn it over to the consultants. I'd say two things, given the hour of the evening, given that there is some, if not, interest, may be apprehension about what is going on outside, I will provide you the opportunity. Mr. Donnelly can give you some of the site plan issues. Mr. Tso can go through some of the elevation and design issues. And Director Yen would like to just make a brief statement, as well. I'll leave it up to you, would you like to go through that?

MR. BAUER: I'd sure like to hear the presentation, sure.

MR. KLINE: I'm going to ask Mr. Donnelly to just go ahead and give you an overview of the site issues, and then Mr. Tso, using his elevations and he brought materials with him also.

MR. BAUER: Okay.

MR. DONNELLY: My name is Brian Donnelly from Macris, Hendricks and Glascock. I'll try to go over this fairly quickly. You have seen this very similar project before. It was approved back in 1989 as a final development

1 plan in the I-3 Zone, with pretty much the same
2 configuration, the building in the center of the site,
3 parking around the three sides, and a loading space to the
4 east. It was again presented to you in 2001, as a schematic
5 development plan, along with Lot 6, which is the partial to
6 the south. The project, as part of the schematic development
7 plan, was approved to 25,000 square feet. Very similar
8 number of parking spaces, the access didn't change.
9 The significant thing about this site, I think, is
10 to note that there's an existing 12 to 15 foot berm along the
11 north side of the property that screens Dosh Road and the
12 other adjoining property owners from the central corporate
13 park. Lot 7 is within the Crescent, which is one small
14 portion of an overall larger Quince Orchard Park development
15 that you've seen on numerous occasions. We've worked with
16 staff to provide additional screening along the north side.
17 Something of note that's unusual about this building is that
18 the dumpster is located somewhat within the building,
19 enclosed on three sides, along the far east side, at great
20 access for loading along the east side.
21 We propose street trees along Wind River Road to
22 supplement what's already out there. There's a sidewalk
23 proposed to connect Twin Lakes Boulevard to Dosh Road to the
24 north.
25 UNKNOWN FEMALE SPEAKER: Excuse me, would you mind

1 walking over and kind of pointing some of that out, take the
2 mike?
3 MR. DONNELLY: Sure.
4 UNKNOWN FEMALE SPEAKER: Thank you.
5 MR. DONNELLY: As I mentioned, there's a proposed
6 sidewalk from Twin Lakes Boulevard, at the intersection of
7 Wind River to the north, connecting an existing sidewalk
8 across the north side of Dosh Road. The berm that I was
9 describing earlier is pretty much from the far west side of
10 the site and it extends across the entire length of Dosh
11 Road. The berm height varies between 12 to 15 foot in
12 height. There is some forest conservation plantings that
13 have already been installed. Right now they're probably,
14 they're fairly small in height, but ultimately will reach a
15 mature height of 20 to 25 feet tall. Landscaped areas, we
16 put shade trees within the islands, as required.
17 As far as the engineering is concerned, the sewer
18 is being obtained from the Twin Lakes Boulevard to the south,
19 and brought up across Twin Lakes Drive, across Wind River
20 Lane. Storm water management is within an existing facility
21 within the jug handle of Quince Orchard Road and Twin Lakes
22 Drive. It provides quantity and quality control. Storm
23 water management concept has been approved with conditions to
24 do some aesthetic improvements to the pond. In a nutshell,
25 I'll just kind of leave it at that and come back for

1 questions.

2 MR. BAUER: Okay, thank you. You want to do

3 architecture next?

4 MR. KLINE: Yeah.

5 MR. BAUER: Okay.

6 MR. TSO: My name is Tony Tso. I'm from Donnally

7 Vujcic Associates, we're the architect of record. When we

8 found out the Government of Taiwan was seeking to build its

9 office in the City of Gaithersburg, our office is located

10 within the City of Gaithersburg, we went all out to get this

11 commission cause we, including, not charging what we

12 typically charge, but cause we really wanted to give the City

13 and the Government of Taiwan a really nice building. The

14 building is kind of dictated by what the site and what the

15 approved SDP has imposed on the configuration, the footprint

16 of the building, so it's a narrow and long building. And we

17 did everything possible to break it up, to compose this so

18 it's more dynamic, so it talks and hopefully sings. I'd like

19 to show you this other view, which you have a copy of in

20 color.

21 This is a prominent view, if you're coming up from

22 Kentland, driving up 124 going north, you will see this

23 facing, literally facing the street at an angle, this is what

24 you would see in terms of the building. And as you drive

25 further, the next view is what you will see. This is almost

1 directly facing 124 on a head on look. And we tried very
2 hard to break up what would be a typical one-story flat, low
3 building, to give it, to get more interest so that the light
4 can play and cast some shadow, so.
5 This is the lower wing with a shell in the front to
6 mark entrance, front of, to mark a center on the other side.
7 And then we raised the roof in the middle, to bring daylight
8 into the middle, for the library functions of it. And we
9 have a very prominent lobby, we think appropriate for the
10 Government of Taiwan and their local office. And then with a
11 playful massing on the other side just to break it up. I
12 think the drawing communicates what we've done there. If you
13 have any questions I'll be happy to answer it.
14 MR. BAUER: Real quick.
15 UNKNOWN MALE SPEAKER: Sample materials.
16 MR. TSO: Oh yes, we brought some sample materials
17 for what we propose to use in terms of the color. The light
18 beige color is the face we intend to use, the white color is
19 what we intend to use on the bottom and also in the review.
20 And now this will be, this (indiscernible) type of material,
21 synthetic stucco, to give it a light feel.
22 MR. BAUER: Maybe real quick too, if you could just
23 kind of run down what different heights are there, anomaly.
24 And the other concern I had is rooftop equipment. If you've
25 got parapet conditions there, if it's, if that's a parapet

1 condition to hide rooftop equipment, if you've done that.
2 MR. TSO: Yes, it is.
3 MR. BAUER: It's not a concern, just kind of talk
4 about the different steps there are.
5 MR. TSO: Okay, we thought of everything, we hope.
6 This height, most of the building is about 15 feet up to this
7 point, slightly lower, and out to this point is about 20
8 feet, on this wing, so it's 15 feet, 20 feet. And I believe
9 this one is 25 feet up to the sill height to the glazing, and
10 31 feet to the top part. And I think it's about 28 at the
11 top. And the issue of rooftop units, I think it's probably
12 most -- what you see here are two screens, together with a
13 thin round curve shell in the front that would block the
14 units on this end, as serves this side. What we have done is
15 also we'd lower these two, so there's a taller parapet on
16 these two little pieces, here and here, to accommodate their
17 condition units that are served in this direction.
18 MR. BAUER: Okay. Any other questions for Mr. Tso?
19 MR. LEVY: No.
20 MR. BAUER: Thank you.
21 MR. KLINE: You do have in your package, I believe,
22 also the cross sections which we prepared as a result of the
23 meeting with the Diamond Farms community because they wanted
24 to understand the relative height of our building, relative
25 to their townhouses. We have the cross-section rendered, if

1 you want to put it up, but I wanted you to get a sense of the
2 relationship and the spacial separation between those two.
3 MR. BAUER: Sure.
4 MR. KLINE: The berm is probably the major, the
5 dominant land use feature in that entire area, and it does
6 screen the townhouses from our buildings. Let me put up
7 that.
8 MR. BAUER: Yeah, the cite section, and maybe real
9 quick, just reference the elevation that's facing that way
10 too.
11 MR. KLINE: The building on the left, yeah, the
12 building on the left is the highest point of our building,
13 it's the 31 foot elevation. And what you've got is moving
14 from left to right, you've got the grassed area behind our
15 building, then supplemental landscaping that we're going to
16 be putting in the existing berm with existing vegetation,
17 then Dosh Drive with the gray little humped-area, and then
18 existing vegetation from the parking lot at Diamond Farms.
19 So, our building is probably two to three feet taller then
20 their's, and we feel the existing vegetation will screen.
21 MR. BAUER: Was this shared with the neighbors?
22 MR. KLINE: Actually, copies of everything that
23 you've seen this evening was submitted to both Fernshire
24 Farms and Diamond Farms. We met with two of the board
25 members of Diamond Farms and their management company. I

1 have spoken to Mr. Seeger on the phone from Fernshire Farms,
2 but have not met with him. But we've shared all of this
3 material with their management company, and I understand
4 that's been distributed to their board for review.
5 MR. BAUER: Okay.
6 MR. KLINE: With me here is Director Yen Min Yi,
7 and he has a prepared statement. He'd be glad to answer any
8 questions when he's finished.
9 MR. BAUER: Great, thank you. Good evening.
10 MR. YI: Good evening, Mr. Chair and Commissioners.
11 My name is Yen Min Yi. I'm Director of Cultural Center of
12 TECRO, the Taipei Economic and Cultural Representative
13 Office. On behalf of TECRO, let me say that we're very proud
14 of our new office building, and excited to be located in the
15 City of Gaithersburg. A city that is committed to the
16 promotion of various such as character, diversity, and
17 integrity, TECRO is just your vision. And looks forward to
18 contributing to the Gaithersburg community as a place of
19 resource, outreach and learning for a better understanding
20 for the Country of Taiwan. Thank you for your support.
21 MR. BAUER: Thank you. Mr. Kline, do you have
22 anything else?
23 MR. KLINE: We'd be glad to answer your questions.
24 That does finish our formal presentation.
25 MR. BAUER: Okay. Any questions or shall we go to

1 the public?

2 MR. WINBORNE: Maybe I can save them for later, but

3 I just had --

4 MR. BAUER: It's up to you.

5 MR. WINBORNE: Okay. Well, I just had, because I

6 heard that this was going to be --

7 MR. KLINE: I believe there are a couple folks who

8 did want to speak to you.

9 MR. BAUER: And we want that, we will do that.

10 MR. LEVY: But we get to ask our questions.

11 MR. WINBORNE: I'm sure, Mr. Kline, I'm sure I

12 won't have the last word. Since this is an embassy-like

13 building, I get the sense that there's going to be some

14 embassy kinds of activities going on there. Is there going

15 to be some kind of gating or some kind of security with the

16 building, surrounding the building, and the prominent front

17 foyer or lobby?

18 MR. KLINE: I just want to make sure I got the

19 answer. We know. Joe, is you want to come up here. This is

20 Joe Chang. You have a letter in your package from Joe Chang.

21 I'm going to ask him to elaborate. But essentially, there

22 are embassy functions per se.

23 MR. WINBORNE: Okay, okay.

24 MR. KLINE: When we met with the citizens they said

25 can I go and get a visa at this place, the answer is no.

1 MR. WINBORNE: Okay.

2 MR. KLINE: We might process them at this place,
3 but it would not be an intake situation. There would be
4 people coming and going from the cultural side of it, but you
5 wouldn't have the normal stamping passports and visas in this
6 office. Therefore, security is not that critical.

7 MR. LEVY: It's not surrounded by a fence or a gate
8 or something.

9 MR. WINBORNE: And you know how like a lot of the
10 front lobbies have those huge pylons so no truck can go
11 visit.

12 MR. CHANG: Good evening. For the record, my name
13 is Joe Chang. I'm a professional planner with the Maryland
14 National Capital Park and Planning Commission. I want to
15 emphasize I'm a volunteer, no pay job to help TECRO to
16 process this project. Since I have knowledge and
17 professional experience in the planning aspect, so I was
18 involved in it. To simply answer your question, it's no.
19 Because this facility is not being headquartered in
20 Washington, D.C. This is a cultural section, cultural and
21 education, and also oversee Chinese Service Center. There is
22 no security guard, and this is being used as office, mainly
23 to serve the community. That's why I wanted to emphasize
24 there's no security guard or gated.

25 MR. BAUER: Okay, thank you. Do you have any other

1 questions?

2 MR. WINBORNE: I'm holding it.

3 MR. BAUER: Okay. Well I'd like to hear from the
4 public. Anyone wishing to speak on this application, please
5 raise their hand? Please. Or stand up and come up, that's
6 okay too.

7 MS. CHEN: Good evening, Chairmen and
8 Commissioners. My name is Yen Chen. Let me tell you a
9 little bit about myself first. I have been involved in local
10 Chinese community activities for many years.

11 MR. BAUER: Can I, I'm sorry to interrupt, but just
12 for the record, your address too, please.

13 MS. CHEN: Yes, my address, actually I live on 433
14 Midsummer Drive.

15 MR. BAUER: Thank you.

16 MS. CHEN: And I was the formal president of the
17 Chinese Culture and Community Center, a non-profit
18 organization. I have been a resident of Gaithersburg City
19 for almost 20 years. Most important, the reason I'm here
20 today is because my family also owns a property in Fernshire
21 Farm. The address is 724 Beacon Hill Terrace. So I'm here
22 to support the construction of TECRO office. I do welcome
23 TECRO to pick Gaithersburg as its home for the following
24 reasons.

25 I think based on what just discussed earlier, it

1 provides community services. Although the project is
2 intended, or said to be an office, but I think the office is
3 more then just an office use. Since they plan to build an
4 office complex contains some other rooms, for instance, a
5 library, several cultural and art exhibit rooms, which will
6 be open to residents of Gaithersburg City. And people can
7 come over here to research, explore, and collect some
8 materials on Chinese culture and languages. Specific, that's
9 kind of important to me, to my family, because my parents
10 enjoy readings, and also they like culture exhibits. My
11 father just recently retired so this is actually a wonderful
12 resource center for him. He will have easy access to some of
13 the hard to find material over there.
14 Another reason is, from the picture here, you can
15 see that the proposed building is actually a very, has a very
16 high quality appearance. It provides articulate facets and
17 architectural elements, like the building design and the
18 colors. It pretty much bring a fresh air to the area because
19 in that complex, I think mostly we will see those boring
20 office buildings, and this is quite different, so as a
21 resident in that area, I think I will welcome this
22 construction to my neighborhood.
23 MR. BAUER: Okay, thank you.
24 MS. CHEN: Thank you.
25 MR. BAUER: Anybody else commenting on the plan?

1 Well, I see you standing up so I guess you have the -- come
2 on up.
3 MR. LEVY: You're next.
4 MR. MONTGOMERY: My name is Tim Montgomery. I live
5 at 14711 Soft Wind Drive. And I don't have a prepared text
6 but I think it's important that this be located in this area,
7 the TECRO facility. My daughter is, for example, right now
8 at school she has to do a presentation on a cultural holiday,
9 Chinese New Year, this year. And my mother-in-law will be
10 able to, who is Chinese, will be able to use this place as
11 kind of a place to come see exhibits. I'm assuming that
12 they'll be sort of changing them on a semi-regular basis.
13 And I just take notice that it's kind of a cosmopolitan good
14 thing to do. It, you know, it gives it more of an
15 international flavor through our area that, that
16 traditionally we think only Washington can do this kind of
17 thing. But really, now we're the greater Washington area and
18 Gaithersburg is part of that. I'm here to support the idea.
19 MR. BAUER: Thank you. Anyone else? Everyone's
20 just listening, I guess. Please, please.
21 MR. GALL: Good evening. My name is Joseph Gall.
22 I live in 15604 Antiquity Drive. I've been living in the
23 county for almost 23 years, the last 12 years in Montgomery
24 County, no, Gaithersburg, sorry. Well, as you can see in
25 this room, there are so many Asian faces here. And I think

1 the census say county will have probably 13 percent Asian
2 population. And, but in the county as a whole we only have
3 about 1 or 1.5 percent Asian population, so this is a very
4 condensed Asian population here, and the China is the
5 biggest, well, the most populated nation in the world. And a
6 lot of the Chinese culture, we, as a resident or citizen of
7 the U.S., we don't really know that much. For instance, how
8 many of you knows fortune cookie? It's not from China.
9 MR. BAUER: San Francisco, right?
10 MR. GALL: Another thing I want to point out is
11 with this culture center, like we have the cultural library
12 just built last 3 or 4 years ago open. You'll see the usage
13 there. And which at first I saw you release the pressure
14 from Lake Forest. Now you can see the heavy use of the
15 Quince Orchard. I believe with the opening of this culture
16 center, we can divert the pressure from both library. More
17 people can use that library there, and the cultural center,
18 for instance, the kids doing their project. As you know,
19 Wootton high school they have 30 percent population of the
20 Wootton is Asian American. And Quince Orchard and
21 Gaithersburg, I think, it's a pretty high percentage. I
22 believe the teacher will utilize this facility too, because
23 of the population. So, I would like to very strongly urge
24 the Commission to approve this project. Thank you.
25 MR. BAUER: Thank you. Anybody else? Please.

1 MR. CHAU: Good evening, ladies and gentlemen. My
2 name is Thomas Chau. I live at 13306 Global Street, Bowie,
3 Maryland, not in Gaithersburg. The reason I come here,
4 because on behalf of my members, I'm the Chairman of the
5 CCBA, representing 28 associations, which this is the
6 association of associations. And all the members could be
7 over 25,000 people. We've been looking for a home for a long
8 time, for 15 years, and so I represent the macro part. I
9 don't want to get into detail or individual need. But as a
10 society we know we need this place. This is our dream and we
11 wish our dream will come true. Thank you.
12 MR. BAUER: What is CCBA?
13 MR. CHAU: Chinese Combined Benevolent Association.
14 MR. BAUER: Okay, thank you.
15 MR. CHAU: You're welcome.
16 MR. BAUER: Anyone else? Yes, ma'am, please.
17 MS. WANG: (inaudible). That means hello in
18 Chinese. Now if you don't know, I'm currently, I'm Josephine
19 Wang, former candidate for the House of Delegates, District
20 17, and this was my district. I'm still here. I'm not going
21 to go away. In four years I'm going to do it again. In case
22 you didn't see me, my name was on the ballot. Anyway, that's
23 not why I'm here. I live at 382 West Deer Park Road, which
24 is couple blocks up here. And I think it's a great idea. I
25 just had found out from an e-mail this morning. And if I'd

1 known earlier I would have prepared a speech and given to
2 you, everyone a copy, but perhaps that would have been too
3 political. But that's okay, that's in the back of my mind.
4 But I think one of the reasons I think this place, I heard,
5 I'm excited, if anything, you can all go there and take
6 Mandarin. I'll be your instructor, I will volunteer.
7 Right now I've been doing for the teaching of
8 Mandarin in the Adult Education Montgomery County Public
9 School programs at Walter Johnson. I just retired as a
10 fourth grade teacher from Montgomery County Public Schools,
11 and so I know the growth of the Asian population as well.
12 Especially the students and their parents needing a place,
13 such as this, that will provide cultural, as well as
14 educational opportunities for them to call home. Chinese, by
15 nature, I can't really say that, I'm kind of a weirdo, kind
16 of. They're shy, they're much like, I shouldn't offend
17 anybody. I like to talk. I like to be able to offer my
18 services.
19 Now, in this particular home, I see myself as a
20 volunteer to be able to say you need to register and vote,
21 or, maybe not that, you need to go out there. May be some of
22 the senior citizens, they've been here for years and years,
23 and I think there's a need to bond, to talk Mandarin, to read
24 novels, to read, to have book discussions. They're scattered
25 all over the county right now. I went to a book discussion,

1 it was held in the Gaithersburg High School. No, excuse me,
2 Quince Orchard Library. So, as I was telling you earlier,
3 this is a perfect place for young and old -- hey, I'm getting
4 older. I would love to be there and have ethnic food.
5 I was born in Beijing, came here as a child, 16. I
6 learned English but I'm kind of a split personality. I can
7 relate to both. Some days I say what about the filial piety,
8 which is the value, pay respect to your elders. You don't
9 have to like them, but you have to respect them. They may be
10 wrong, but speak with a smile on your face. This is where it
11 is. You don't have to have a conflict, although there are
12 conflicts, you can just smile. So, those are the areas I
13 think I can be useful, because right now I'm retired, I still
14 have some time.
15 So, I don't know when, as I was sitting there
16 listening, when is this going to come to formation. I have
17 that question. When is it going to come to formation? Is it
18 tomorrow, next year, three years, when is it?
19 MR. BAUER: I take it you're in favor of the
20 project?
21 MS. WANG: Yes.
22 MR. BAUER: Okay.
23 MS. WANG: So please, do it, go for it. Thank you.
24 MR. KLINE: Mr. Bauer, a number of people came to
25 help out, and I think I can say that they probably have

1 conveyed the sense of excitement I think the city ought to
2 feel about this organization coming to the city. At this
3 point in time it would probably be better if we made
4 ourselves available to answer some of your very typical
5 questions.
6 MR. BAUER: Great, as long as there's no one else
7 in the audience that wishes to say anything about this
8 application thing? Well, I see no hands.
9 Let me suggest we focus back on the site plan. We
10 can certainly talk more about the potential for new neighbors
11 across the street, which is great.
12 Any questions about the site plan or the
13 architecture, or anything on the application?
14 MR. LEVY: Not for the applicant, I had something
15 for Dan, though.
16 MR. BAUER: Well, I'm sorry, we've got to wrap up
17 then. Thanks for the reminder.
18 Dan, you want to give the wrap up?
19 MR. JANOUSEK: Or answer a question first? You
20 said you had a question.
21 MR. BAUER: Why don't you go ahead and finish the
22 (inaudible) and then we can wrap up the discussion.
23 MR. JANOUSEK: Thank you. There are some issues
24 the County Commission should consider if they approve this
25 application, and I will just go through this. There's one

1 glaring one that I didn't mention that's part of the SDP,
2 which has to be mentioned. It would be in Number 5. So let
3 me go through 1 through 4 and I'm going to add Number 5,
4 which deals directly with the SDP.
5 MR. BAUER: Okay.
6 MR. JANOUSEK: Number 1 is the application to
7 submit a storm water master plan to be approved by the
8 Department of Public Works Parks, Maintenance and
9 Engineering, prior to the issuance of any site or building
10 permits. Number 2, the applicant to submit a revised Forest
11 Conservation Plan to be approved by staff prior to the issue
12 of any site or building permits. Number 3, the applicant to
13 record easements related to the final Forest Conservation
14 Plan prior to the issuance of any site or building permits.
15 Number 4, the applicant to incorporate bike signage into the
16 final site plan prior to the issuance of any site or building
17 permits. And that's just to direct people to the bike
18 parking. Number 5, the applicant to submit a plan, and to
19 fund the design and construction of modifications of Twin
20 Lakes Drive and Quince Orchard Road intersection, to allow
21 for left-turn movements directly from Quince Orchard Road,
22 Twin Lakes Drive, prior to issuance of any occupancy permit
23 for the building.
24 MR. BAUER: Is applicant aware of that fifth
25 condition?

1 MR. KLINE: Yeah, Mr. Janousek reminded me of it
2 and let me just say this. It is correct that it's a
3 condition of the SDP, but that was a condition that we're
4 adding with Quadrangle's application. I believe Mr. Kanaf
5 with Quadrangle had written a letter to the city confirming
6 their responsibility to that. I don't mind recognizing that
7 it's something that has to be done, I just want to make sure
8 that it's understood that it's not TECRO that's going to be
9 paying for that. Some other entity will be taking care of
10 that.
11 So, to the extent applicant, I'd prefer that the
12 word quadrangle or master developer be used rather then
13 TECRO, if that means applicant.
14 MR. BAUER: Will go with that, okay. Would that
15 need to be resolved prior to this project taking off, or is
16 it?
17 MR. JANOUSEK: It's pretty clear from the SDP, I
18 believe.
19 UNKNOWN FEMALE SPEAKER: I think we made that
20 condition prior to the final occupancy of this building.
21 MR. BAUER: Okay, so they concur construction, I
22 guess.
23 UNKNOWN FEMALE SPEAKER: Right.
24 MR. BAUER: Okay, so prior to occupancy.
25 UNKNOWN FEMALE SPEAKER: Final occupancy. Prior to

1 final occupancy.

2 MR. LEVY: The applicant of the SDP with Quadrangle

3 Development Corporation.

4 MR. BAUER: Okay, all right. Any questions of

5 staff?

6 MR. LEVY: Yes. Dan, as I was reading through

7 this, there was mention that TECRO wanted to have a multi-

8 purpose room, but I thought the problem was something with

9 the SDP. What would have to be done for them to be able to

10 have this? Because we've got several letters from members of

11 the community supporting that that should be there. Why is

12 there a problem and can it be rectified?

13 MR. JANOUSEK: I don't know if it's a problem

14 because many times offices have multi-purpose rooms, reading

15 rooms, visual presentation rooms, and things like that. So

16 it's just part of the office use there. And what we asked

17 them to do was to just show, because there was a couple areas

18 on the interior plan, which was provided to you, shown as a

19 conference room. It looked like there was a lot of

20 conference room there. We just wanted to make sure it could

21 be part, if it was used as a conference room, so we asked

22 them to submit a table to us to show could they park it, and

23 looking at that table we figured that they could. Barring

24 any large functions, we think it could be used as office and

25 conference room, without any change to the SDP or, and under

1 the parking guidelines.

2 MR. BAUER: Right, and that covers the case.

3 MR. LEVY: Yeah, so they're okay with that then?

4 MR. JANOUSEK: Yes.

5 MR. LEVY: Or the city's okay with them having this

6 kind of parking?

7 MR. JANOUSEK: Yes.

8 MR. LEVY: Okay. That was the only thing, I mean,

9 I think it's a very attractive building. I was impressed

10 with it. I'm very happy that an organization like this has

11 designated Gaithersburg as its home. The community is

12 obviously supporting it. I think it's great.

13 MR. BAUER: Okay. Dan, anything you want to?

14 MR. WINBORNE: No, I agree with what Lenny said. I

15 think it's a great looking building and I'm excited, and I'm

16 looking forward to learning some of the culture.

17 MR. BAUER: Yeah, I agree. It's a very handsome

18 building and I complement the design team for the scheme and

19 for what you're showing tonight. And clearly, we talked a

20 lot about architectural and focals and planning notes, but

21 anytime can transcend that and become a cultural focus in the

22 city, I think it's a huge asset to the city and something to

23 be proud of. So, welcome to the city, to all that are

24 involved in the TECRO project, or soon to be welcome to the

25 city. Good luck with the project and I think you're looking

at overwhelming endorsement from us, although we have to go through that formally, I suppose.

MR. LEVY: Yes, I guess the motion needs to be made. I move that we give final site plan approval to site plan SP-02-0010 with the five conditions read into the record by staff.

MR. WINBORNE: And I second.

MR. BAUER: Those in favor.

MR. WINBORNE: I.

MR. LEVY: I.

MR. BAUER: I. Passes 3-0. Thanks very much everybody.

(Meeting concluded.)

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3

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C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the video tape recording of the proceedings before the Gaithersburg Planning Commission on December 4, 2002, in the matter of:

SP-02-0010

TECRO Building at Quince Orchard Park

Sema O'Toole

Sema O'Toole

February 3, 2003
Date

P&CA

PLANNING AND CODE ADMINISTRATION

Gaithersburg
A CHARACTER COUNTS! CITY

31 South Summit Avenue - Gaithersburg, Maryland 20877 - Telephone: (301) 258-6330 Fax: (301) 258-6336

SITE DEVELOPMENT APPROVAL

Applicant:
MEN YI YEN
TAIPEI ECONOMIC & CULTURAL REP. OFFICE
4201 WISCONSIN AVE, NW
WASHINGTON, DC 20016

Project:
Site Plan: SP-02-0010
Proj Name: Culture Center of Tecro
Lot\Block: 7
Address: 901 WIND RIVER LA GB
Action: **Planning Comission Approval**

Description: Construct 25000 sq ft office and associated parking, walks, utilities, and landscaping.

Dear Applicant:

The Planning Commision of the City of Gaithersburg, at their meeting held on **December 4, 2002,** has reviewed and approved your application.

All permits required by the Ordinance of the City of Gaithersburg may now be applied for at the Planning and Code Administration at City Hall, 31 South Summit Avenue. See procedure described on the reverse side of this form.

This approval is issued subject to all contingencies enumerated on the reverse side of this form. Additional requirements of this approval are listed below:

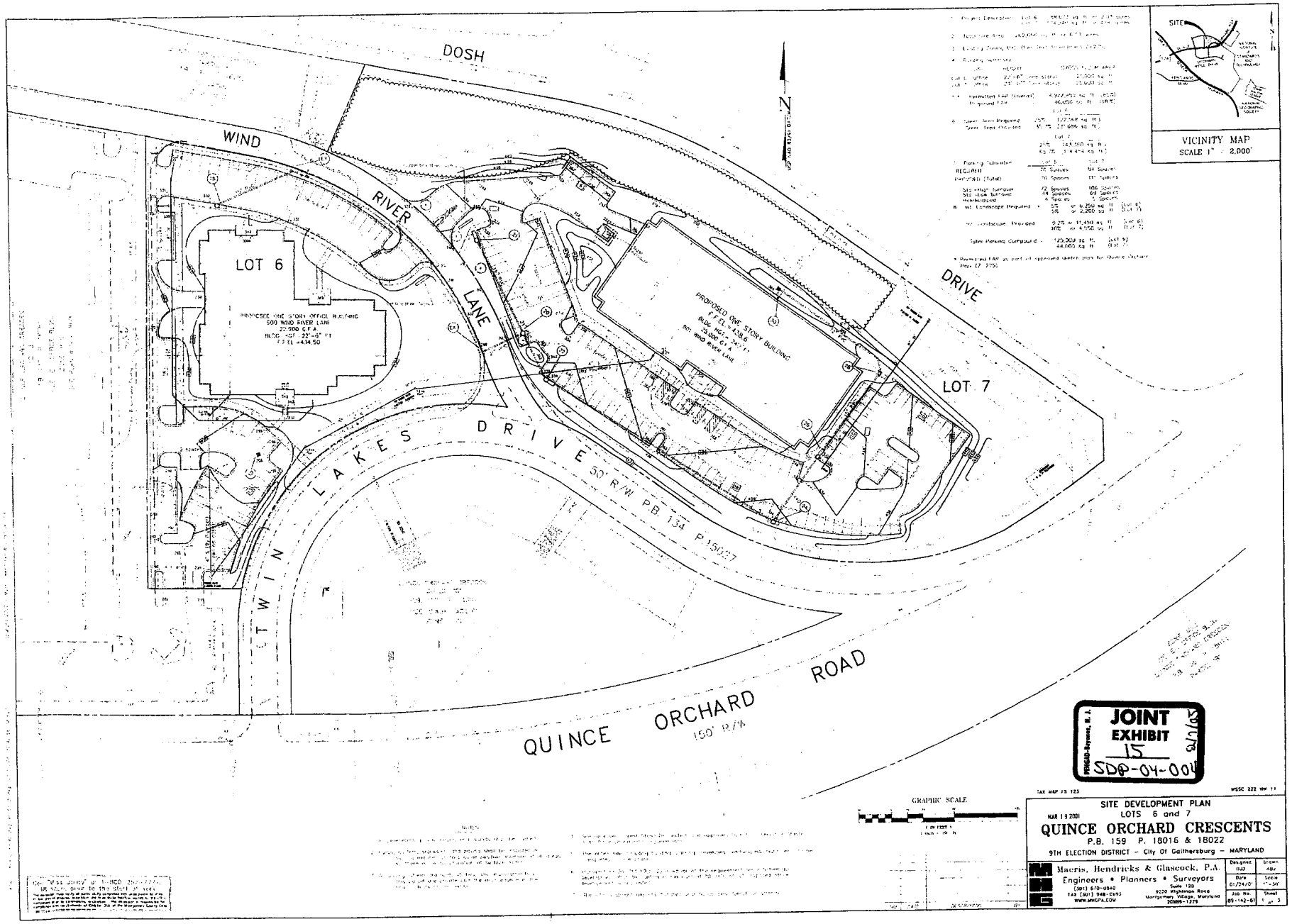
1: Applicant to submit a Stormwater Management Plan to be approved by the Department of Public Works, Parks, Maintenance and Engineering prior to the issuance of any site or building permits.
2. Applicant to submit a revised Forest Conservation Plan to be approved by staff prior to the issuance of any site or building permits.
3. Applicant to record easements related to the Final Forest Conservation Plan prior to the issuance of any site or building permits.
4. Applicant to incorporate bike signage into the final site plan prior to the issuance of any site or building permits.
5. Quandrangle Development Corporation to submit a plan and to fund the design and modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left turn movements directly from Quince Orchard Road to Twin Lakes Drive prior to the issuance of occupancy permits for the building.

REVISED

Date: December 18, 2002

Planner:

JOINT EXHIBIT 14
SDP-04-004
PENGAD-Bayonne, N. J.
2/7/05


DOSH
WIND
RIVER
LANE
DRIVE
LOT 6
LOT 7
PROPOSED ONE STORY OFFICE BUILDING
500 WIND RIVER LANE
22,900 G.F.A.
BLDG HGT = 22'-6" FT
F.F.EL = 434.50
PROPOSED ONE STORY BUILDING
F.F.EL = 438.6
BLDG HGT = 24'-7" FT
25,000 G.F.A.
901 WIND RIVER LANE
TWIN LAKES DRIVE
50' R/W P.B. 134 P.15027
QUINCE ORCHARD ROAD
150' R/W
N
SITE
VICINITY MAP
SCALE 1" = 2,000'
GRAPHIC SCALE
JOINT EXHIBIT
15
SDP-04-004
PENGAD-Bayonne, N. J.
TAX MAP FS 125
WSSC 222 NW 11
SITE DEVELOPMENT PLAN
LOTS 6 and 7
MAR 19 2001
QUINCE ORCHARD CRESCENTS
P.B. 159 P. 18016 & 18022
9TH ELECTION DISTRICT – City Of Gaithersburg – MARYLAND
Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840
Suite 120
9220 Wightman Road
Montgomery Village, Maryland
20886-1279
Designed
Drawn
Date
01/24/01
Scale
Job No.
89-142-61
Sheet
1 of 3

RESOLUTION No. R-84-01

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF GAITHERSBURG GRANTING APPROVAL FOR SCHEMATIC DEVELOPMENT PLAN SDP-00-002, KNOWN AS LOTS 6 AND 7 QUINCE ORCHARD PARK CRESCENT, ZONED MIXED USE DEVELOPMENT (MXD). APPROVAL OF THIS SCHEMATIC DEVELOPMENT PLAN PERMITS CONSTRUCTION OF 47,900 SQUARE FEET OF TOTAL OFFICE SPACE WITHIN TWO ONE-STORY BUILDINGS ON A 6.03-ACRE SITE

SDP-00-002[1]

OPINION

This matter has come before the Mayor and City Council for approval of a schematic development plan (SDP) for land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to §24-160D.9(b)3 of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council and Planning Commission to conduct public hearings on schematic development plan applications following appropriate notification procedures and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the Planning Commission.

The subject case involves two lots of 2.03 and 4.0 acres of land and concerns development of a portion of the area known as the Crescent within the Quince Orchard Corporate Park. The application was submitted to the City Planning and Code Administration and the City Planning Commission on September 8, 2000. This application was designated as SDP-00-002 and presently requests approval for two lots and the development of two, one-story buildings with a total of 47,900 square feet of office space for Quadrangle Development Corporation.

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OPERATIVE FACTS

A. Background

On December 20, 1993, Zoning Map Amendment Z-275 was approved by the Mayor and Council and rezoned the entire Quince Orchard Park property to MXD (Mixed Use Development). The subject Crescent section, consisting of 20 acres between Dosh Drive and Quince Orchard Road was approved for office development not to exceed 150,000 square feet on the adopted Sketch Plan. The 1997 Master Plan for the area affixed an industrial/research/office land use designation to the parcel

[1] The Planning Commission and the Planning and Code Administration have instituted a new numbering system via a site plan software system installed in the Spring of 2000, so the numbering of this review is different from the previous approvals.

in conformance with existing zoning. A the present time in the Crescent there are two existing 25,000-square foot office buildings on Lot 3 of the Crescent section, and a 50,000-square foot building proposed on Lots 4 and 5 (SDP-00-001), the total build out for the Crescents is 147,900 square feet of office space.

B. Current Application

The applicant, Quadrangle Development Corporation, has submitted an application for the subject site (SDP-00-002) located on the north side of Twin Lakes Drive and on the south side of Dosh Drive. On September 20, 2000, the Planning Commission approved a waiver request for this site to allow review of an SDP that proposes less than the minimum 100,000 square feet of office space required in the Zoning Ordinance [§24-160.D.9(b)(2)]. A joint public hearing of the Mayor and City Council and Planning Commission was held on October 16, 2000, at which time evidence was received on the subject SDP application. The records for both the Mayor and Council and Planning Commission were held open indefinitely. During the pubic hearing, no concerns were raised about the SDP.

The Mayor and City Council and the Planning Commission held a joint work session on November 27, 2000. The staff presented the plan along with recommended traffic improvements for the intersection of Twin Lakes Drive and Quince Orchard Road, as well as Great Seneca Highway and Quince Orchard Road. There was no public testimony related to this site, other than basic questions about the plan itself.

The Planning Commission reviewed the record and the staff recommendation at their January 3, 2001, meeting. The staff report addressed the reorientation of the buildings on both Lots 6 and 7 in an effort to place the loading docks to the rear of the site, away from the street. The report also addressed the need for traffic improvements at Quince Orchard Road and Twin Lakes Drive and at Great Seneca Highway. It was noted that the State Highway Administration would have to approve the proposed improvements and that the developer would be released of the obligation for the previously proffered traffic signal at Purchase Street. The Planning Commission recommended approval with the following conditions:

1. Execution of an escrow agreement requiring the funding of $50,000 for the construction of a right-turn lane from Quince Orchard Road to Great Seneca Highway northbound. The escrow agreement will require the funding to be paid before July 1, 2001, so that the necessary permitting and construction may be done in conjunction with the occupancy of the Arbee Building (SDP-00-001); and

2. Applicant is to work with staff on a revision to the plan for Building F, so as to eliminate the parking and loading dock fronting on Quince Orchard Road.

Following the Planning Commission's recommendation, the staff held meetings with the applicant to resolve the traffic improvement issues before taking the plan back to the Mayor and Council for approval. The applicant agreed to fund the cost of retrofitting the "jughandle" intersection of Twin Lakes Drive and Quince Orchard Road to allow for left turns directly from Quince Orchard Road. It is also understood that the State Highway Administration would fund the cost of all intersection modifications at Quince Orchard Road and Great Seneca Highway, including lane restriping, signal modifications, and any new turn lanes. It is also understood that the City would release the developer from any obligation to fund a new traffic signal at Purchase Street and Quince Orchard Road.

C. Evaluation and Findings

In reviewing the subject application for approval of SDP-00-002, the City Council finds the proposal to be substantially in accordance with all of the requirements of the Mixed Use Development (MXD) Zone that are set forth in Chapter 24 Article III, Division 19 of the City Zoning Ordinance. In addition, they find the application substantially in accordance with the approved sketch plan, as amended by the Planning Commission. The City Council also finds the subject application in accordance with the Neighborhood Five Master Plan, and the principles established for development in the City's Smart Growth Policy element of the Master Plan. The City Council agrees with the findings, conclusions and recommendations of approval by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action.

It is further the City Council's finding that SDP-00-002, Quince Orchard Crescent, Lots 6 and 7, as proposed in its current form, which includes two, one-story office buildings of 22,900 square feet and 25,000 square feet for a total of 47,900 square feet of office space, is compatible and harmonious with the existing and planned uses in the subject site and adjacent areas, in terms of the nature and intensity of uses, their location and interrelationship with community features of the subject site and adjacent areas. The subject SDP is harmoniously integrated in an orderly fashion into the overall comprehensive planning and development envisioned for this area. The City Council believes that the overall density, office use and siting of the office buildings and environmental preservation features and building architecture provide a compatible and environmentally sensitive and sustainable form of development.

The City Council further finds that the level of development reflected by this SDP can be accommodated adequately by existing and planned public facilities. There is no evidence to indicate that public water, sewer, and school facilities could not adequately handle the needs of this development. Due to the limited scope of this one project, there are no staging or phasing programs required.

In conclusion, the City Council finds SDP-00-002 is in accordance with §24-160D.9 and §24-160D10(b), is in the public interest and should be approved. There is sufficient evidence in the record to indicate that the subject SDP conforms to

the sketch plan, has accomplished the purposes of the MXD Zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the Neighborhood Five Land Use Plan, the Smart Growth Policy element of the Master Plan, as well as generally accepted city planning and land use policies.

SCHEMATIC DEVELOPMENT PLAN (SDP-00-002)

RESOLUTION

NOW, THEREFORE BE IT RESLOVED by the City Council of Gaithersburg, that the applicant's proposed SDP designated SDP-00-002, to approve 47,900 square feet of office space in two, one-story buildings, as configured on the revised SDP accompanying the application for Quince Orchard Crescent, Lots 6 and 7, is hereby approved with the following conditions:

1. The applicant is required to fund the design and construction of modifications to the Twin Lakes Drive/Quince Orchard Road intersection and receive State Highway Administration approval for said modifications to allow for left-turn movements directly from Quince Orchard Road to Twin Lakes Drive. The timing of these improvements is to be determined prior to final site plan approval for this SDP.

ADOPTED by the Mayor and City Council of Gaithersburg, Maryland, this 16th day of April, 2001.

SIDNEY A. KATZ, 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 16th day of April, 2001.

David B. Humpton, City Manager

August 6, 2004

Mr. Greg Ossont
~~Mr. Daniel R. Janousek~~
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

RE: City of Gaithersburg Site Plan SP-02-0010
Cultural Center of Taipai Economic & Cultural Representation Office (TECRO)
901 Wind River Lane

Dear Greg,

In accordance with Condition #5 of the Site Development Approval (SP-02-0010) for the TECRO Cultural Center at 901 Wind River Lane in Gaithersburg, Maryland, Quadrangle Development hereby submits the enclosed "Plan for the Design and Modifications to the Twin Lakes Drive/Quince Orchard Road intersection". This Plan includes the action items and the proposed funding for modifications to this intersection. By submission of this plan and the funding of an escrow account per this plan, QDC will have satisfied the requirements of Condition #5 of the Approved Site Plan SP-02-0010. If you have any questions, feel free to contact me.

Sincerely,

Mark A. Carroll
Project Director

Cc: Stuart Levin – Commercial Settlements
City of Gaithersburg File - TECRO
Jody Kline – Miller, Miller & Canby
Richard Landfield

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RECEIVED
AUG 12 2004
PLANNING & CODE ADMINISTRATION

RECEIVED
AUG 12 2004
PLANNING & CODE ADMINISTRATION

"Plan for the Design and Modifications to the Twin Lakes Drive/Orchard Ridge Drive intersection"

City of Gaithersburg Site Plan SP-02-0010
Cultural Center of Taipai Economic & Cultural Representation Office (TECRO)
901 Wind River Lane, Gaithersburg, Maryland
Site Plan Approval Condition Item #5

Action Items

Item #1 The City of Gaithersburg is to provide to QDC and Maryland State Highway Administration a written explanation of the nexus for the proposed added left turn lane to the TECRO site at 901 Wind River Lane.

Item #2 If a nexus is determined to exist between the proposed traffic improvement and the site at 901 Wind River Lane, a transportation analysis is to be performed bya certified traffic engineer. This analysis is to determine if the proposed added turn lane is required due specifically to additional traffic to or from the TECRO site. The transportation analysis is also to determine if an added left turn lane is required over and above the intersection jughandle previously constructed and currently in use.

Item #3 If the transportation analysis determines the addition of a left turn lane is required, a letter from the Maryland State Highway Administration stating that the added left turn lane is warranted will be provided.

Item #4 Upon completion of Action Items #1,#2 & #3, Quadrangle Development, The City of Gaithersburg and the Maryland State Highway Administration are each to contribute 1/3rd equal share of the estimated $150,000 costs to design and construct the added left turn lane. Design and construction of the proposed modifications are to be administered by the City of Gaithersburg or the Maryland State Highway Administration.

QDC Funding Plan

With transmittal of this document, Quadrangle Development Corporation is simultaneously depositing $50,000 into an escrow account to be held by Commercial Settlements Inc. for a period of six months. If the proposed added lane is required as determined by all of the above Action Items, this money will be contributed to the City of Gaithersburg for funding the design and construction of the proposed intersection. If it is determined that the left turn lane is not warranted by any of the above Action Items, this money will be returned to Quadrangle Development Corporation. This contribution of $50,000 is submitted into escrow to provide full and complete satisfaction of all outstanding traffic improvement in Quince Orchard Park.

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SDP-04-004
2/7/05

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SOO LEE-CHO
W. CHRISTOPHER ANDREWS
*Of Counsel

August 9, 2004

Mr. Greg Ossont
Acting Director
City of Gaithersburg Planning and Code Enforcement
31 South Summit Avenue
Gaithersburg, MD 20877

RE: Site Plan SP-02-0010
TECRO Building at Quince Orchard Park,
901 Winn River Lane

Dear Greg:

Trudy was kind enough to send to me copies of internal messages regarding the above-referenced project. In an e-mail message to me, Trudy asked that I provide an "update", and a schedule of when highway work would be accomplished. I have contacted TECRO and am trying to obtain the information necessary to provide you with an update during Trudy's holiday, on my client's discussions with Quadrangle Development Corporation, the entity responsible for compliance with Condition #5.

There was one thing that I did want to point out about the exchange of e-mail messages. Condition No. 5 in the final site development approval of December 4, 2002, reads as follows:

> "5. Quadrangle Development Corporation to submit a plan and to fund the design and modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left turn movements directly from Quince Orchard Road to Twin Lakes Drive prior to issuance of occupancy permits for the building." [emphasis added]

The text of Condition No. 5 clearly states, and TECRO has always understood, two important facts:

1. The requirement to submit a plan and to fund the design and modification for the intersection improvements was the responsibility of Quadrangle Development Corporation; and

2. That submission of a plan and funding to the City was necessary prior to "issuance of occupancy permits for the building."

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The e-mail messages that Trudy forwarded to me seemed to suggest that road improvement plans will have to have been submitted, reviewed, approved and construction even commenced, if not completed, prior to issuance of occupancy permits. Such interpretation of Condition No. 5 is not consistent with the language found in the site development approval.

TECRO has been using its best efforts to have Quadrangle Development Corporation address its responsibilities under Condition No. 5 and will continue to do so. However, TECRO expects that its efforts will be focused on having Quadrangle submit plans for review and a funding mechanism prior to the date that TECRO wishes to receive an occupancy permit for its building.

I will be back in touch with you as soon as I have been able to obtain updated information on the status of TECRO's discussions with Quadrangle.

Sincerely yours,

MILLER, MILLER & CANBY

JODY

Jody S. Kline

JSK/dlt

cc: Ms. Trudy Schwarz
Jim Arnoult
Ollie Mumpower

Gaithersburg
A CHARACTER COUNTS! CITY

August 19, 2004

Mr. Mark Carroll, Project Director
Quadrangle Development Corporation
1001 G Street NW, Suite 700W
Washington, DC 20001

RE: SP-02-0010, TECRO at Quince Orchard Park Crescent

Dear Mr. Carroll:

I am in receipt of your letter dated August 6, 2004. Upon review, your letter and attached documents do not appear to satisfy Condition #5 of the referenced site plan approval.

Specifically, the condition states:

"5. Quadrangle Development Corporation is to submit a plan and fund the design and modifications to the Twin Lakes Drive/Quince Orchard Road intersection to allow for left turn movements directly from Quince Orchard Road to Twin Lakes Drive before issuance of occupancy permits for the building."

Your letter suggests that you have fulfilled this condition by providing an action plan and escrowing the sum of $50,000.00. Additionally, your action plan infers that the left turn lane may or may not be warranted and the construction of the turn lane is discretionary.

Please note that the language and intent of Condition #5 was conveyed from the sole condition of Schematic Development Plan 00-002, adopted by resolution of the Mayor and City Council on April 16, 2001. The condition requires Quadrangle Development Corporation to not only fund the entire design and construction of the modifications, but to obtain State Highway Administration approval for the modifications as well. Accordingly, it is our determination that Quadrangle has not fulfilled either condition. It is my understanding that the TECRO project is nearing completion. Please advise our office of a new action plan so that the referenced conditions can be fulfilled and final occupancy approved.

For your review, I have enclosed copies of the referenced conditions. I look forward to your response.

Sincerely,

Greg Ossont, Director
Planning and Code Administration

Enclosures

cc: David B. Humpton, City Manager
Fred Felton, Assistant City Manager
Ollie Mumpower, Public Works
Robert Knopf, Quadrangle Development Corporation
Jody Klein, Miller, Miller and Canby
QOP Board of Directors

PENGAD-Bayonne, N. J.
JOINT EXHIBIT 21
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John B. Schlichting
Ann T. Somerset

CITY MANAGER
David B. Humpton

From: Greg Ossont
To: rfuen@comcast.net
Date: 01/26/2005 8:58:18 AM
Subject: Re: Quadrangle hearing - Feb 7

Mr. Fuentes:

Thank you for your e-mail. I have added it to the record.

Greg Ossont, Director
Planning and Code Administration

301-258-6330
301-258-6336 FAX

31 South Summit Avenue
Gaithersburg, Maryland 20877

gossont@gaithersburgmd.gov -- http://www.gaithersburgmd.gov

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council

>>> <rfuen@comcast.net> 01/26/2005 7:41:25 AM >>>
Hi Greg - I received a notice from our HOA (Quince Orchard Park) that Quadrangle Development Co. has requested a site plan waiver for a committment previously made to City of Gaithersburg for installing a left turn lane from Quince Orchard Rd to Twin Lakes Blvd. I will be unable to attend the hearing on Feb 7 but wish to voice my concerns through your office (please share this at the hearing). I am deeply concerned about Quadrangle's attempt to back out of a committment at this late stage. Quadrangle has a long history of failing to live up to committments and deceptive business practices. This left turn lane is essential as the only other turn takes traffic into the highly congested passage way by MedImmune. It also unnecessarily adds to fuel waste, smog, traffic congestion and lost time. MedImmune will soon be completing a new wing and the traffic congestion will become even worse. I urge the City to hold Quadrangle to its committments.

Thanks you,

Robert J. Fuentes
719 Summer Walk Drive
Gaithersburg, MD 20878

CC: Trudy Schwarz

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