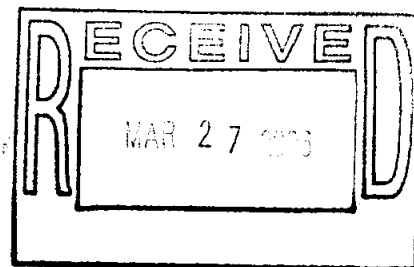




Gaithersburg
A CHARACTER COUNTS! CITY

March 24, 2006



Mr. Callum Murray
Community Based Planning Division
Montgomery County Planning Board
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: City of Gaithersburg Annexation Petition X-182 for the Crown Farm

Dear Mr. Murray:

In order to assure that the issues and objectives outlined in the March 6, 2006 Planning Board Staff Report will be addressed in a comprehensive and satisfactory manner, we are providing an outline of the key issues that will be included in an agreement to be executed between the City of Gaithersburg and the property owner, Crown Village Farm LLC ("Owner") and recorded in the County Land Records as a covenant on the property. The Annexation Agreement will contain specific language to address the following generally stated terms and conditions:

1. All subdivision and development on the Crown Farm shall be accomplished pursuant to the MXD, Mixed-Use Development Zone, of the City of Gaithersburg Zoning Ordinance. All subdivision and development on the property shall be pursuant to the MXD Zone as contained in Section 24-160D.1, *et seq.*, of the Zoning Ordinance and the terms and conditions of the Agreement.
2. The land use and density for the Property in the MXD Zone shall be limited to:
 - 2,250 dwelling units in a variety of dwelling types, including single-family detached, single-family attached and multi-family dwellings. Twelve and one-half percent (12.5%) of the residential dwelling units must be in accord with the affordable housing program developed by the City of Gaithersburg, and
 - 320,000 square feet of commercial/retail development, of which up to 20,000 square feet may be located in the area of the transit stop.
3. Owner to dedicate a five-acre park to the City of Gaithersburg.
4. Owner to make a five million dollar (\$5,000,000) financial contribution to the City of Gaithersburg for off-site regional recreation amenities.
5. The Owner to dedicate a 30 acre high school site at the time when the property is platted.
6. Owner to dedicate right-of-way for the alignment and one transit stop for the Corridor Cities Transitway (CCT) on the property and provide 250 parking spaces for the CCT.

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CITY MANAGER
David B. Humpton

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7. Agree to dedicate and construct the on-site extensions of Diamondback Drive and Decoverly Drive, and all other internal subdivision streets necessary to serve development of the property.
8. Owner to be responsible for the off-site roadway improvements required by the City based on the comprehensive traffic analysis which has been reviewed in cooperation with staff from the Montgomery County Planning Board.
9. Owner to implement a shuttle bus program similar to King Farm to provide for shuttle bus service from the property to the Shady Grove Metro Station. Owner must provide funding mechanism to ensure shuttle bus will remain in operation for a minimum of 12 years from the date of commencement of operation.
10. Owner to preserve and improve the existing historic farmhouse and associated log tenant house.
11. Owner to comply with applicable City environmental laws and regulations, including storm water management and forest conservation.
12. Owner to submit design guidelines to be approved by the City of Gaithersburg for the proposed development.
13. Owner to address the staging of development with infrastructure and all off-site road improvements. Project to be phased over a seven-year period to mitigate impacts on public facilities.

Your ongoing assistance with this proposed annexation is appreciated. We look forward to seeing you on March 30, 2006. In the meantime, please feel free to contact me at 301-258-6310 if you have any questions or wish to discuss this matter.

Sincerely,



Frederick J. Felton
Assistant City Manager

fjf/lms

cc: Derick Berlage, Chairman, Montgomery County Planning Board
David B. Humpton, City Manager
Greg Ossont, Director, Planning and Code Administration
Barbara Sears, Esq.

