

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

February 25, 2008

**CALL TO PODIUM:**

**Greg Ossont & Trudy Schwarz**

**RESPONSIBLE STAFF:**

**Greg Ossont, Director  
Planning and Code  
Administration**

**Lauren Pruss,  
Planning Director**

**Trudy Schwarz, Community  
Planning Director**

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Joint Public Hearing
<input type="checkbox"/>	Historic District Commission
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input checked="" type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

**PUBLIC HEARING HISTORY:**

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

Introduced	N/A
Advertised	9/26/2007
	10/03/2007
	10/31/2007
	11/07/2007
Hearing Date	11/19/2007
Record Held Open	Indefinitely
Policy Discussion	

**TITLE: JOINT WORK SESSION Z-307**

This application requests rezoning of a 6.58-acre parcel, known as the Summit Shopping Center (Parcel N182), located in the northeast quadrant of Goshen Road and Girard Street at 559 Girard Street, in Gaithersburg, Maryland, from the existing C-2 (General Commercial) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 of the City Code (Map Amendments). The property is adjacent to the Hidden Creek Land Bay III. The sketch plan proposes seven 4- to 5-story residential structures containing a range of 360 to 405 multiple-family dwelling units, up to 20,000 square feet of commercial/retail space and structured parking.

**SUPPORTING BACKGROUND:**

The joint public hearing for this application was held on November 19, 2007, please reference Exhibit #89. The applicant has requested a Work Session (Exhibit #79) to evaluate a revised sketch plan proposing 343 multiple-family dwelling units with 20,000 square feet of commercial/retail space, including 8,000 square feet of amenity space, and structured parking. This revision is explained in a letter from the applicant's representatives, Exhibit #90 and the attachments to the letter (Exhibits #91-#105.)

Staff proposes to update the Council and Commission on the record of the application and then allow the applicants' team to present the revised sketch plan.

*Attachments:*  
Z-307 Index of Memoranda and Exhibits identified in **bold**

**DESIRED OUTCOME:**

**Conduct Work Session.  
Hear presentation from the applicants' team and  
comments from the public  
Provide guidance to the applicant and staff**

INDEX OF MEMORANDA  
**Z-307**

- | No. | Exhibit  |
|-----|--|
| 1)  | Application for Amendment to the Zoning Map, filed August 10, 2007                             |
| 2)  | Receipt for Application Fee  |
| 3)  | Letter to Mayor and City Council from Barbara Sears, Linowes and Blocher, LLP, August 10, 2007 |
| 4)  | List of Project Team   |
| 5)  | Statement in Support of Amendment to the Zoning Map  |
| 6)  | List of Adjoining and Confronting Property Owners  |
| 7)  | Applicant's List of Exhibits   |
| 8)  | Legal Description of the Property (Applicant's Exhibit 1)                                      |
| 9)  | Existing Conditions Plan (Applicant's Exhibit 2)   |
| 10) | Vicinity Plan (Applicant's Exhibit 3)  |
| 11) | Sketch Plan (Applicant's Exhibit 4)  |
| 12) | Recertified Natural Resource Inventory/Forest Stand Delineation (Applicant's Exhibit 5)        |
| 13) | Letter to Erica Shingara from Geoffrey L. Ciniero, P.E., August 10, 2007                       |
| 14) | Natural Resource Inventory and Forest Stand Delineation Application                            |
| 15) | Summit Center Traffic Impact Study, Gaithersburg, MD (Applicant's Exhibit 6)                   |
| 16) | NRI/FSD Review for Summit Center   |
| 17) | Memorandum to Trudy Schwarz from Wayne Black, WSSC, August 22, 2007                            |

- 18) Letter to Trudy Schwarz from Sam Farhadi, P.E., Department of Public Works and Transportation, Montgomery County, August 16, 2007
- 19) E-mail correspondence between Ollie Mumpower and Michael Workosky, Wells & Associates, August 9 – August 21, 2007
- 20) Sketch of Summit Center Inbound and Outbound Residential Trips, August 9, 2007
- 21) Agency Transmittals
- 22) Letter to *Gaithersburg Gazette* dated August 9, 2007, requesting a Legal Ad for September 27, and October 3, 2007, issues. Fax and email printed communications are same
- 23) Notice of the October 15, 2007, Joint Public Hearing as sent to interested parties on September 25, 2007 and labels for people notified
- 24) Letter, received August 15, 2007, from Linowes & Blocher transmitting supplemental exhibits
- 25) Illustrative Site Plan of Z-307 from Torti Gallas and Partners
- 26) Colored Elevation from North Summit Avenue (Goshen Road) and Girard Street
- 27) Colored Sections from North Summit Avenue (Goshen Road) and Girard Street
- 28) Noise Study by Polysonics Corp., dated 3/18/04
- 29) Certified copy of the Notice of Public Hearing as it appeared in the September 27, and October 3, 2007, issues of the *Gaithersburg Gazette*
- 30) E-mail, dated October 10, 2007, from Geoffrey Ciniero, stating that the property was posted on August 14, 2007
- 31) Letter to *Gaithersburg Gazette* dated October 9, 2007, requesting a Legal Ad for the rescheduled hearing for October 31, and, November 7, 2007, issues. Fax and email printed communications are same
- 32) Notice of the Rescheduled October 9, 2007, Joint Public Hearing as sent to interested parties on September 25, 2007 and labels for people notified
- 33) Letter, received November 5, 2007, to Greg Ossont from Linowes & Blocher with a rendered plan from Torti Gallas
- 34) Illustrative Site Plan dated November 1, 2007
- 35) Letter, received November 13, 2007, to Greg Ossont from Linowes & Blocher transmitting supplemental exhibits

- 36) Sketch Plan (Revised), Sheet 1 of 2
- 37) Preliminary Street Cross-sections, Sheet 2 of 2
- 38) Preliminary Reforestation Plan
- 39) Preliminary Utility Layout Plan
- 40) Revised Illustrative Site Plan, November 14, 2007
- 41) Reduced Sketch Plan (Revised), Sheet 1 of 2
- 42) Reduced Preliminary Street Cross-sections, Sheet 2 of 2
- 43) Reduced Preliminary Utility Layout Plan
- 44) Reduced Preliminary Reforestation Plan
- 45) Certified copy of the Notice of Public Hearing as it appeared in the October 31, and November 7, 2007, issues of the *Gaithersburg Gazette*
- 46) Mayor and City Council Joint Public Hearing Cover Sheet
- Public Hearing-----
- 47) Regional Context Aerial
- 48) Site Context
- 49) Existing Site Aerial Photograph
- 50) Existing Site Photographs
- 51) Illustrative Site Plan
- 52) Retail/Amenities Plan
- 53) Street Elevations
- 54) Site Sections (illustrative)
- 55) Street Sections
- 56) Festival Street (illustrative)
- 57) Central Green (illustrative)
- 58) Letter, received November 15, 2007, from Asbury Methodist Village supporting the plan**

- 59) E-mail, received 11/21/07, with attachment from Bruce Crispell, Montgomery County Public School, Division of Long-range Planning re: Student Projection of the Summit
- 60) E-mail, received 11/28/07, from Julian Greenspun, 615 Whetstone Glen Street
- 61) E-mail, received 11/29/07, from Al Roma, 521 Cedar Spring Street
- 62) E-mail, received 11/30/07, from Jeff Bankert, 626 Raven Avenue
- 63) E-mail, received 12/01/07, from Virginia and Tod Hazlett, 611 Hurdle Mill Court
- 64) E-mail, received 12/03/07, from Jim Wu
- 65) E-mail, received 12/06/07, from Julian Greenspun, 615 Whetstone Glen Street
- 65-A) Attachment of 12/06/07, E-mail from Julian Greenspun (Exhibit 65)
- 66) E-mail, received 12/06/07 from Julian Greenspun re: Hidden Creek on City-Data.com
- 67) Memo, received 12/11/07, from May and Chris Lew, 501 Cedar Spring Street
- 68) Memo, dated 12/12/07, from Trudy Schwarz, to the Planning Commission, re: Extension of the Record
- 69) E-mail, dated 12/12/07, from Trudy Schwarz to correspondence list, concerning the action of the Planning Commission at their 12/12/07 meeting, to extend the record to January 28, 2008.
- 70) Mayor and City Council Cover Sheet, for 12/17/07, Meeting re: Extension of public record, with attached memorandum from Trudy Schwarz.
- 71) Minutes of the December 12/07, Planning Commission Meeting re:Z-307.
- 72) E-mail, dated 12/26/07, from Alexandra Goffin & Avinash Bhati, 509 Cedar Spring Street.
- 73) E-mail/Fax, dated 1/03/08, from Julian Greenspun, 615 Whetstone Glen Street
- 74) E-mail, dated 1/04/08, from Frederick & Lola Kamprad, 629 Whetstone Glen Street
- 75) Minutes of the November 19, 2007, Mayor and City Council Meeting, Joint Public Hearing

- 76) Minutes of the December, 17, 2007, Mayor and City Council Meeting, Extension of the record of Z-307
- 77) E-mail, dated 1/28/08, from Leigh Ana Amerson, 651 Cedar Spring
- 78) E-mail, dated 1/16/2008, from Mary Boyle, City Affordable Housing Coordinator, with attachments RE: Income ranges for MPDU renters
- 79) E-mail, dated 1/25/2008, from Barbara Sears, Esquire, with attached letter to Acting City Manager Arnoult re: Work Session
- 80) E-mail, dated 1/28/2008, with attachment from S. Silverman, 68 Inkberry Circle
- 81) Letter, dated 1/30/2008, from Acting City Manager Arnoult to Barabara Sears re: Monday, February 25, 2008, Work Session.
- 82) February 4, 2008, Mayor & Council Agenda Cover Sheet re: Z-307 with attached Memo, dated January 29, 2008, from Planning & Code Administration Director Ossont, requesting the Council to hold the record for Z-307 open indefinitely
- 83) Memo, dated January 29, 2008, from Planning Director Pruss, requesting the Planning Commission to re-open to their record for Z-307 and keep it open indefinitely
- 84) E-mail, dated 2/06/2008, from Ashley & Kenneth Armstrong, 788 Raven Avenue
- 85) E-mail, dated 2/07/2008, from Julian Greenspun, 615 Whetstone Glen Street with attachment of Exhibit #73
- 86) Notice/Memo Re: Monday, February 25, 2008, Joint Work Session as sent to the attached mailing list on February 7, 2008.
- 87) E-mail, dated 2/05/08, from Trudy Schwarz to interested parties, Re: Monday, February 25, 2008, Joint Work Session
- 88) Memorandum, dated 1/29/08, from Lauren Pruss, to the Planning Commission re: Reopening the Planning Commission's record of Z-307.
- 89) Transcript of the November 19, 2007, Joint Public Hearing
- 90) Letter, received 2/13/08, from Barbara Sears & Yum Yu Cheng, re: Revisions to the application
- 91) Letter, received 2/13/08, from Opus Group, re: Retail component of the project.

- 92) **Description of the Buildings and Garages Materials**
- 93) **Statement on the status of Outlot A and Outlot C.**
- 94) **Memorandum, received February 13, from Wells + Associates, Inc Re: Response to City Comments**
- 95) **Updated Traffic Impact Study**
- 96) **Approved NRI/FSD of the property**
- 97) **Reduced version of the NRI/FSD of the property**
- 98) **Revised Sketch Plan by JBA, Inc. (2 sheets)**
- 99) **Reduced version of the Revised Sketch Plan (2 sheets)**
- 100) **Revised Rendered Illustrative Site Plan**
- 101) **Enlarged Rendered plan of the Retail/Amenities area**
- 102) **Rendered view from North Summit Ave (Goshen Rd)**
- 103) **Rendered view from Cedar Spring Street**
- 104) **Rendered elevation of the North Garage (from behind units facing Odend'hal Road)**
- 105) **Rendered Density Comparisons (4 sheets) of Summit Center, Fairfield at West Deer Park, The Colonade, King Farm, Archstone at Olde Towne, The Crest at Congressional Plaza, The Jefferson at Congressional Village, Park Station.**
- 106) **E-mail, dated 2/18/08, from Lara and Timothy Fella**
- 107) **E-mail, dated 2/19/08, from Brian Ulmer and Phuong Kim Pham, 840 Hidden Marsh Street**
- 108) **Mayor & City Council Joint Work Session Cover Sheet Z-307**
- 109) **Letter, received 2/20/08, from Barbara Sears & Yum Yu Cheng, re: Revisions to the application**