

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

April 21, 2008

CALL TO PODIUM:

Eliza Voigt

RESPONSIBLE STAFF:

Eliza Voigt, Planner

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input checked="" type="checkbox"/>	Public Hearing “JOINT”
<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 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	
Advertised	4-2-08
	4-9-08
Hearing Date	4-21-08
Record Held Open	
Policy Discussion	

TITLE: SDP-08-001

JOINT PUBLIC HEARING: This application requests approval for Schematic Development Plan SDP-08-001, known as Lot 3 Quince Orchard Crescent in Gaithersburg, Maryland. The plan will incorporate the following uses: office, medical office and a religious facility.

SUPPORTING BACKGROUND:

William Aiken, on behalf of Soka Gakkai International-USA, (SGI-USA) has submitted this proposal to establish Schematic Development Plan SDP-08-001, known as Lot 3 in Quince Orchard Crescent.

The parcel is located at 902/904 Wind River Lane and contains two one-story buildings. The plan proposes to establish a SDP for this property incorporating the following uses within the existing buildings: office, medical office and a religious facility use.

In 1993, the property was rezoned MXD (Mixed Zone Development) from I-3 (Industrial Office Park) as part of a larger 212 acre site. Because the development previously existed prior to the rezoning, a SDP was never developed for this property. In order to change the existing building use from office space to a religious facility, a SDP must first be established.

On April 2, 2008, the Planning Commission granted a waiver for this application per Section 24-160D.9 (b) (2) allowing the SDP to contain less than the minimum 200 dwelling units and 100,000 square feet of retail/office development.

Attached:

See Index of Memoranda and Exhibits

DESIRED OUTCOME:

Conduct Public Hearing.

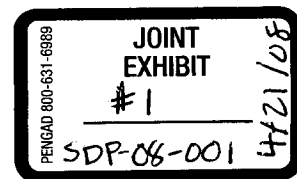
Staff recommends the Planning Commission hold their record open until 5pm on April 30, 2008 (9 days) with anticipated recommendation on May 7, 2008.

Staff recommends the Mayor and City Council hold their record open until 5pm on May 9, 2008 or (18 days) with anticipated discussion on May 19, 2008.

Joint Public Hearing, April 21, 2008

**Index of Memoranda
SDP-08-001
Lot 3
Quince Orchard Crescent**

Number	Exhibit
1.	Application
2.	Application Appendix: Project Overview
3.	Site Location Map
4.	Current Site Plan
5.	Floor Plan 902 Wind River Lane Suite 206
6.	Use and Occupancy Spreadsheet
7.	Parking Survey
8.	Required Parking Schedule
9.	Letter dated March 18, 2008, requesting legal ad for Joint Public Hearing, in the April 2 nd and 9th, 2008, issues of the <i>Gaithersburg Gazette</i>
10.	Notice of Public Hearing sent April 4, 2008 to interested parties
11.	Waiver request letter from William Aiken to John Bauer – March 18, 2008
12.	Letter received 4/3/08 from WRIT (property owner) giving permission for the lessee to proceed with the Schematic Development Plan process
13.	Staff Comments concerning waiver for Planning Commission meeting – April 2, 2008
14.	Minutes from Planning Commission Meeting – April 2, 2008



SITE PLAN APPLICATION

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

Application #	SDP-08-001
Date Filed	3/7/08
Total Fee	\$1,000 pd

- CONCEPT
- PRELIMINARY
- FINAL (MXD FEE APPLIES)
- SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name SLI-USA BUDDHIST CENTER
 Street Address 902 WIND RIVER LANE, STE 205-206
 Zoning _____ Historic area designation Yes No
 Lot _____ Block _____ Subdivision I-270 CORRIDOR INDUSTRIAL CENTER
 Tax Identification Number (must be filled in) 95-2265667

2. APPLICANT

Name WILLIAM AIKEN, SOKA GAKKAI INTERNATIONAL - USA
 Street Address 4603 EASTERN AV Suite No. _____
 City MOUNT RAINIER State MD Zip Code 20712
 Telephones: Work 301-346-0167 Home 301-897-0709

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
 Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address N/A Suite No. _____
 City _____ State _____ Zip Code _____

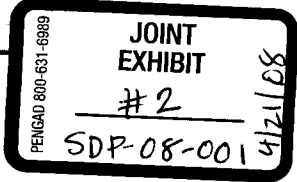
Engineer's Name _____
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address N/A Suite No. _____
 City _____ State _____ Zip Code _____

Developer's Name _____ Telephone _____
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Contact Person _____

5. PROPERTY OWNER

Name ED ZAPATIN WASHINGTON REAL ESTATE INVESTMENT TRUST (WRIT)
 Street Address 6110 EXECUTIVE BLVD Suite No. 800
 City ROCKVILLE State MD Zip Code 20852
 Telephones: Work 301-255-0843 Home _____

continued on reverse side



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

CONVERSION OF TWO ADJACENT OFFICES INTO
RELIGIOUS PLACE OF WORSHIP. CHANGE OF USE
FROM OFFICE TO PLACE OF WORSHIP.

9. PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION	REQUIRED	PROVIDED
1. Site (square feet)		200,376
2. Site Area (acres)		4.6
3. Total Number of Dwelling Units/Lots		1
4. Height of Tallest Building		24'
5. Green Area (square feet)		11,822
6. Number of Dwelling Units/Acre		
7. Lot Coverage (percent)		24.3 %
8. Green Area (percent)		5.9 %
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 CHURCH Sq. Ft. 2558		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft. 0		
12. Office/Professional Sq. Ft. 38832		
13. Warehouse/Storage OFFICE (MEDICAL) Sq. Ft. 7383		
14. Parking		197 SPACES
15. Shared Parking/Waiver		
16. Other		
17. Totals		

10. SUBMISSION REQUIREMENTS

- a. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- b. Completion of the table above.
- c. Completed checklist.
- d. Fee as applicable.

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

Applicants Name (please print) William Aiken Telephone 301-346-0167

Applicant's Signature William Aiken Date 2/27/08



Proposed Buddhist Center
902 Wind River Lane, Suite 206
Gaithersburg, MD

We are filing Applications to Amend the Schematic Development Plan and Amendments to the Final Plan so that we can operate a church/house of worship at the above site.

Our center will include 2558 sf, of which approx. 1000 sf will be given to an assembly room with an altar area and a seating capacity of 80-90 persons. The remainder of the space will be for a lobby, small bookstore, conference room, children's room, office, galley and bathrooms. I'm enclosing a floor plan which details the space layout.

We will operate mainly as follows:

Sundays:	9AM – 2PM (main assemblies 2-3 times/month)
Saturdays:	9AM – 9PM (group meetings)
2-3 weekday evenings	7PM – 9PM (group meetings)
1-2 weekdays	10AM – 2PM (very light bookstore and prayer use)

Typically, there would be a large meeting (70-90 persons) 2-3 times a month on Sunday mornings, and numerous smaller meetings for study, administration, planning and the operation of a small bookstore.

We expect that our use and parking needs will fit well with the use by the other tenants in the corporate park. We will have minimal parking needs during normal business hours and peak needs on Sundays when the campus is otherwise near empty. We conducted a parking study at the site (enclosed) which demonstrates that there is more than sufficient parking to meet our needs.

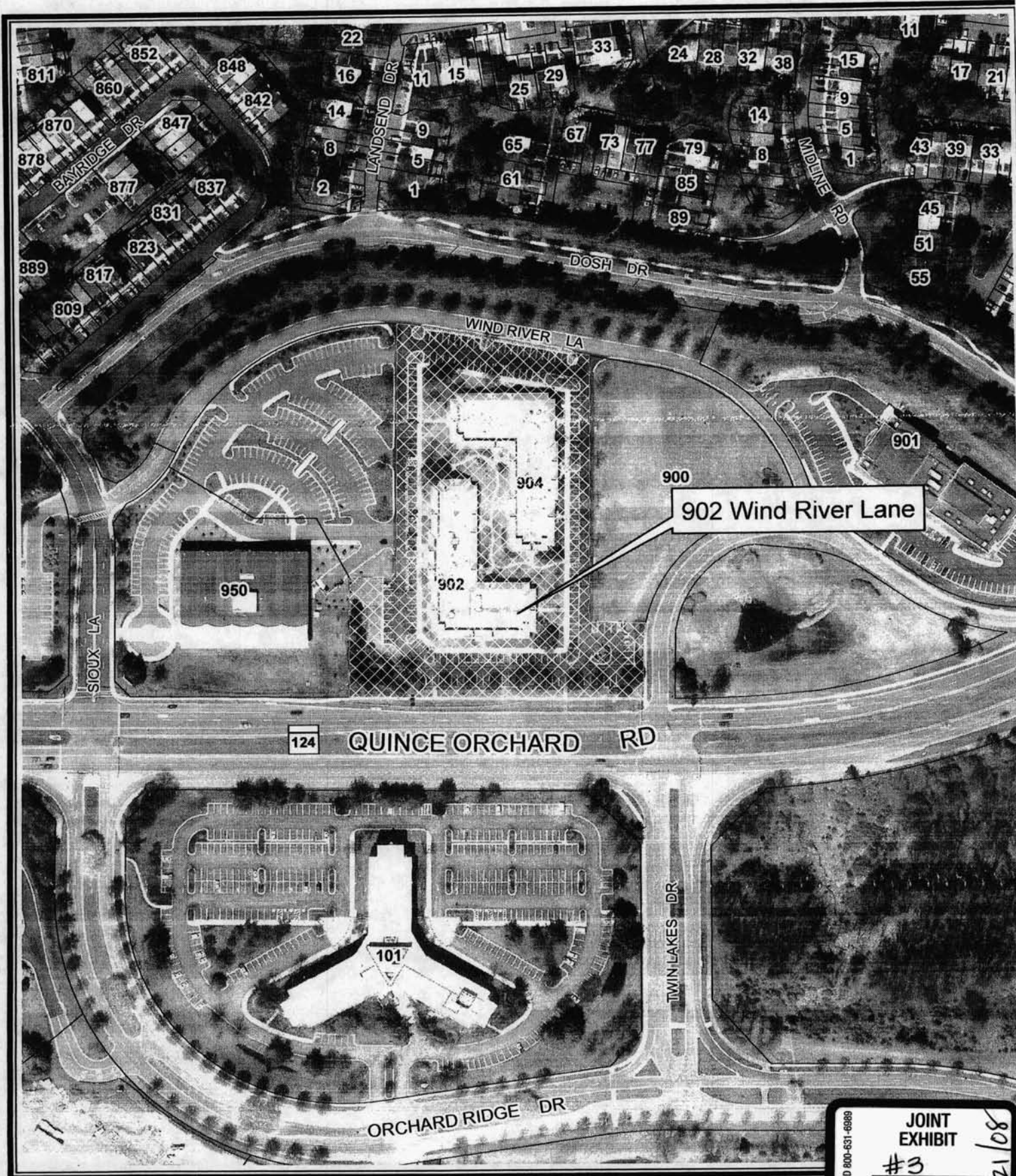
Soka Gakkai International (SGI) – USA is a 501(c)(3) Buddhist religious organization with more than 90 centers operating nationwide since 1963. Our corporate headquarters are located at 606 Wilshire Blvd in Santa Monica California and our regional center is located at 4603 Eastern Avenue in Mount Rainier, MD, where we have been operating since 1968. We are the second oldest Buddhist center in the Washington Metro area.

In the DC area, we currently operate centers in Mt Rainier and Baltimore MD, Washington DC and Springfield VA. The proposed Gaithersburg center would primarily serve our membership in western Montgomery County.

Thank you for considering our request. Feel free to contact me with any questions or concerns you may have. I can be reached by phone at 202-338-1750 or by email at waiken@sgi-usa.org

SDP-08-001

Lot 3 Quince Orchard Crescent



PENGAD 800-631-6888
JOINT EXHIBIT
#3
SDP-08-01 4/21/08

GENERAL NOTES

- This property is zoned I-3 having building restriction lines of 50' from any property line plus one foot for every foot of building height over 30 feet.
- All surrounding property is zoned I-3 & RFP.
- The use of this property is for office space.
- The building height is 24'.
- Gross site area = 4,400 sq. ft. or 200,376 sq. ft.
- Area to be disturbed = 200,376 sq. ft.
- Area to be left undisturbed = 0 sq. ft.
- Building coverage of this site is 25%.
- Parking Required:
Proposed office buildings = 25,000 s.f. @ Bldg. = 50,000 s.f. total
Requirement = 1 space for every 300 sq. ft. of gross floor area
Total required = 167 (including a handicap space)
- Parking Provided:
A handicap spaces (12' x 20')
122 regular spaces (12' x 20')
107 total provided
- Loading: None required
- Internal Green Required:
Parking Compound x .05 = internal green required
26,788 x .05 = 36,94 sq. ft.
- Internal Green Provided:
4266 or 5.9%
- All fill within the building to be Class I structural fill (5% minimum compaction of the modified proctor maximum dry density (60TH-1312) connections). All landscape areas to be Class III.
- ALL CURBS SHALL BE 5' UNLESS OTHERWISE NOTED.
- Developer:
Quadrangle Development Corporation
2030 H Street, N.W.
Washington, D.C. 20036
(202) 293-8000
- Owner:
General Electric Real Estate Credit Corporation
c/o Quadrangle Development Corporation
2030 H Street, N.W.
Washington, D.C. 20036
- Architect:
Donnelly, Donnelly, Sue Lin & Associates, P.A.
4977 Adams Avenue
Bethesda, Maryland 20814
(301) 656-0540
- Engineer:
Ben Byer Associates, Inc.
8100 Professional Place
Landover, Maryland 20785
(301) 556-9700

CITY OF GAITHERSBURG PLANNING DEPARTMENT
21 SOUTH SUBMIT AVENUE, GAITHERSBURG, MARYLAND 20877

APPROVED

DATE: 5/14/89 BY: James B. Bennett

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

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING

FINAL APPROVAL

DATE: 5/14/89 BY: James B. Bennett

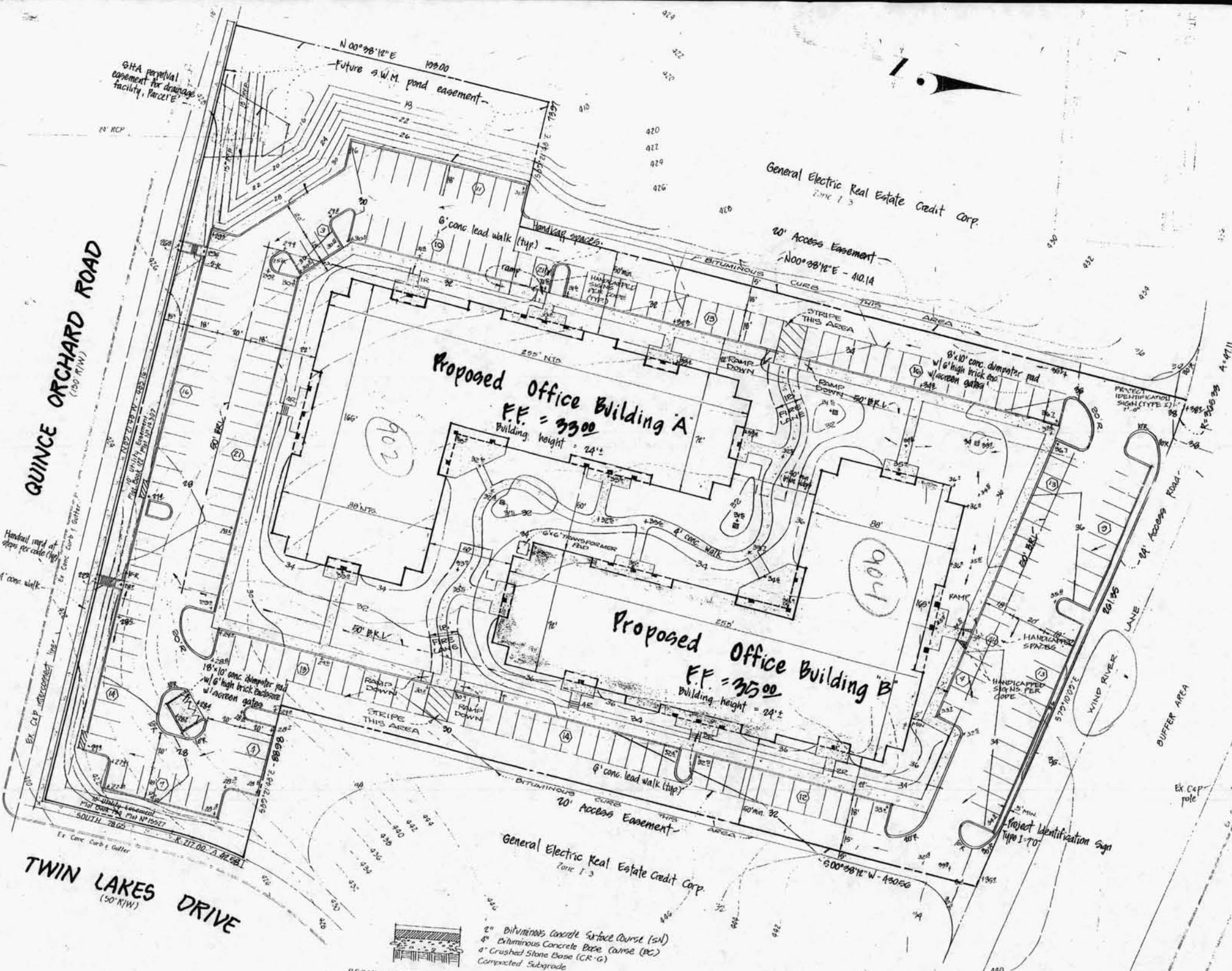
SITE PLAN
LOT 3
**QUINCE ORCHARD
CRESCENT**
CITY OF GAITHERSBURG
GAITHERSBURG DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

**JOINT
EXHIBIT
#4**
SDP-08-01 4/21/08

DATE	DESCRIPTION	BY
4-3-87	EXTEND FIRE LANES / ADD TRANS. PRO.	CF

Plot Reference: Plot Book Plot No.

8-22-87 Rev radii, dumpster location, SW
9-17-87 Rev PK LOT / dumpster - ADD FIRE LANE
2-26-88 ADD PARKING @ REV BLDG DIMENSIONS FOR
2-11-87 Rev @ city & state
2-2-87 Rev per city comments

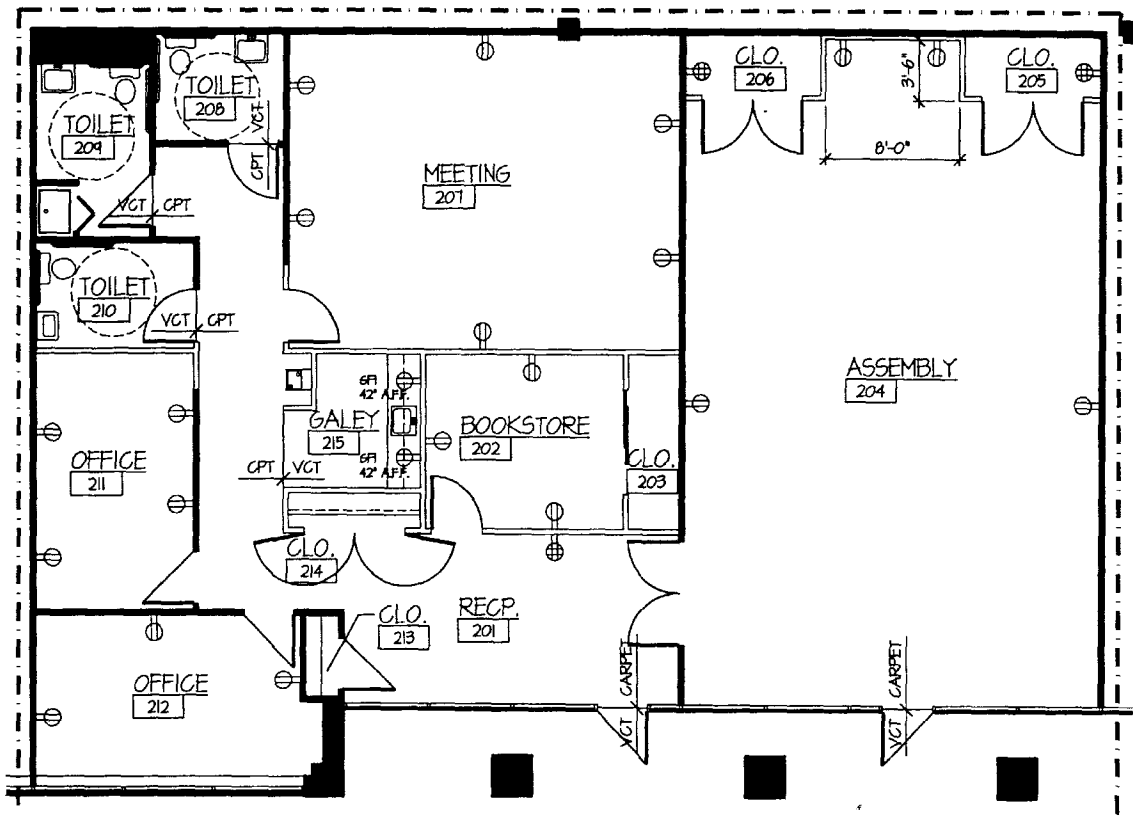


2" Bituminous Concrete Surface Course (SAC)
4" Bituminous Concrete Base Course (BC)
4" Crushed Stone Base (CR-G)
Compacted Subgrade

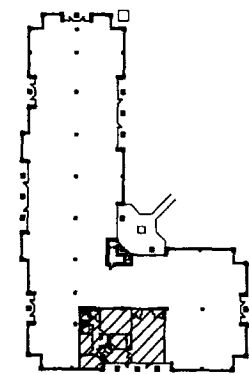
PAVING SECTION
No Scale
NOTE: PAVING SECTIONS SUBJECT TO CHANGE UPON REVIEW BY THE SOILS ENGINEER

REGULAR DUTY ASPHALTIC PAVING SECTION

PA 11-90 J-70103
Jan. 14, 1987 G-00-20-Y



- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NEW DUPLEX RECEPTACLE
- NEW QUAD RECEPTACLE



KEY PLAN

FLOOR PLAN
NOT TO SCALE

EXHIBIT A - FLOOR PLAN

TENANT NAME: SOKA GAKKAI INTERNATIONAL - USA
 SUITE NO.: 206 PROPERTY: CRESCENT - 902
 PLAN DATE: 07/15/2007 RENTABLE SF: 2550 SQ. FT.
 FLOOR PLAN SUBJECT TO LOCAL JURISDICTION APPROVAL AS REQUIRED PER CODE. HVAC, PLUMBING & ELECTRICAL TO BE PER CODE. ACTUAL DIMENSIONS MAY VARY SLIGHTLY FROM EXISTING CONDITIONS IN BUILDING. INFORMATION SHOWN IS AS ACCURATE AS POSSIBLE. REFER TO "EXHIBIT B - TENANT IMPROVEMENT - SPECIFICATIONS" FOR MORE INFORMATION. I HAVE REVIEWED, UNDERSTAND AND ACCEPT THIS PLAN.
 INITIAL BY TENANT: _____ INITIAL BY LANDLORD: _____

WASHINGTON
REAL ESTATE
INVESTMENT
TRUST

WRIT

SOKA GAKKAI
INTERNATIONAL - USA
902 WIND RIVER LANE
SUITE 206
GAITHERSBURG, MARYLAND 20878

FLOOR PLAN

SHEET TITLE

SCALE
NOT TO SCALE

DATE
07/19/2007

DRAWN BY:
KNL

SHEET NUMBER
1

SPCL. # - 3972-01

G:\OFFICES\Crescent\902\AB\Soka Gakkai International - USA\Suite 206-205 - AB.dwg, 7/19/2007 5:51:52 PM, WRIT_SRP\9000ARC.PS

SDP-1-00P

S-005

PENGAD 800-631-6989
JOINT EXHIBIT #5
SDP-08-01 4/21/08

Use and Occupancy
 902 Wind River Lane
 Quince Orchard Corporate Park
 Gaithersburg, MD

As of FEB 26, 2008

Building	Unit #	Square Feet	Tenant	Type of Use	# Practitioners	# Employees	Comment
A	100	12566	VACANT		NA	NA	
A	101	6495	GBG Holdings LLC	Office	NA	NA	
A	102	1525	VACANT		NA	NA	
A	103	1693	Wesker & Whitaker	Law Office	2	2	
A	104	2084	Dr. Jay H. Plesset DDS	Med Prof	1	3	
B	200	7223	American Honda Motor Co	Office	NA	NA	
B	201	2446	Alan R Vinitsky, MD	Med Prof	3	4	
B	202	5252	Cambrex Bio Science Walkersville	Office	NA	NA	
B	203	4078	OrthoCare Solutions	Office	NA	NA	
B	204	2853	Fariba Rafizadeh, DMD	Med Prof	2	3	
B	205-206	2558	Soka Gakkai International - USA	Religious	NA	0	88 seats in sanctuary
		48773	TOTAL SQ FT				

PENGAD 800-631-6989
 JOINT EXHIBIT #6
 SDP-08-01
 4/21/08

Parking Survey
902-904 Wind River Lane

Day	Date	10:00 AM		2:00 PM		6:30 PM		8:00 PM	
		Count	By	Count	By	Count	By	Count	By
Monday	9/10/2007	50	JW	62	JW	12	PW	7	TH
Tuesday	9/11/2007	59	MB	66	JW	17	AP	12	PW
Wednesday	9/12/2007	58	MB	60	JW	14	AP	11	PW
Thursday	9/13/2007	55	MB	65	JW	9	AP	9	PW
Friday	9/14/2007	62	JW	54	JW	11	AP	7	PW

Day	Date	9:00 AM		10:30 AM		12:00 PM		1:30 PM		7:30 PM	
		Count	By	Count	By	Count	By	Count	By	Count	By
Saturday	9/8/2007	9	PW	9	PW	11	PW	7	PW	6	PW
Sunday	9/9/2007	8	PW	8	MB	10	PW	7	PW	6	PW

Observers	
Name	Initials
Peter Walch	PW
Janice Walch	JW
Angela Pun	AP
Marshall Benedict	MB
Teruko Hicks	TH

This survey was conducted on the dates shown above at 902-904 Wind River Lane. There are a total of 184 parking spaces in the lot surrounding these two buildings. The numbers above reflect the number of occupied spaces at the time of each observation.

JOINT
EXHIBIT
7
SDP-06-001 4/21/08

PENICAD 800-631-6889

REC'd 3/6/08

Required Parking Matrix
 902 Wind River Lane
 Quince Orchard Corporate Park
 Gaithersburg, MD

Building	Unit #	Square Feet	Tenant	Type of Use	# Practitioners	# Employees	Required Spaces	Comment
A	100	12566	VACANT		NA	NA	0	
A	101	6495	GBG Holdings LLC	Office	NA	NA	22	
A	102	1525	VACANT		NA	NA	0	
A	103	1693	Wesker & Whitaker	Office	NA	NA	6	
A	104	2084	Dr. Jay H. Plesset DDS	Med Prof	1	3	6	
B	200	7223	American Honda Motor Co	Office	NA	NA	24	
B	201	2446	Alan R Vinitsky, MD	Med Prof	3	4	14	
B	202	5252	Cambrex Bio Science Walkersville	Office	NA	NA	18	
B	203	4078	OrthoCare Solutions	Office	NA	NA	14	
B	204	2853	Fariba Rafizadeh, DMD	Med Prof	2	3	10	
B	205-206	2558	Soka Gakkai International - USA	Religious	NA	0	22	88 seats in sanctuary
		48773	TOTAL SQ FT					
TOTAL							136	Required Spaces

PENGAD 800-631-6589
 JOINT EXHIBIT
 #8
 SDP-08-001
 4/21/08



3/18/08

Ms. Ashby Tanner
Law Section
The Gaithersburg Gazette
P.O. Box 6006
Gaithersburg, Maryland 20884

Dear Ms. Tanner:

Please publish the following legal advertisement in the **April 2 and April 9, 2008** issues of the *Gaithersburg Gazette*.

Sincerely,

Eliza Voigt, Planner

Planning and Code Administration

ASSIGN CODE: **SDP-08-001**

Acct# **133649**

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and City Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan **SDP-08-001**, filed by William Aiken, on behalf of Soka Gakkai International – USA, on

**MONDAY
APRIL 21, 2008
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 approval of the schematic development plan, **SDP-08-001**, per annexation X-129 and site plan S-805, known as Lot 3 Quince Orchard Crescent in Gaithersburg, Maryland. The parcel is located at 902/904 Wind River Lane in the Mixed Use Development (MXD) Zone and contains two 1-story buildings. The plan proposes to establish a Schematic Development Plan for this property incorporating the following uses within the existing buildings: office; medical office; and a religious facility.

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

Eliza Voigt, Planner

Planning and Code Administration, 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Ryan Spiegel
Michael A. Sesma

ACTING CITY MANAGER
James D. Arnoult

PEMAD 800-631-6989
JOINT EXHIBIT
#9
SDP-08-001
4/21/08

The Gazette

9030 Comprint Court, Gaithersburg, Maryland

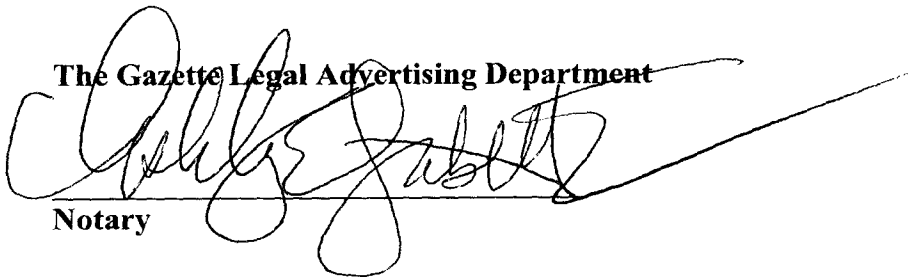
CERTIFICATE

This is to certify that the annexed
Newspapers for the number of issues

JOINT PUBLIC HEARING: SCHEDULE

Copy of Ad attached
Ad Order Number: 0010755671
Dates: Start: 04/2/08 End: 04/2/08

The Gazette Legal Advertising Department



Notary

[Seal]

Ashby Elizabeth Tanner
Notary Public, State of Maryland
Montgomery County
My Commission Expires April 6, 2010

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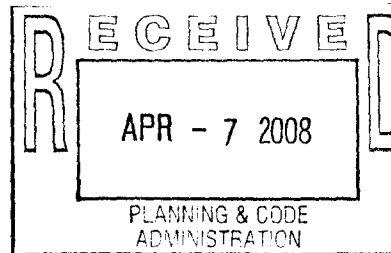
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Eliza Voigt, Planner
Planning and Code Administration

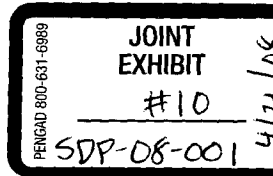
10755671

1460527

(4-2,4-9-08)



PLANNING & CODE
ADMINISTRATION





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.

<i>Meeting:</i>	MAYOR AND CITY COUNCIL
<i>Application Type:</i>	SCHEMATIC DEVELOPMENT PLAN
<i>File Number:</i>	SDP-08-001
<i>Location:</i>	LOT 3, QUINCE ORCHARD CRESCENT
<i>Applicant:</i>	SOKA GAKKAI INTERNATIONAL- USA
<i>Development:</i>	MIXED USE DEVELOPMENT
<i>Day/ Date/Time:</i>	MONDAY, APRIL 21, 2008
<i>Place:</i>	COUNCIL CHAMBERS, GAITHERSBURG CITY HALL 31 SOUTH SUMMIT AVENUE

*****IMPORTANT*****

The application requests approval for the Schematic Development Plan, SDP-08-001, for Lot 3, Quince Orchard Crescent. The proposed plan establishes the use of office, medical office and a religious facility within the two existing one-story buildings each containing 25,000 square feet. The subject property is located at 902/904 Wind River Lane 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.

Additionally, information is available on the City's web page at <http://www.gaithersburgmd.gov>.

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: _____

Eliza Voigt, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

WILLIAM AIKEN
2233 WISCONSIN AVE, SUITE 306
WASHINGTON DC 20007

OCCUPANT
900 WIND RIVER LA SUITE 106
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 300
GAITHERSBURG MD 20878

OCCUPANT
902 WIND RIVER LA SUITE 202
GAITHERSBURG MD 20878

OCCUPANT
904 WIND RIVER LA SUITE 102
GAITHERSBURG MD 20878

OCCUPANT
904 WIND RIVER LA SUITE 101
GAITHERSBURG MD 20878

OCCUPANT
902 WIND RIVER LA SUITE 200
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 233
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 325
GAITHERSBURG MD 20878

OCCUPANT
904 WIND RIVER LA SUITE 310
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 250
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 200
GAITHERSBURG MD 20878

OCCUPANT
904 WIND RIVER LA SUITE 103
GAITHERSBURG MD 20878

OCCUPANT
901 WIND RIVER LA
GAITHERSBURG MD 20878

OCCUPANT
904 WIND RIVER LA SUITE 104
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR 1ST FLOOR
GAITHERSBURG MD 20878

OCCUPANT
902 WIND RIVER LA SUITE 206
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 350
GAITHERSBURG MD 20878

OCCUPANT
900 WIND RIVER LA
GAITHERSBURG MD 20878

FOULGER LAND LTD PTNSHP
C/O FOULGER PRATT DEV INC
9600 BLACKWELL RD STE 200
ROCKVILLE MD 20850

WYNN RIVER LLC
C/O STE 400
5602 BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228

TAIPEI ECONOMIC & CULTURAL REP OFF
901 WIND RIVER LN
GAITHERSBURG MD 20878

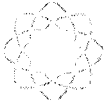
SYN-RIDGE LLC
C/O MATAN PROPERTY MNGT INC
4600 WEDGEWOOD BLVD STE A
FREDERICK MD 21703

ARBEE ASSOCIATES INC
950 WIND RIVER LN
GAITHERSBURG MD 20878

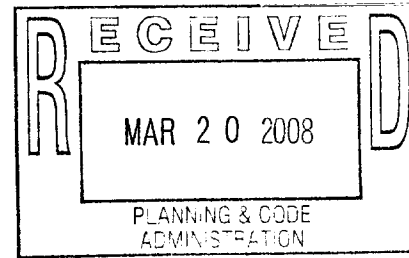
DIAMOND FARMS HOMES CORP
P O BOX 3298
GAITHERSBURG MD 20878

QOCC ASSOCIATES
%QUADRANGLE DEV CORP
2030 M ST NW
WASHINGTON DC 20036

WASHINGTON REAL ESTATE INV. TRUST
6110 EXECUTIVE BLVD, SUITE 800
ROCKVILLE MD 20852



Soka Gakkai International - USA
Office of Public Affairs



March 18, 2008

Mr. John Bauer, Chairman
City of Gaithersburg Planning Commission
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Soka Gakkai International – USA
902 Wind River Lane, Suite 206

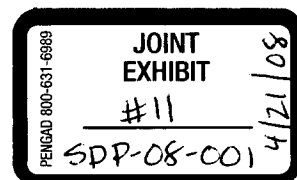
Dear Mr. Chairman,

I hereby request approval of a waiver to allow review of a Schematic Development Plan containing less than the minimum one hundred thousand (100,000) square feet of office/retail development. The waiver request would allow review of our application to establish a schematic development Plan so that we can operate a church/house of worship a the above site. This is a change of use from the existing office space use.

We appreciate your consideration of this matter. Please feel free to contact this office should you have any questions or comments.

Sincerely,

William Aiken
Director of Public Affairs



WRIT

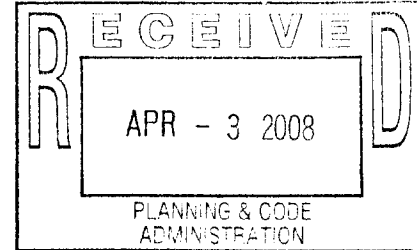
WASHINGTON
REAL ESTATE
INVESTMENT
TRUST

6110 Executive Boulevard, Suite 800
Rockville, Maryland 20852

main 301 984 9400
fax 301 984 9610

March 25, 2008

Ms Eliza Voigt, City Planner
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877-2098




Re: Schematic Development Plan Request
Soka Gakkai International – USA
902 Wind River Lane, Suite 205-6

Dear Ms. Voigt,

This is to advise you that we, the owners of 902/904 Wind River Lane in the Quince Orchard Corporate Park, hereby agree to the request of the lessee (Soka Gakkai International – USA) to establish a Schematic Development Plan for this property incorporating office, office-medical and religious facility uses.

Sincerely,


David DiNardo
Managing Director, Leasing

