

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

April 21, 2008

CALL TO PODIUM:

Tony Tomasello, Assistant City Manager

RESPONSIBLE STAFF:

Tony Tomasello, Assistant City Manager
Cindy Hines, Olde Towne Coordinator

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input checked="" type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<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	4-9-2008
Hearing Date	4-21-08
Record Held Open	5-1-08
Policy Discussion	

TITLE:
Surplus Land Hearing - Consideration for Disposition of Four City-Owned Parcels in the Olde Towne Central Business District.

SUPPORTING BACKGROUND:
Pursuant to City Code, property being considered for disposition must be declared surplus by the Mayor and City Council. Under consideration for disposition are four parcels more fully described as:
Parcel N035, located at 315 East Diamond Avenue, consists of 33,381 square feet of land and is legally described as "PL10865 Fishmans Sub". Commonly known as the "Fishman site," this parcel is one of two adjoining parcels the City is selling under a Request for Proposal (RFP) to Douglas Development.
Parcel P038, located on South Summit Avenue, consists of 52,272 square feet of land and is legally described as "NE corner railroad station & Summit Avenue." Commonly known as "Lot 5," this parcel is one of two adjoining parcels the City is negotiating to sell under an RFP to Douglas Development.
Parcel P117, located on South Frederick Avenue, consists of 84,956 square feet of land and is legally described as "Y lot west of station art/merger." Commonly known as the "Y site," this parcel is one of two adjoining parcels the City is selling under an RFP to Clark Realty, LLC.
Parcel N118, located on Fulks Corner Avenue (formerly East Cedar Avenue), consists of 23,193 square feet of land and is legally described as "Maddox Addition Gaithersburg." Commonly known as the "Schultz site," this parcel is one of two adjoining parcels the City is negotiating to sell under an RFP to Clark Realty, LLC.
All parcels are currently in the CBD (Central Business District) Zone. In regard to parcels N035, P038, and P117, a portion of the properties will be retained by the City. All areas to be sold are shown within the green boundaries on the attached aerial map.

DESIRED OUTCOME:
Conduct Public Hearing and receive input from the public. Staff recommends holding the record open for 10 days.

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg will hold a public hearing on:

Monday
April 21, 2008
7:30 p.m.

or as soon thereafter as it may be heard in the Council Chambers at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland. The purpose of this hearing is to consider a disposition of public lands held by the City of Gaithersburg as follows:

Under consideration for disposition will be four parcels of land (constituting two separate redevelopment sites commonly known as the “Fishman site” and the “Y site”) owned by the City of Gaithersburg.

The first parcel, located on 315 East Diamond Avenue and commonly known as the “Fishman Building,” is legally described as “PL108645 Fishmans Sub” and is more fully described as parcel N035 consisting of 33,381 square feet of land of which a portion will be retained by the City. The second parcel, located on South Summit Avenue and commonly known as “Lot 5”, is legally described as “NE corner railroad station & Summit Ave” and is more fully described as Parcel P038 consisting of 52,272 square feet of land of which a portion will be retained by the City. These two parcels constitute the “Fishman site.”

The third parcel, located on South Frederick Avenue and commonly known as the “Y site,” is legally described as “Y lot west of station art/merger” and is more fully described as parcel P117 consisting of 84,956 square feet of land of which a portion will be retained by the City. The fourth parcel, located at Fulks Corner Avenue (formerly East Cedar Avenue) and commonly known as the “Schultze site,” is legally described as “Maddox Addition Gaithersburg” and is more fully described as parcel N118 consisting of 23,193 square feet of land. These two parcels constitute the “Y site.”

The public hearing will consider whether the subject parcels should be declared surplus property and subject to disposition, should no future public use of the property be found. The land is currently zoned in the CBD (Central Business District) Zone.

The hearing will give the public an opportunity to offer input in regard to disposition of the property and also to comment on whether the parcel is needed for any future public purposes.

The property involved in this hearing is reflected in information and documents available for public inspection in the City Manager’s Office at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland during regular business hours of 8 a.m. and 5 p.m., Monday through Friday.

Tony Tomasello
Assistant City Manager



Property for sale under 315 East Diamond Avenue RFP



Property for sale under "Y" Site RFP