



## **MAYOR AND CITY COUNCIL WORK SESSION AGENDA**

**Tuesday, May 26, 2009**

**7:30 p.m.**

***City Hall Council Chambers***

*(Please turn off all cellular phones and pagers prior to the meeting. Hand held signs brought into the Council Chambers may not be displayed in a manner which disrupts the meeting, blocks the view of spectators or cameras and poses a safety concern [e.g., signs mounted on stakes]. Your cooperation is appreciated.)*

### **I. Call to Order**

### **II. Topic(s)**

#### **A. Receive an Update on the City's Emergency Management Plan**

### **III. Adjournment**

This schedule is subject to change. Work Sessions are broadcast over Cable TV, Channel 13 and on the Internet at [www.gaithersburgmd.gov/tv](http://www.gaithersburgmd.gov/tv). Receive City agendas, minutes and news via e-mail. Log on to the myGaithersburg e-mail-based news service at [www.gaithersburgmd.gov/myGaithersburg](http://www.gaithersburgmd.gov/myGaithersburg). Please contact 301-258-6310 prior to meetings to confirm accessibility accommodations.

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THE NEXT REGULAR MEETING OF THE MAYOR AND CITY COUNCIL  
WILL BE HELD MONDAY, JUNE 1, 2009, 7:30 P.M.  
COUNCIL CHAMBERS, 31 SOUTH SUMMIT AVENUE

TO CONFIRM ACCESSIBILITY ACCOMMODATIONS,  
PLEASE CONTACT DORIS STOKES AT CITY HALL, 301-258-6310

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**UPCOMING COUNCIL MEETING**

This list is not all-inclusive, and does not reflect priorities or scheduling  
*But is intended to provide a glance at future items to come before the City Council.*

**Regular Meeting of the Mayor and City Council**

- Mon., June 1**
- Consent Item** - **Playground Equipment**
  
  - Ord./Res./Reg.** - **Intro. Personnel Rules and Regulations**
    - **Emergency Management Grants**
    - **Schedule of Fees, Charges, Fines and Expenses**
    - **Vote to Adopt FY'10 Budget**
    - **Vote to Set Constant Yield Tax Rate**
  
  - Public Hearings** - **Amend Chapter 6C Entitled "Elections" of the City Code**
    - **RCN Cable Franchise Agreement**
  
  - Pol. Discussions** - **Z-309, Rezoning Application for Executive Gardens**
    - **SDP-08-005, Redevelopment of Executive Gardens**
    - **SDP-08-005, Request for Height Waiver**
    - **Z-311, Rezoning Application for Wilson Property**
    - **CSP-09-001, Wilson Property**
  
  - Staff Guidance** - **Amend Section 32 of City Charter "Elections Places, Ballots, Machines, Hours of Polls"**

**Historic District Commission**

**HAWP-111**  
**Request for Restoration and Addition**  
**100 Central Avenue**

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# Call to Order

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# Work Session Topics

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

May 26, 2009

**CALL TO PODIUM:**

**Chief John King  
Skip Lanham**

**RESPONSIBLE STAFF:**

**Chief John King  
Skip Lanham**

**AGENDA ITEM:**

(please check one)

<input checked="" type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input 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	
Hearing Date	
Record Held Open	
Policy Discussion	

<b>TITLE:</b>
Presentation--Emergency Management Update

<b>SUPPORTING BACKGROUND:</b>
Over the past year, the Gaithersburg Police Department has implemented the Emergency Management Coordinator position, hiring Skip Lanham.
Staff will provide an update on emergency management issues including coordination with the Montgomery County Emergency Management Group, an overview of emergency situations that various City departments handle, and emergency preparedness by City staff.
In addition, staff will discuss a regional grant that will assist the key municipalities in Montgomery County in preparing formal Emergency Operations Plans and a Continuity of Operations Plans.
Finally, staff will discuss our community notification process.

<b>DESIRED OUTCOME:</b>
Receive PowerPoint presentation.

# Adjournment

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# From Staff

MEMORANDUM TO: Mayor and City Council  
VIA: Angel L. Jones, City Manager  
FROM: Frederick J. Felton, Assistant City Manager  
SUBJECT: Energy Efficiency Community Block Grant  
DATE: May 19, 2009

As you know, the City will receive \$578,000 in Energy Efficiency Community Block Grant (EECBG) formula funds under the American Recovery and Reinvestment Act in FY10. We must formally submit our application to the Department of Energy by June 25, 2009. In addition, we will be required to submit our Energy Efficiency and Conservation Strategy within 120 days of the application date.

A staff team has been formed to oversee this process, and we are recommending that we use a portion of these EECBG funds to conduct preliminary energy efficiency assessments of all major City facilities and lighted ball fields. Based on the results of the preliminary assessments, we would identify specific energy efficiency improvements for a number of City facilities that could be completed in FY10 using the remainder of the EECBG funds. The goal would be to implement the most cost effective improvements; however, we would also consider projects that use emerging technologies such as solar energy.

Staff has released an RFP seeking a consultant for the following key services:

1. Technical assistance with portions of the application.
2. Preliminary assessment of all major facilities and ball fields.
3. Detailed assessment and specific recommendations for energy efficiency improvements at selected facilities based on preliminary assessment.

Please note that the baseline energy efficiency assessments of our facilities would be required for other purposes even if we did not plan to move forward with implementation of improvements in FY10/

In addition, the EECBG program was created in 2007 and it is possible that funds will be available each year through the normal appropriations process. Accordingly, the preliminary assessments conducted this year will be very useful in identifying future projects.

I hope this information is helpful. Please let me know if you have any questions or want to discuss.

FJF/ms



# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 22, Number 9

May 11, 2009

## *MedImmune Leases More*

Say you're a landlord, and your secretary buzzes in to tell you, "There's someone on the line from MedImmune." You should take the call. Immediately.

Arbee & Associates did, and both leased and sold its building at 950 Wind River Lane. MedImmune's phenomenal growth and appetite for office space are fast making it the biotech that ate Gaithersburg. Any space close to the campus is in mortal danger of getting leased.

In the three-way deal just completed, MedImmune signed a 50,000 square foot lease to fill 950 Wind River, and Arbee sold it outright to Bethesda-based Broad Street Ventures LLC for \$9 million.

MedImmune has already submitted a fit-out permit to the City of Gaithersburg and will be ready to move in just as Arbee exits for temporary space on Gaither Road.

Beyond the Arbee deal and the new building planned at its campus, MedImmune has leased or bought space at both 101 and 200 Orchard Ridge and 904 Wind River Lane.

Broad Street financed the acquisition with a loan from Cardinal Bank.

Kevin McGlooin of Grubb and Ellis represented Arbee, while MedImmune and Broad Street represented themselves.

## *Crown Farm into Bankruptcy KB and Centex Would Bid at Auction*

A new company formed by KB Homes and Centex Homes would make an initial bid of \$70 million for the Crown Farm at a bankruptcy auction, court papers say.

The auction, slated for July of this year according to documents, is the proposed outcome of the Chapter 11 bankruptcy case filed by Crown Village Farm LLC last week. The filing put the future of the approximately 180 acre farm off Sam Eig Highway in Gaithersburg in the hands of a Delaware court judge.

The builders outline a strategy in their Chapter 11 filing of using a "Stalking Horse Bidder" to either re-acquire the property at a new price, or set a floor for other potential bidders. KB and Centex would form an entity called CVF Operating Company LLC, and make it the first "qualified bidder" in a July 27 auction. The \$70 million opening bid they've suggested is believed to be in line with the bids KB and Centex received when they unsuccessfully took the property to market last May.

**Consulting Fees at Issue.** Other than the auction, the heart of the bankruptcy case is the elimination of the Crown Village Farm LLC's obligation under its purchase agreement in 2005 to pay developers Aris Mardirossian and Steve Lebling \$15,000 per lot in consulting fees – to be paid at record plat – and to convey the pair the 18-acre commercial corner, on which 320,000 square feet of retail is planned. Mardirossian and Lebling have since conveyed their purchase rights for the 18 acres to a partnership headed by Finmarc Management. Those obligations total roughly \$45 to \$60 million to KB and Centex but would be treated as 'unsecured claims' in the reorganization, and almost certainly eliminated.

The farm sold at the market's peak for just under \$140 million, in addition to the rights to acquire Lebling and Mardirossian's 'right of first refusal.' Ultimately, the builders wrote a credit facility with LaSalle Bank, since acquired by Bank of America, for up to \$200 million to finance the acquisition. KB and Centex worked for a year to cement preliminary approvals for 2,250 residential units in addition to the commercial space, but stalled any further work when the market turned.

Since then, Lebling and Mardirossian filed suit in Circuit Court demanding payment of the consulting fees, contending that KB, as managing member of the Crown group, had "closed up shop." KB responded by seeking a dismissal of the suit, but also insisted that it had the right to plat the lots at its leisure, and that it was no longer obligated to convey the commercial property because it was planned as mixed-use instead of strictly commercial.

But it wheeled out the heavier artillery in filing for bankruptcy: the Chapter 11 plan would make the lawsuit, Lebling and Mardirossian, and Finmarc go away.

(Continued on Page 3)

MAY 11 2009

PLANNING & CODE  
ADMINISTRATION

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report  
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: jimtroy2@verizon.net

MARYLAND NEWSLETTERS

## *Land Deal In Darnestown*

Stop the presses, er, don't send the PDF, or whatever they do nowadays. Just bring it to a screeching halt. An honest-to-goodness land development deal has been written.

Elm Street Development and the Butz family (the same one referenced elsewhere in this issue but on another property) have come to terms on a large-lot project in Darnestown.

Called the 'Reserve at Blackrock,' the Butz property is over 200 acres at Route 28 and Berryville Road, on the way to Poolesville. The tract was pushed as far as Preliminary Plan approval while under contract to another group, and Elm Street will resume the entitlement process on the 43 clustered lots.

That almost no one is buying upper echelon estate lots in Montgomery County hasn't escaped Elm Street's notice. But neither has the cyclical nature of real estate. "Clearly that market isn't there right now," said the firm's John Clarke, "but we and the landowner have set the deal up to take our time and do it right. It may be slow for some time, but there is nothing else on the boards to compete with."

Elm Street will pursue what Clarke calls "multiple marketing strategies," including paving a first section of perhaps 10 lots, then perhaps signing a builder for some and selling others to homebuyers or custom builders.

## *Without Golf Course*

# 'Fairland' Gets Board's Backing

Perhaps the faint 'whack' of a well-struck iron won't be part of the story. But minus the golf course, the Artery Group's 'Fairland' project should still go forward, the Planning Board agreed last week.

The Board recommended approval of a Development Plan Amendment for 313 acres along the east side of Route 29 near Greencastle Road. Gone is a complicated land swap with Park and Planning that would have created room for an 18-hole championship course. In its place is a more traditional plan for 365 units, including 46 MPDUs. On the Prince George's County side of the line, Artery plans another 510 units.

'Fairland' was supposed to be over 800 homes sprinkled among the fairways and greens of a completely revamped and upgraded Gunpowder Golf Course, but the plan ran into the tenacious resistance of local Gunpowder aficionados. They like the course just as it is, with its bare spots, its greens that don't roll quite true, and, most important, low daily fees, and managed to torpedo the overhaul. That sent Artery back to the start to scratch out the course and redesign the project.

Artery wanted 396 units on this side of the county line, but forfeited 31 to environmental concerns. It must still win District Council approval of the change, then amend its Preliminary and Site plans too.

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## *Planners Firm on New HQ, but so is Council*

To a less than pleased audience of several Councilmembers, Park and Planning again pitched the idea of building a new headquarters building in Silver Spring.

It didn't go over well. A letter of a month ago from County Council president Phil Andrews to the Planning Board had suggested that now wasn't the time to fund a new 152,000 square foot building, and that Park and Planning should reexamine the issue and return to the Council with proposed alternatives, including interim improvements to its existing quarters.

Instead, the planning agency went back to the Council and reiterated its earlier recommendation for a new building, but with a twist: falling construction prices mean it could now build a new headquarters for \$15 million cheaper than the original price, or about \$70 million. The answer from the committee, in groupthink, amounted to "This isn't what we asked for."

So the planners will reconvene and again, look for alternatives. But they clearly believe now is the time to cut a long-term headquarters deal. Improvements to the current building would force the agency to move on a short term basis, and cost millions for what would be a stop-gap measure. Sure, the Council has the final say, but this tete a tete has all the makings of 'irresistible force meets immovable object.'

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## *Crown Farm Put in Bankruptcy*

**(Continued from Page 1)** KB and Centex say in court papers they have been working with lender Bank of America throughout 2008. The partners first tried to market the property last May, but received nine bids that they called "significantly less" than the market value. (Appraisals had set the value at \$104.9 million that spring).

Ultimately the builders and Bank of America continued to negotiate the loan, until they entered a Forebearance Agreement in the fall and agreed to pursue a restructuring in bankruptcy court.



Distributed to M&CC:05/26/09  
AJ,LS,ES

May 12, 2009

Ms. Jeannine Dorothy  
Entomologist  
Maryland Department of Agriculture  
8071 Greenmead Drive  
College Park, MD 20740

Dear Ms. Dorothy,

Thank you for your letter dated March 9, 2009 concerning the Maryland Department of Agriculture's mosquito control program for the summer of 2009.

The City of Gaithersburg would again like to participate in your monitoring and treatment program, and have budgeted the necessary funds for FY10. As requested, I have enclosed the completed Community Application for Mosquito Control. Please note we have added two additional stormwater management ponds that we would like included in the program. For your convenience, I have also enclosed a spreadsheet that identifies all 28 sites and a map indicating their locations.

Your ongoing assistance is greatly appreciated. Please contact me at 240-372-0920 if you have any questions or want to discuss.

Sincerely,

Frederick J. Felton  
Assistant City Manager

Enclosures

FJF/ms

cc: Mayor and City Council  
Angel L. Jones, City Manager  
Laura Sarno, Parks Maintenance Division  
Erica Shingara, Environmental Services Director

City of Gaithersburg • 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.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Angel L. Jones

**City of Gaithersburg  
Mosquito Monitoring and Treatment Sites**

<b>Number</b>	<b>Site Name</b>	<b>Owner</b>	<b>Nearest Street Address</b>
1	Bridalwood	City	Brandenton Court/Great Seneca Highway
2	Christman Pond	City	304 W. Deer Park Road
3	Gateway Commons	HOA	Skidmore Boulevard
4	Inspiration Lake	City	501 Firehouse Lane
5	Kentlands Weirs	City	Chestertown Street
6	Lake Helene	City	501 Firehouse Lane
7	Lake Lynette	City	501 Firehouse Lane
8	Lake Nirvana	City	Main Street
9	Lake Placid	City	Main Street
10	Lake Sheila	City	Stonemason Drive
11	Lake Varuna	City	Lakelands Drive
12	Lakelands Ridge/Great Seneca North	HOA	High Gables Drive
13	Malcolm King Park	City	1200 W Side Drive
14	Park Summit	HOA	Coral Reef Drive
15	Quarry	City	540 Chestertown Road
16	Quince Orchard Park 1	HOA	Winter Walk Drive
17	Quince Orchard Park 2	HOA	Summer Walk Drive
18	Saybrooke	HOA	Saybrooke Oaks Boulevard
19	Summit Hall Farm and Bohrer Park Back Pond	City	506 S Frederick Ave
20	Summit Hall Farm and Bohrer Park Front Pond	City	506 S Frederick Ave
21	Three Sisters Lake	City	Lakelands Drive
22	Turtle Pond	City	Turtle Pond Avenue
23	Victory Farm Park SWM facilities	City	400 Victory Farm Dr
24	Washingtonian Woods	City	341 Upshire Circle
25	Watkins Mill	HOA	18900 Watkins Mill Road
26	Woods at Muddy Branch	HOA	Alderwood Drive
27	Hidden Creek Land Bay III Pond 1	HOA	Behind townhouses at 868 Hidden Marsh Street
28	Hidden Creek Land Bay III Pond 2	HOA	Across street at 630 Frogs Leap Lane

Note: Site map will be provided.

## MOSQUITO CONTROL PROGRAM - 2009

The Mosquito Control program for 2009 will begin May 28<sup>th</sup> and continue into early September. Work may continue late into September if necessary.

Our program consists of larviciding (control of immature stages of the mosquito), and public education about the Asian tiger mosquito. We do not do any routine adult control work (spraying) using the truck-mounted ULV sprayers. We will spray only in the event of health emergencies or extremely large mosquito adult populations, and only at the request of the local health department director.

LARVICIDING - Larviciding means treating the immature stages (eggs, larvae or pupae) of the mosquitoes in the stagnant water where they occur. Known breeding areas in your community will be checked approximately every three weeks for the presence of larvae and will be treated if necessary. We use three different products for larviciding.

1. Bti granules - This is a granular formulation of the bacteria, Bacillus thuringiensis var israelensis and Bacillus sphaericus. These bacteria produce a substance toxic to mosquito and black fly larvae but not harmful to other organisms. The material is not persistent in the environment; the bacteria do not reproduce and multiply so the effect of the bacteria is very temporary.
2. Bacillus sphaericus granules - These bacteria also produce a substance toxic to mosquito larvae. Under certain conditions, they can recycle in the breeding area for up to 30 days.
3. Methoprene briquet, pellet, & granule - This substance is an insect growth regulator, causing incomplete development within the immature. The mosquito dies before becoming a biting adult. The briquet and pellet formulations last up to 30 days, slowly releasing the active ingredient into the breeding area. The granule lasts for several weeks.

Since the Asian tiger mosquito has become a major problem in this area, we are willing to talk to community groups, distribute information about this mosquito, or do other public education in an effort to reduce backyard breeding of this annoying mosquito pest. Please let people in your community know that mosquitoes can breed in any water-holding container including bird baths, wading pools, pet watering dishes, tin cans, old tires, clogged gutters or flower pots. To prevent mosquito breeding in these areas, water should be changed weekly in bird baths, wading pools and pet dishes, gutters should be cleaned at least twice a year, and other water-holding containers should be disposed of or stored upside down. It is the citizens' responsibility to make sure their property is free of water-holding containers. Our mosquito control efforts are not particularly effective against Asian tiger mosquito. If citizens do not help by keeping their properties free of mosquito breeding containers, our program will not significantly reduce mosquito populations in your neighborhood.

If people know of any large areas of stagnant water on or near their property, they should report these areas to our office so they can be added to our map and checked for breeding. Please let the citizens in your community know about the program, especially that we will do no adult spraying except in emergency situations. It is still important for them to call their contact in your community to report any mosquito problems.

We have handouts and bookmarks available at no charge. If your community would like to receive some, call the Mosquito Control office at (301) 422-5080. If you would like someone from our office to attend a community meeting or to do a short workshop on mosquitoes and their control, please call to schedule a time. We have a 3 minute video about backyard mosquito breeding in both DVD and VHS formats. We also have available, for loan only, a video called Jo Jo Mosquito. It is made for school children and has a lot of basic information about mosquitoes. If you wish to borrow a copy for a few weeks, please call our office at (301) 422-5080.

Jeannine M. Dorothy, Entomologist  
Maryland Department of Agriculture



May 12, 2009

Ms. Annie Alston  
Executive Director  
Housing Opportunities Commission  
10400 Detrick Avenue  
Kensington, MD 20895

Dear Ms. Alston,

Thank you for your letter dated May 6, 2009 concerning the REAC inspection at Diamond Square Apartments.

It is my understanding that the REAC inspector briefly walked through the Senior Center as part of the May 7, 2009 inspection. Please let me know if any possible deficiencies at the Senior Center were noted by the inspector.

As always, your assistance is greatly appreciated. Please contact me at 240-372-0920 if you have any questions or want to discuss.

Sincerely,

Frederick J. Felton  
Assistant City Manager

FJF/ms

cc: Angel L. Jones, City Manager  
Michele Potter, Director of Parks, Recreation, and Culture



**Gaithersburg**  
A CHARACTER COUNTS! CITY

Distributed to M&CC:5/26/09  
FF, GO, LP

May 15, 2009

Ms. Jan Fine  
Residents for Reasonable Development  
126 Mission Drive  
Gaithersburg, MD 20878

Dear Ms. Fine;

Mayor Katz asked that I respond to your letter dated May 13, 2009 concerning Montgomery County's Gaithersburg West Master Plan.

As you may be aware, the Montgomery County Planning Board held a hearing on the staff draft of this Master Plan on March 26, 2009. The Planning Board has already held two work sessions on the draft Gaithersburg West Master Plan, and it is my understanding that additional work sessions are scheduled for May 18<sup>th</sup>, May 28<sup>th</sup>, and June 11, 2009.

As you know, the City of Gaithersburg Planning Commission discussed the draft Gaithersburg West Master Plan on March 18, 2009, and subsequently submitted a comment letter to the Montgomery County Planning Board. At this point, it is anticipated that the Planning Board will make a recommendation on the Gaithersburg West Master Plan to the County Council this summer, and that County Council hearings will be scheduled for the fall.

Based on your letter, it is very clear that you and the other members of *Residents for Reasonable Development* are very familiar with the draft Master Plan, and realize that it will have significant impact on the City of Gaithersburg. The City of Gaithersburg is very cognizant of these impacts, and the Mayor and City Council will be scheduling a work session with the County's Planning Board staff to receive a presentation on the Board's recommendation when it becomes available. Staff will ensure this meeting is announced to the public. You are welcome to testify or submit written comments within the appropriate guidelines once the work session is scheduled.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
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MAYOR  
Sidney A. Katz

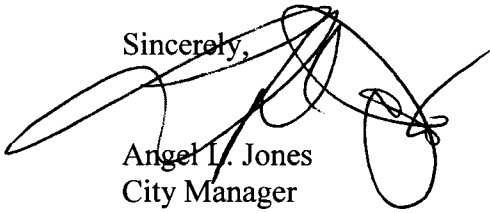
COUNCIL MEMBERS  
Jud Ashman  
Cathy C. Drzyzgula  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Angel L. Jones

Ms. Jane Fine  
May 15, 2009  
Page 2

I hope this information is helpful. If you have any questions, please contact me at 301-258-6310. Thank you for your continued interest and involvement in the City of Gaithersburg.

Sincerely,

A handwritten signature in black ink, appearing to read "Angel L. Jones". The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.

Angel L. Jones  
City Manager

cc: Mayor and City Council  
Fred Felton, Assistant City Manager  
Greg Ossont, Director of Planning and Code Administration  
Lauren Pruss, Planning Director

CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**MINUTES OF THE  
HISTORIC PRESERVATION ADVISORY COMMITTEE  
April 2, 2009**

Acting Chair Warren Johnson called the meeting to order at 7:30 p.m. Committee Members present: Warren Johnson, Acting Chair and Vice Chair; Clark Day, Joseph Coratola, Clark Wagner and Mary Jo La France. Absent: Richard Arkin, Chair; Staff present: Jacqueline Marsh, Planner, Eliza Voigt, Planner.

I. APPROVAL OF MINUTES

Minutes of the March 5, 2009 Meeting

Motion was made by Member Day, seconded by Member La France, that the minutes of the March 5, 2009, Historic Preservation Advisory Committee (HPAC) meeting be approved.

VOTE: 5-0

II. PUBLIC HEARINGS

HAWP 102B Applicant: Dr. Rashid Levi  
20 South Summit Avenue  
Request: Add new signage

*Planner Voigt* stated that this public hearing was duly advertised in the *Gaithersburg Gazette* on March 25, 2009, the property posted, and at the present time there are 13 exhibits in the record file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received in evidence. She further stated that 20 South Summit Avenue, also known as the Fulks-Harding House, is a locally designated property. It was designated in July 2001 as HD-28.

*Ralph Hurst, Architect*, stated that Mr. Rashid Levi would like to add two signs to the property for his chiropractic business: a monument sign approximately 60”x 80” located in the front of the property perpendicular to S. Summit Avenue in the location of the current sign; and a building sign 36”x36” adjacent to the entry door of the accessory structure located behind the historic building.

*John Roddy, 105 S. Summit Ave* spoke in favor the application. He stated that in his opinion neither sign will do violence to the historic nature of the building.

*Lila Yang, Sterico Sign Company*, stated that the proposal is to remove a portion of the existing landscaping and uplight the monument sign. She also stated that the material of the monument sign will be an EFIS material resembling stucco. The base of the sign will be ground level. The lettering will be acrylic with a brushed silver aluminum laminate. The building sign will be a framed aluminium sign with recessed bracketing.

*Warren Johnson, Acting Chair*, asked if the signs comply with the City sign guidelines. Planner Voigt said yes.

*Joe Coratola, Member*, stated that the form of the monument sign fits with the style of the historic building but some type of trim around the sign would frame it, define the edge, and make the sign read more easily.

The motion was made by Member Wagner, to close the record of HAWP 102B, seconded by Member Coratola.

VOTE: 5-0

Member La France moved that HAWP 102B be recommended for approval, seconded by Member Coratola, finding the proposed alterations in compliance with the Secretary of the Interior's Standard One which states, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment". The sign will not alter the historic building. The following conditions shall apply: the applicant shall add 1"x 4" corner boards on the front and back sides of the monument sign; and the monument sign landscaping shall be either of a juniper or boxwood hedge variety.

VOTE: 5-0

HAWP 52C     Applicant: Dan and Eydie Searles  
                         18 Walker Ave  
                         Request: Tree Removal

*Planner Voigt* stated that this public hearing was duly advertised in the *Gaithersburg Gazette* on March 25, 2009, the property posted, and at the present time there are 16 exhibits in the record file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received in evidence.

*Eydie Searle, Applicant*, stated that in front of her home there is a large dying hemlock tree that needs to be removed. It is planted very close to the house and it has continued to decline. An arborist has recommended that they remove it as soon as possible. The arborist

recommended that a replacement tree be planted several feet away from the current tree location.

*Mary Jo La France, Member*, stated that she visited the site and noticed that the tree was dying and she fears that the roots of the tree may harm the house foundation.

The motion was made by Member Coratola, to close the record of HAWP 52C, seconded by Member Day.

VOTE: 5-0

Member Day moved that HAWP 52C be recommended for approval, seconded by Member Coratola, finding the proposed alterations in compliance with the Secretary of the Interior's Standard Two which states, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The tree should be removed because it is endangering the historic home that is in physical contact with the tree. This application is also in compliance with the Design Guidelines for the Brookes, Russell, and Walker Historic District. This approval is granted with the condition that the applicant plant a replacement tree within one year.

VOTE: 5-0

HAWP 111 Applicant: Ali Tahriri Adabi  
100 Central Ave  
Request: Addition

*Planner Marsh* stated that this public hearing was duly advertised in the *Gaithersburg Gazette* on March 25, 2009, the property posted, and at the present time there are 27 exhibits in the record file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received in evidence.

Planner Marsh distributed additional plans to the Committee given to her by the applicant. She entered the documents into the record. She stated that the applicant was before the Committee in January for a preliminary consultation.

*Alan Vedadi, representative of the applicant*, walked the Committee through the applicant's plans and proposed materials. As a part of this presentation, he stated that on the original house, the applicant proposes removing the existing siding to expose the original wood siding. Where the original siding is not salvageable, they propose relocating the original siding material from the east and south sides which are less exposed to public view, to the

front and west sides. In the less exposed areas, they propose replacing the original siding with new siding to match.

Mr. Coratola stated that the newly built dormer location and its proportions do not seem correct. He said that in general, he needs further documentation and that the drawings are too loosely done. He is looking for drawings which document the existing structure, specify its materials, the addition and addition materials. The addition should have a similar feel to the original structure, but should not copy it directly. The drawings need to be accurate enough so that there is a level of comfort that what is approved by the Committee will be built in the field. He also commented that the front porch columns shown on the plans do not reflect the existing columns.

Mr. Vedadi explained the method that the applicant used to determine the placement and size of the dormer. By using a photo of the original structure and its location on the roof, the applicant was able to estimate the size and placement of the dormer. He also stated that the addition is now setback from the existing house and that the roofline is not on the same plane as the roofline of the existing house, as required previously by the Committee.

Mr. Johnson stated that the existing foundation and basement windows do not seem to match the drawings. The Committee's preference for the addition's exterior foundation would be cast-in-place concrete or concrete block with a parged surface. He stated that at this time, HPAC does not have the necessary information to make a decision. He applauded the applicant's intent to bring the home back to its original condition; however there remains a concern over the accuracy of the plan details.

Mr. Johnson asked the applicant if he would be willing to go back and produce a full set of drawings which accurately depict the original structure, as well as the plans for the addition, as requested by the Committee.

Mr. Coratola recommended that the applicant and his architect meet with City staff, and he would attend as well, to offer suggestions and recommendations prior to the next HPAC meeting in May. This would help provide the applicant with further direction.

The applicant's daughter, Mahssa Tahriri, agreed to the extension of the record.

The motion was made by Member Wagner, to keep the record of HAWP 111 open indefinitely, seconded by Member Day.

VOTE: 5-0

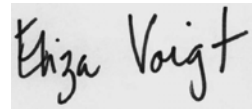
### III DISCUSSION ITEMS

National Preservation Month is in May. The HPAC will nominate 3 Walker Ave for a preservation award. Clark Day will give the annual report at the Mayor and City Council Meeting in May.

VI. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at approximately 9:00 p.m.

Respectfully submitted,

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Eliza Voigt" in a cursive script.

Eliza Voigt, Planner

For Release May 15, 2009

## Civil War Field Display, 19<sup>th</sup> Century Baseball Exhibition Planned for Heritage Days Celebration in Gaithersburg

**Gaithersburg, MD.** In July of 1864, after the Battle of Monocacy, General Jubal Early's troops occupied Gaithersburg and the property of John T. and Sarah DeSellum, now the site of Bohrer Park at Summit Hall Farm. In a celebration that will bring the past to life during Montgomery County Heritage Days, the Gaithersburg Community Museum will host a Living History Day on this site from 10 a.m. to 4 p.m. on Sunday, June 28, 2009. The park is located at 506 South Frederick Avenue, next to Gaithersburg High School.

History re-enactors will portray a day in the life of a Montgomery County citizen in a 19<sup>th</sup> century Civil War Field display. The free activities will include an exhibition baseball game, a medical field encampment, signaling, black powder, and blacksmith demonstrations, music, children's activities, and a history of 19<sup>th</sup> century food.

The Gaithersburg Community Museum is among 36 places featured during Montgomery County Heritage Days June 27 and 28, 2009. This 12th annual event celebrates and showcases the County's rich history with music, dance, food, and children's activities.

The Community Museum, located at 9 South Summit Avenue, is regularly open Thursday through Saturday from 10 a.m. to 2 p.m.

While in Gaithersburg, be sure to visit the Gaithersburg-Washington Grove Fire Museum, located at 13 East Diamond Avenue (just two blocks away from the Community Museum). Kids will enjoy climbing on an antique fire truck and having their picture taken with a statue of Smokey the Bear. The Fire Museum will be open during Heritage Days on Saturday, June 27 from 10 a.m. to 4 p.m.

For more information on the activities in Gaithersburg please contact the Gaithersburg Community Museum at 301-258-6160 or visit online at [www.gaithersburgmd.gov/museum](http://www.gaithersburgmd.gov/museum). For more information on Montgomery County Heritage Days please visit [www.heritagemontgomery.org](http://www.heritagemontgomery.org).

###

**Mayor**  
Sidney A. Katz

**City Manager**  
Angel L. Jones

**Council Members**

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

**For Release May 1, 2009**

## **Memorial Day Recycling to be Picked Up the PRECEDING Saturday**

*Gaithersburg, MD.* The City of Gaithersburg announces that the collection of recycled materials for residents whose regular recycling day is Monday, May 25, 2009 will take place the PRECEDING Saturday, May 23, 2009. This includes newspaper, mixed paper, corrugated cardboard, and commingled materials, as well as brush, branches, grass clippings, leaves and other yard trimmings, picked up by the City's recycling contractor.

If May 25 is your regular day for bulk pick-up items collected by City staff, including large appliance and household items, please note that these items will be collected one week later, on Monday, June 1, 2009.

Regular trash and garbage collection for City residents is handled by private contractors. Please contact your HOA or your private contractor regarding the holiday collection schedule for these materials.

For more information please contact the City's Department of Public Works at 301-258-6370, or visit the City's website at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov).

###

**Mayor**  
Sidney A. Katz

**City Manager**  
Angel L. Jones

**Council Members**

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

For Release May 11, 2009

## Gaithersburg Senior Center Wins Statewide Service Award

**Gaithersburg, MD.** The Maryland Recreation and Parks Association (MRPA) announced that the Gaithersburg Upcounty Senior Center was the winner of its 2008 Service Award. The announcement was made at MRPA's 12<sup>th</sup> Annual Agency Showcase in Ocean City in April. The gathering provided an opportunity for Maryland's park and recreation agencies to showcase their talent, share ideas and recognize the best marketing and promotions materials in the state.

Located at 80A Bureau Drive, the Gaithersburg Upcounty Senior Center enjoys a membership of 800 seniors, with daily attendance exceeding 150 people. Recognizing the numerous benefits of an active and healthy lifestyle, the Center offers up to five innovative fitness options that are designed to safely and effectively meet individual needs. From rigorous aerobic exercise to gentle and focused cardiovascular conditioning, strength, endurance, balance and flexibility, classes are taught in both energetic "Boot Camp" style and traditional low impact groups.

Most individuals over the age of 55 list "maintaining personal independence" and "aging in place" as their top priorities. Those who take preventive measures by caring for their health, staying active and engaging a positive outlook are more likely to feel self empowered, capable of caring for themselves and able to do the things they enjoy as well as the things they need to do. Reduced health care costs and an opportunity to form new friendships and enjoy greater cultural diversity adds to the many social benefits.

MRPA recognized the Gaithersburg Upcounty Senior Center for its continued commitment to healthy lifestyles, and for providing innovative programming to meet the changing needs of mature adults.

For more information please contact Senior Center Director Grace Whipple at 301-258-6380 or visit the Senior Center online at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov). The Gaithersburg Upcounty Senior Center is operated by the City of Gaithersburg in partnership with Montgomery County government.

###

**Mayor**  
Sidney A. Katz

**City Manager**  
Angel L. Jones

**Council Members**

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

For Release May 15, 2009

## Arts Barn Hosts Rockville Little Theatre Production of “Same Time, Next Year”

**Gaithersburg, MD.** The Arts Barn, the City of Gaithersburg’s premiere cultural arts facility, presents a Rockville Little Theatre production of *Same Time, Next Year* by Bernard Slade, June 25 through July 3, 2009. Thursday, Friday and Saturday shows are at 8 p.m., Sunday matinees are at 2 p.m. There will be no performances on July 4 or 5. Admission is \$15, \$13 for City of Gaithersburg residents. The show contains adult language and may not be suitable for all audiences.

One of the most popular romantic comedies ever produced, *Same Time, Next Year* ran four years on Broadway. It remains one of the world’s most widely produced plays. The story follows a love affair between two people, married to others, who rendezvous once a year. Twenty five years of manners, morals and attitudes are hilariously enacted by the lovers, Doris and George.

The Arts Barn is located at 311 Kent Square Road, Gaithersburg. For more information and tickets call 301-258-6394 or visit online at [www.gaithersburgmd.gov/artsbarn](http://www.gaithersburgmd.gov/artsbarn).

###

**Mayor**  
Sidney A. Katz

**City Manager**  
Angel L. Jones

**Council Members**

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

# Outside Correspondence

**From:** [Sidney Katz](#)  
**To:** [Angel Jones](#); [Doris Stokes](#); [Fred Felton](#); [Marie Best](#); [Monica Sanchez](#); [Sidney Katz](#); [Cathy Drzyzgula](#); [Henry Marraffa - External](#); [Jud Ashman - External](#); [Michael Sesma](#); [Ryan Spiegel - External](#)  
**Subject:** FW: Senator Mikulski's funding requests for Maryland  
**Date:** Monday, May 18, 2009 1:30:50 PM

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**FYI. Corridor Cities Transitway**

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**From:** Siddiqui, Jahantab (Mikulski) [mailto:[Jahantab\\_Siddiqui@Mikulski.senate.gov](mailto:Jahantab_Siddiqui@Mikulski.senate.gov)]  
**Sent:** Monday, May 18, 2009 12:33 PM  
**To:** Siddiqui, Jahantab (Mikulski)  
**Subject:** Senator Mikulski's funding requests for Maryland

I know that you share the Senator's commitment to Maryland. That's why I want you to know that Senator Mikulski has requested federal funding for the projects identified below. These federal funds would help take the burden off local taxpayers, like families and small business owners. Please remember that this request still has to be approved by committees in both the Senate and the House of Representatives and then be signed into law by the President. It is only after all these steps are completed that funds will be made available.

Senator Mikulski continues to look out for the day-to-day needs of Marylanders and the long-term needs of America by fighting for federal investments in American people and American jobs.

**National Naval Medical Center Transportation Improvements**

*Amount: \$40 million*

The National Naval Medical Center is undergoing an unprecedented expansion as it prepares to absorb the functions of the Walter Reed Army Medical Center, which was slated to close as part of the 2005 Base Realignment and Closure process. When complete, more than 10,000 people will go to work on the campus of the new hospital each day and more than 4,000 patient visits will occur daily. Traffic congestion on access roads to the hospital can make it very difficult for patients to make their appointments and for the staff who provide care to get to their jobs. This funding will construct a pedestrian underpass that will allow patients and staff to safely and quickly cross the six-lane road between the Metro station and the NNMC entrance.

**FDA White Oak Consolidation**

*Amount: \$300 million*

The consolidation of the U.S. Food and Drug Administration's (FDA) laboratories onto one campus in Silver Spring, Maryland will greatly improve FDA's ability to fulfill its public health mission. It also will increase operating efficiencies at FDA which will save the taxpayers money. This funding will complete construction of the Center for Biologics Evaluation and Research building which will conduct critical anti-terror and anti-pandemic research. It also will be used to complete the remaining construction work on the campus. This funding will support 1,000 construction jobs for three years. When the project is completed, it will support 9,000 FDA jobs.

**Blue Plains Wastewater Treatment Plant**

*Amount: \$170 million*

The most effective way to cleanup the Chesapeake Bay is to invest in infrastructure improvements at Blue Plains Wastewater Treatment Plant. Blue Plains is the largest advanced sewage treatment facility in the world, serving the entire Washington metro region including Montgomery and Prince George's Counties in Maryland. Unfortunately, it also is the largest point source of nutrient pollution in the entire Bay watershed. Each year, it discharges about 5.5 million pounds of nitrogen into the Potomac River, which flows directly into the Bay. Just as the federal government supports other infrastructure throughout the National Capital Region, it must do the

same for Blue Plains. The requested funding will be used to install enhanced nutrient removal facilities at Blue Plains that are required by the U.S. Environmental Protection Agency. This federal assistance also will help prevent the cost of these improvements from being passed on to the residents of the Montgomery and Prince George's Counties. These new facilities will reduce nutrient discharges to the Bay by nearly 4 million pounds per year and create or support approximately 7,600 jobs. In addition, these improvements will save jobs that depend on the Bay in Maryland's seafood, tourism and recreation industries.

**Comprehensive Early Childhood and Pre-K Program Expansion Strategy**

Amount: \$500,000

Success in school is built on the experiences a child has from birth to age 5 – before they enter Kindergarten. In Maryland, 32% of children enter kindergarten without the skills they need to succeed in school. CentroNia is an educational center that provides quality early education to low-income families and has a strong track-record as an early childhood teacher training center – having trained more than 600 early education teachers. Funds will allow CentroNia to provide full-day pre-K for an extra 60 families in Montgomery and Prince George's Counties and will also go towards the training of more than 200 early education teachers.

**BRAC-Related Intersection Improvements**

Amount: \$20 million

The Base Realignment and Closure (BRAC) is the Congressionally authorized process the U.S. Department of Defense uses to reorganize its base structure to more efficiently and effectively support our military. In the most recent BRAC round in 2005, Maryland was asked to accommodate a significant expansion of the United States military installations. It was one of the few states that gained thousands of jobs. This means Maryland will become home to approximately 10,000 of our federal civilian and military families plus up to 40,000 indirect jobs for contractors, support services and other related industries by 2011. Each of these workers will contribute to Maryland's economy. In 2005, Senator Mikulski promised to put funding in the federal checkbook to BRAC-ready Maryland including its highways and byways. The requested funding will provide \$5 million for intersection improvements in the vicinity of each of the following military installations: Fort George G. Meade in Anne Arundel County; Aberdeen Proving Ground in Harford County; National Naval Medical Center in Montgomery County; and Andrews Air Force Base in Prince George's County. This funding will be used for design, right-of-way or construction of intersection improvements to improve safety, operations and access to these bases.

**Corridor Cities Transitway**

Amount: \$5 million

Washington ranks as one of the nation's most congested urbanized areas. The Corridor Cities Transitway (CCT), a proposed 13.5-mile light rail or bus rapid transit line in Montgomery County, Maryland, would extend from the Shady Grove Metrorail Station in Rockville through Gaithersburg and Germantown to a terminus at the Communications Satellite Corporation (COMSAT) facility south of Clarksburg. It will provide much-needed public transit options to a corridor which continues to grow and expand northward along I-270. This project is part of a larger effort, the I-270/US 15 Multi-Modal Corridor Study, being conducted by the Maryland Department of Transportation and examining a wide range of roadway improvements. The requested funding will be used for preliminary engineering of the CCT and to complete its final environmental impact statement.

**Purple Line**

Amount: \$10 million

The Purple Line is a proposed 16-mile light rail or bus rapid transit line extending from Bethesda in Montgomery County to New Carrollton in Prince George's County. The project will provide a direct connection to the Metrorail Red, Green and Orange Lines at Bethesda, Silver Spring, College Park, and New Carrollton as well as connections to MARC commuter rail, Amtrak and local bus services. It will reduce travel times for transit riders, including those in the heavily transit-dependent communities of Takoma Park and Langley Park. The requested funding will be used for preliminary engineering of the Purple Line and to complete its final environmental

impact statement. However, Senator Mikulski's support is contingent on community concerns about the route being addressed.

**Washington Metropolitan Area Transit Authority**

Amount: \$150 million

Washington Metropolitan Area Transit Authority (WMATA) was created in 1966 primarily to serve the federal government. Many metro stations were built at the federal government's request and nearly half of all stations are located at federal facilities. Today, federal employees are 40% of WMATA's peak ridership and millions more use the system daily to work, play and visit our Nation's Capital. The transit system also plays a critical role in keeping the federal government running during an emergency. The system is operating at capacity and is in urgent need of capital investment to provide safe and reliable service. The requested funding (authorized by Public Law 110-432) will buy rail cars, buses, facilities and infrastructure that will improve system performance and meet growing demand. It also will save or create approximately 7,140 jobs.

**Spanish Language Foreclosure Prevention**

Amount: \$800,000

The foreclosure crisis has had a devastating and disproportionate impact on the Hispanic community in Maryland, particularly in the foreclosure hot spots of Prince George's and Montgomery Counties. While efforts have been made to educate those hardest hit by this crisis, the language barrier has kept the Hispanic community from benefiting from these services. The language barrier also makes the Hispanic community a target for "foreclosure rescue" scams run by fraudulent companies that imitate government or community development organizations to swindle families scared of losing their homes. The requested funding will be used by the Housing Initiative Partnership, in cooperation with the Hispanic Communications Network, to launch a Spanish language home ownership public awareness and education media campaign targeted at the Hispanic communities in these counties. This effort will provide Spanish speakers with critical information regarding housing and foreclosure scams, foreclosure mitigation programs and first-time homebuyer opportunities. The requested funding also will be used to hire Spanish language housing counselors. This project will help Hispanic homeowners get affordable modified mortgages to stay in their homes, encourage new homeownership and prevent individuals from entering predatory loan agreements.

**Maryland Multicultural Youth Centers**

Request: \$750,000

The Latin American Youth Center's Maryland Multicultural Youth Centers assist in the prevention and intervention of gang violence for more than 1,000 at-risk children, teens and young adults in Montgomery and Prince George's Counties. Funds will be used to expand the Centers' programs for drug prevention and treatment, family support and counseling, after-school tutoring and mentoring, GED classes and college preparation, and workforce training.

**Teach for America STEM Activities**

Request: \$2,000,000

Teach for America meets two important needs. First, it addresses a shortage of science, technology, engineering, and mathematics (STEM) teachers nationally and in Maryland. Second, it addresses U.S. students ranking below students in most developed nations in science. Teach for America will recruit and train STEM teachers, and then help place them in classrooms to provide high quality science education to students. Funds will be used to engage teachers nationwide in STEM activities to attract, educate, recruit and retain our next generation of scientists and engineers.

**Fuel Cell Hybrid Battery Manufacturing for Defense Operations**

Amount: \$1 million

Our military is constantly striving to become lighter, faster, and less reliant on fossil fuels. This is driving the need for new and innovative mobile power sources that are easy to put in service and can serve multiple applications.

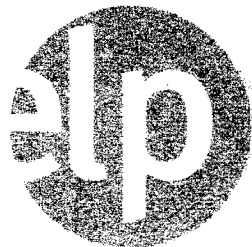
This funding will support the development and testing of a fuel cell hybrid battery for use in military applications. This will allow our military to save fuel and reduce the size and weight of large batteries that are in virtually every vehicle throughout our armed forces.

**Maryland Proof of Concept Alliance for Defense Technologies**

Amount: \$2 million

The Maryland Proof of Concept Alliance (PCA) takes technological and scientific breakthroughs in Maryland's university and federal labs and translates them into tools that keep soldiers safe and help them complete their missions. When promising technologies are identified, they are transitioned from the exploratory development and applied research phases into more advanced stages where they can be commercialized and mass produced. This not only ensures our soldiers have the best tools available; it also facilitates collaborative research opportunities for the vast array of talent in Maryland's university system and other federal labs with the DOD scientific community.

Jahantab Siddiqui  
Special Assistant to the Senator  
U.S. Senator Barbara A. Mikulski



MAY 13 2009

Dear Mayor Katz,

Thank you so much for your participation at the Gaithersburg Elementary School Spring book fair. I know that you have a busy schedule and very much appreciate your making time to read to our students. Please do not hesitate to let us know how we can be helpful to you in the future.

On behalf of the GES PTA,

Kimberly Roberts

Treasurer and Book Fair Chairperson  
240-838-0576



## Residents for Reasonable Development

May 13, 2009

MAY 14 2009

Sidney A. Katz, Mayor  
Gaithersburg City Council Members  
31 South Summit Avenue  
Gaithersburg, MD 20877

Dear Mayor Katz and City Council members:

Residents for Reasonable Development is a group of residents in the neighborhoods near Gaithersburg West who are very concerned about the extent of the development that is being proposed for this area. The majority of RRD is Gaithersburg residents. We have been working for about six months to affect a reasonable outcome from the Gaithersburg West master plan. This plan area is directly adjacent to city neighborhoods on several sides, so we were very interested to read the letter from the Planning Commission, which we learned about from the article in the Gaithersburg Gazette (April 22, 2009).

While the letter addressed some of our concerns, it did not seem to look below the surface at several of the biggest issues: the extremely large size and density allowed by the draft plan, and impact on city neighborhoods. We requested a meeting with Planning Commission Chairman John Bauer, to discuss these and other pertinent issues not addressed in the Planning Commission letter.

Mr. Bauer did not reply to our request. Lauren Pruss, the new planning director, called our member Pamela Lindstrom, and indicated that the commission had stated its position on Gaithersburg West and there was nothing to discuss with the residents.

This is a matter that involves Mission Hills, Washingtonian Woods, Washingtonian and Westleigh residents, to name a few, who will have in their backyards and astride their roads *the largest urban center in Montgomery County*. This plan and its consequences have the potential to drastically affect quality of life in already established neighborhoods that trust the City to balance their interests with the City's interest in development. Surely a development of this magnitude is something that the City Planning Commission needs to discuss with residents before stating full support.

Ms. Pruss responded to Ms. Lindstrom that Gaithersburg West was on the Planning Commission agenda a few weeks ago and that if any residents had attended, we could have spoken. This response appears to indicate that residents of Gaithersburg have missed the only

chance available to discuss our concerns due to not faithfully reading agendas. Of course we would have spoken had we known. This is not Gaithersburg's usual practice and response. On other issues with much less impact, officials have notified adjacent residents and civic associations, but on this biggest of all issues, they did not.

We appreciated that the Planning Commission addressed several major issues with the draft plan, including inadequate staging plan, and lack of an alternative plan should the CCT not be built as assumed. But their letter missed critical issues. Primary is the overwhelmingly dense and high profile of the place, completely out of scale with the surrounding suburban neighborhoods. Are you aware that Gaithersburg West, with FAR of 1 – 1.5 would be about three times denser than Crown Farm or Kentlands? That it would have more employment than downtown Bethesda plus NIH? *We would like to point out that this is more employment than in the entire city of Gaithersburg?*

Second is the overwhelming traffic congestion that would ensue despite the transit-oriented rhetoric in the plan draft. The Planning Commission letter shows no evidence that the staff or members read or-addressed that section of the draft plan's Transportation Appendix.

Especially galling was the Commission's praise of the public participation conducted by County planners: "The County has done an excellent job of reaching out to the public during the development of this plan. The Commission encourages the County to continue such efforts in the future planning and development of the Life Sciences Center."

In fact this plan had the least, most restricted public input of any plan in recent history. This single item in the letter shows how little the Planning Commission knows about its citizens' feelings regarding this plan. We are insulted that the Commission thinks we would be happy just to be consulted on how to implement development that they think right to ram down our throats.

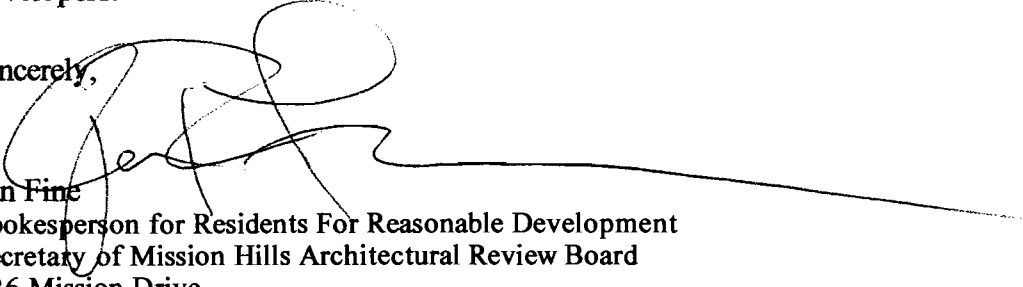
We in the citizens group Residents for Reasonable Development have taken a responsible approach to Gaithersburg West. We accept that growing technology businesses is a valid goal. We developed a Reasonable Plan that would meet this goal with less density, lower height buildings and less traffic. *We request an opportunity to present this alternative with City officials.*

It is not reasonable for the City officials to refuse to listen to our concerns or consider alternatives. Please read the attached summary of our concerns and of the Reasonable Plan. It can't be too late for the Mayor and Council and even the Planning Commission to consider the deeply felt concerns of its residents. We love our neighborhoods and have thought ourselves fortunate to live in the City, whose officials were responsive and would even defend us against overdevelopment schemes by the county.

The County Council has expressed interest in the reasonable Plan. Even Ike Leggett has made it known that he doesn't necessarily support the full 60,000 jobs and 20 million square feet of commercial development. The County Planning Board has asked for a presentation of the

Reasonable Plan. We will proudly present our alternative plan on May 18. Please reopen discussion of the city's position, listen to our issues and consider whether the Reasonable Plan presents some solutions that would make this plan more equitable to residents as well as developers.

Sincerely,



Jan Fine  
Spokesperson for Residents For Reasonable Development  
Secretary of Mission Hills Architectural Review Board  
126 Mission Drive  
Gaithersburg, MD 20878

Lynne Rose, President, Mission Hills Architectural Review Board, RRD Member  
Dan Drazan, President, North Potomac Citizens Association, RRD Member  
Pamela Lindstrom, Smart Growth Chair, Sierra Club Montgomery County group, RRD Member  
Gary Robinson, Washingtonian Woods Resident, RRD Member  
Magda Clyne, Mission Hills Architectural Review Board, RRD Member  
David Rothbard, RRD Member

Cc: Donna H. Baron, The Gaithersburg-North Potomac, Rockville Coalition

----- Original Message -----  
From: Father Brennan <Father-Brennan@stmartinsweb.com>  
To: Trudy Schwarz  
Sent: Mon May 18 17:13:42 2009  
Subject: RE: The Sidewalk

Dear Trudy,  
Thank you for your efforts to resolve "the Great Sidewalk Controversy."  
If you believed in Purgatory, I'd ask God to cut your time in half, if you had any accumulated.  
Fr. Mark Brennan

-----Original Message-----  
From: Trudy Schwarz [mailto:TSchwarz@gaithersburgmd.gov]  
Sent: Tuesday, May 12, 2009 12:08 PM  
To: Father Brennan; churchfox@yahoo.com; Caryn G Williams  
Cc: Jim Arnoult  
Subject: The Sidewalk

All,  
First of all, I want to apologize for all the confusion that has been caused by this sidewalk on George Street. I am hoping that this e-mail will resolve that many issues that have seemed to pop up from the sidewalk.

There has now been a concern about the drainage of water from curb and gutter that would be installed. Therefore, the City is suggesting that the sidewalk be a five foot asphalt path and be setback adjacent to the property line as shown on the attached drawing. The street trees would be planted in-between the path and the existing asphalt curb.

I appreciate the continued communication on this project.  
Sincerely,  
Trudy

Trudy M. Walton Schwarz, CFM  
Community Planning Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Phone: 301-258-6330  
Fax: 301-258-6336  
City Web Site: [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

Get weekly e-mail updates of upcoming City meetings and events by registering for myGaithersburg at [www.gaithersburgmd.gov/mygaithersburg](http://www.gaithersburgmd.gov/mygaithersburg)

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

Community Planning Director Schwarz conducted a tour of the Kentlands/Lakelands for a group of planners from London, Canada on April 30, 2009

Distributed to M&CC:5/26/09  
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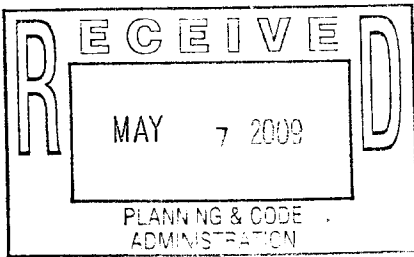


London  
CANADA

TRUDY,

THANK YOU FOR TAKING THE TIME TO MEET WITH US AND FOR THE WONDERFUL TOUR OF KENTLANDS/LAKELANDS. IT IS ENCOURAGING TO SEE WELL BUILT AND DESIGNED COMMUNITIES. MAYBE ONE DAY WE WILL BE ABLE TO TAKE YOUR TEAM ON A TOUR OF OUR VERSION OF THE KENTLANDS. HAVE A GREAT YEAR A PLEASE KEEP IN TOUCH.

YOUR CANADIAN FRIENDS.



*John Schwarz*  
*Alanna Riley*  
*Nancy Powell*  
*Eric Sank*  
*Sen Gallo*