
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: January 2, 2008

SUBJECT: SP-07-0018

TITLE: Olde Towne Youth Center

REQUEST: **PRELIMINARY SITE PLAN APPROVAL**
For construction of a 6,500 square foot youth center

ADDRESS: 2 Teacher's Way

ZONE: CBD (Central Business District)

Applicant: A.Morton Thomas & Associates, Inc.

Owner: City of Gaithersburg

STAFF LIAISON: Rob Robinson, Planner

Enclosures:

Staff Comments

Exhibits:

EXHIBIT 1: APPLICATION
EXHIBIT 2: SITE LOCATION MAP
EXHIBIT 3: NOTIFICATION MAILING LIST
EXHIBIT 4: LEED CHECKLIST
EXHIBIT 5: SUMMARY OF "LEED" PROJECT ELEMENTS
EXHIBIT 6: MINUTES OF NOVEMBER 14, 2007 PLANNING COMMISSION
EXHIBIT 7: MEMO FROM DIRECTOR GEILING TO PLANNING COMMISSION
EXHIBIT 8: SP-07-0018 CIVIL SITE PLAN
EXHIBIT 9-10: SP-07-0018 CIVIL SITE PLAN DETAILS
EXHIBIT 11: APPROVED NRI/FSD
EXHIBIT 12: SP-07-0018 FOREST CONSERVATION PLAN
EXHIBIT 13: SP-07-0018 LANDSCAPE PLAN
EXHIBIT 14-15: SP-07-0018 B/W ELEVATIONS

EXHIBIT 16:	SP-07-0018 STORM WATER MANAGEMENT PLAN
EXHIBIT 17:	SP-07-0018 STORM WATER MANAGEMENT PLAN DETAILS
EXHIBIT 18-20:	SP-07-0018 SEDIMENT CONTROL PLANS
EXHIBIT 21:	SP-07-0018 PHOTOMETRIC PLAN
EXHIBIT 22-26:	SP-07-0018 COLORED ELEVATIONS AND RENDERINGS

STAFF COMMENTS

I. BACKGROUND:

The Applicant is requesting Final Site Plan approval for the construction of a new City of Gaithersburg Olde Towne Youth Center (OTYC). This new center will replace the existing facility located at 402 East Diamond Avenue. The OTYC will be sited on a parcel of land located off Teacher's Way. The site is currently owned by Montgomery County Public Schools and used as a parking lot, located between 442 and 500 East Diamond Avenue.

This City capital improvement project has been in the design process since January 2007. On June 21, 2007 the concept plan for the project was discussed and approved by the City Council during a joint work session held with the Planning Commission. The Planning Commission granted Preliminary Site Plan approval for this project during the Commission hearing held on November 14, 2007. The OTYC will primarily serve Gaithersburg and Forest Oak Middle Schools and will achieve a LEED silver certification.

II. SCOPE OF REVIEW:

The site plan proposes a 6,500 square foot (SF) youth center comprised of various program spaces including a recording studio, computer lab, and outdoor basketball court (Reference exhibit 8). The purpose of this review is to address and refine aspects of the plan presented during Preliminary Site Plan approval, such as the entrance to the site from East Diamond Avenue.

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety and welfare. The findings are referenced in §24-170. Accordingly, staff provides the following comments and findings for Planning Commission consideration:

Site and Environmental Characteristics

The subject site is .95± acres and is currently used as an overflow parking lot for Gaithersburg Middle School. A Natural Resource Inventory (NRI) was submitted and approved October 15, 2007 (Reference exhibit 11). Being a parking lot, there are no forest or wetlands found on-site. Hedgerows border the eastern and western property lines. There are two specimen trees found on-site: a 56" White Oak in poor condition and a 33" Red Maple.

Surrounding Land Use and Zoning

The surrounding area includes a mix of commercial, residential, and institutional

land uses. Gaithersburg Middle School is north of the site, across Teacher's Way. A self storage facility is sited to the east. Across East Diamond Avenue, to the south, is a commercial building and to the west are two residential properties. All properties, with the exception of the middle school, are located within the CBD (Central Business District) Zone. Gaithersburg Middle is zoned R-A (Low Density Residential).

Adequate Public Facilities

The City's APFO requirements were addressed and satisfied during the Preliminary Site Plan approval hearing. To summarize:

Schools

Schools will not be impacted as this is not a residential use.

Fire and Rescue

Fire and Rescue services are met with Stations 8 and 28 serving this area within the ten (10) minute response time.

Water & Sewer

Washington Suburban Sanitary Commission (WSSC) has notified the City that water and sewer service are available.

Traffic Impact

Engineering Services Director Mumpower has reviewed the traffic generated by this project and determined that since this project would generate no AM peak hour trips and less than 30 PM peak hour trips a traffic impact study would not be required.

Transportation, Traffic and Parking

Access to the site will be primarily handled off Teacher's Way. The driveway leading into the parking lot and the bus drop-off stop are both found along Teacher's Way. A sidewalk connection to East Diamond Avenue is also proposed.

Parking

The OTYC project currently proposes only thirteen (13) parking spaces. The application includes a request of a parking waiver of sixty-nine (69) spaces for the proposed OTYC. The off-street parking requirement of one (1) parking space for every eighty (80) square feet of floor area is calculated in accordance with §24-219 of the Zoning Ordinance under the definition of "recreational/community center." Based upon this section of the code and a gross floor area of 6,500 SF, the OTYC parking requirement is eighty-two (82) spaces.

Facilities and Capital Projects Director Peter Geiling has submitted a memo (Reference exhibit 7) requesting the Commission's waiver based upon the following justifications:

- Traditional community center parking requirement calculations assume that the facility will be patronized primarily by a significant adult population who will drive to the center;

- The population served by the OTYC are middle school aged children who do not drive and will walk from the Gaithersburg Middle School or take a City Recreation bus from the Forest Oak Middle School;
- The proposed OTYC focuses on weekday after-school activities for a single user group with occasional weekend rentals and not for several concurrent activities for many participants, as is customarily found at typical centers; and
- The proposed OTYC will have a drop-off area along Teacher's Way and additional off-street parking available at Gaithersburg Middle School.

City staff believes the waiver is justified and believes the Commission should make a motion of waiver approval as §24-222A of the City Code grants the Planning Commission the authority to waive, in whole or in part, any part of the off-street requirements.

Architectural Elevations

A refined set of architectural elevations has been submitted as part of this application (Reference exhibits 14,15). As directed by the City Council, this project will achieve LEED Silver certification. A list of the "green" elements used to achieve this certification level has also been submitted (Reference exhibit 5). The elevations embody "green" buildings. The OTYC will be constructed of masonry block and composite wood panels. Numerous working windows are found throughout the building, increasing the internal use of natural light. The roof is a combination of vegetated grids and angled metal seams, housing photovoltaic cell panels (Reference exhibit 14). A dumpster enclosure constructed of composite wood is also found on-site (Reference exhibit 9).

Landscaping

The Applicant has submitted landscape and forest conservation plans as part of this application (Reference exhibits 12,13). Part of the "green" elements provided includes the restoration of 50% (17,448±SF) of the site area with native or adaptive vegetation. Plants including shrubs, grasses and perennials such as Black-Eyed Susans will be used as landscaping throughout the site. To fulfill forest conservation requirements, eleven (11) trees will be planted, composed of Red Maples, White Oaks, and Sycamores.

The Applicant, in response to Planning Commissioner's comments during the Preliminary Site Plan hearing, has enhanced the entrance to the site from East Diamond Avenue. Lighted bollards have been added along the walkway leading from the facility to E. Diamond Avenue. The current bus-stop will be improved by the addition of an enclosed City-specified shelter. A monument sign will also be erected and visible from E. Diamond (Reference exhibit 9). This sign, mounted on a masonry base, will exhibit the City logo, the facility's name, and the address. A color rendering has been submitted as part of this application (Reference exhibit 24).

IV. SUMMARY OF FINDINGS:

The proposed SP-07-0018 application complies with the Preliminary Plan presented to and approved by the Planning Commission on November 14, 2007. This project is not only important to the local community it will serve, but will set a standard for future City projects by achieving LEED Silver certification.

V. CONCLUSION.

Staff recommends granting **SP-07-0018, THE CITY OF GAITHERSBURG OLDE TOWNE YOUTH CENTER, FINAL SITE PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§24-170 and 24-171, WITH THE FOLLOWING CONDITIONS:**

1. The Applicant shall obtain final storm water management (SWM) plan approval by the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) prior to the issuance of site development permits;
2. The Applicant is to provide final signing, marking, turning radii plans, lighting plans, paving and storm drain plans, and grade establishment plans, to be reviewed and approved by DPWPM&E prior to the issuance of public works permits;
3. The Applicant shall submit final landscaping and forest conservation plans prior to the issuance of site development permits; and
4. The Applicant shall continue to work with local utility agencies on final utility plan and creation of any necessary easements.

SITE PLAN APPLICATION

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

Application #	<u>SP-07-0018</u>
Date Filed	<u>12/7/07</u>
Total Fee	<u>PD</u>

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

1. SUBJECT PROPERTY

Project Name Gaithersburg Old Town Youth Center
 Street Address 2 Teachers Way Gaithersburg, MD 20877
 Zoning CBD Historic area designation Yes No
 Lot N/A Block B Subdivision 201
 Tax Identification Number (*must be filled in*) 09-00832452

2. APPLICANT

Name A. Morton Thomas & Associates, Inc
 Street Address 12750 Twinbrook Parkway Suite No. _____
 City Rockville State MD Zip Code 20852
 Telephones: Work (301) 881-2545 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (*if applicable*) N/A
 Name of previously approved Final Plan (*if applicable*) N/A

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Howard Maginniss
 Architect's Maryland Registration Number 3206 Telephone (703) 548-0460
 Street Address 209 Commerce Street Suite No. _____
 City Alexandria State VA Zip Code 22314

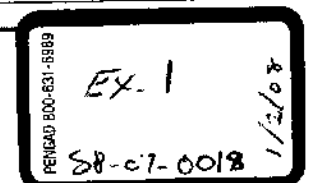
Engineer's Name Max Kantzer
 Engineer's Maryland Registration Number 16872 Telephone (301) 881-2545
 Street Address 12750 Twinbrook Parkway Suite No. _____
 City Rockville State MD Zip Code 20852

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

5. PROPERTY OWNER

Name City of Gaithersburg
 Street Address 31 South Summit Avenue Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work (301) 258-6310 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

This project includes the construction of a new 6, 500 SF building with associated parking, sidewalks, and a new 35' x 45' basketball court.

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

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)	N/A	41, 495
2.	Site Area (acres)	N/A	0.95
3.	Total Number of Dwelling Units/Lots		
4.	Height of Tallest Building	4 Stories	23'-5 1/4"
5.	Green Area (square feet)	N/A	25, 196
6.	Number of Dwelling Units/Acre	N/A	N/A
7.	Lot Coverage (percent)	N/A	15.7%
8.	Green Area (percent)	N/A	61%
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 Sq. Ft.	8, 200	6, 500
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12.	Office/Professional Sq. Ft.		
13.	Warehouse/Storage Sq. Ft.		
14.	Parking	N/A	N/A
15.	Shared Parking/Waiver	N/A	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.

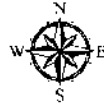
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (*please print*) Max Kantzer Telephone 301 881-2545

Applicant's Signature  Date 12/07/07

SP-07-0018

Olde Towne Youth Center



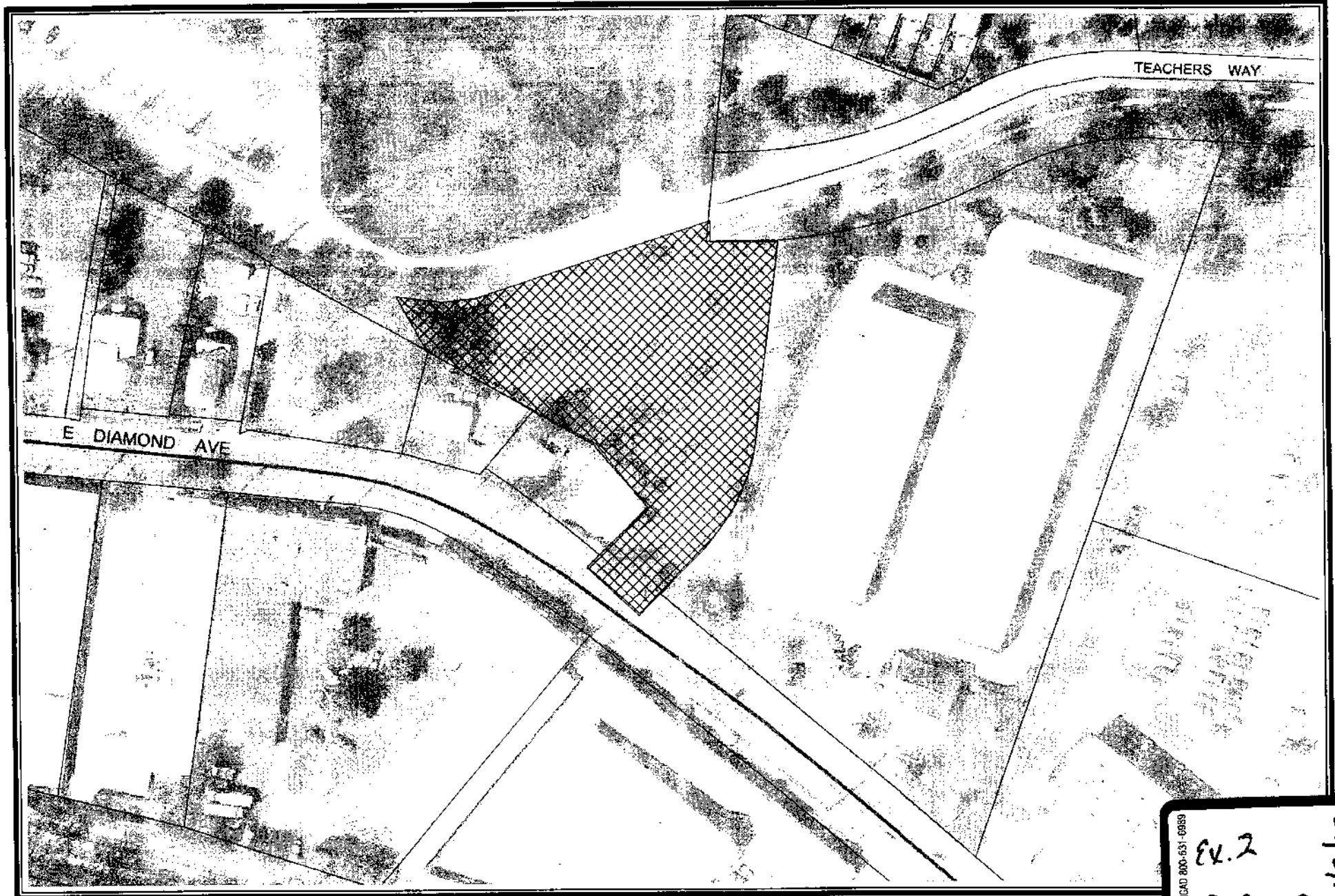
MD State Plane
HPGN NAD 83/91

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(301) 258-6310
www.gaithersburgmd.gov



RECAD 800-631-6888
EX. 2
1/2/08
SP-09-0018

SP-07-0018

OT Youth Ctr.

THOMAS W & S A CONLEY
23910 CLARKSBURG RD #210
CLARKSBURG MD 20871

PLEASANTS INVESTMENTS LP
24012 FREDERICK RD # 200
CLARKSBURG MD 20871

LOURDES R & C SOLIS
426 EAST DIAMOND AVE
GAITHERSBURG MD 20877

ANSHU SINGHAL
428 DIAMOND AVE
GAITHERSBURG MD 20877

DAVID A YAAKOV
429 E DIAMOND AVE
GAITHERSBURG MD 20877

CHARLEY OTRUST ELDRIDGE
15801 AMELUNG LN
ROCKVILLE MD 20855

FRANCESCATRUST EBNER
14508 CHESTERFIELD RD
ROCKVILLE MD 20853

KARLTRUST OFFENBACHER
10814 NANTUCKET TER
POTOMAC MD 20854

ON OUR OWN OF MONTG CO INC
434 E DIAMOND AVE
GAITHERSBURG MD 20877

MEDITERRANEAN HOMES
19544 CLUB HOUSE RD STE 825
GAITHERSBURG MD 20886

SCOTT L ANDERSON
440 E DIAMOND AVE
GAITHERSBURG MD 20877

442 EAST DIAMOND AVE PARTNERSHIP
442 E DIAMOND AVE
GAITHERSBURG MD 20877

STORAGE EQUITIES INC
C/O DEPT PT-MD-20162
PO BOX 25025
GLENDALE CA 91221

EAST DIAMOND SELF STORAGE LLC
10770 COLUMBIA PIKE STE 100
SILVER SPRING MD 20901

HENRY M & KATHLEEN WEISS
101 SLOOP CT
GAITHERSBURG MD 20877

EDMUND P LOUGHLIN
103 SLOOP CT
GAITHERSBURG MD 20877

ENRIQUE L RUIZ
105 SLOOP CT
GAITHERSBURG MD 20877

LUIS MARTINEZ
107 SLOOP CT
GAITHERSBURG MD 20877

DANIEL A & S F HOERNLEIN
109 SLOOP CT
GAITHERSBURG MD 20877

PABLO A ROMERO
111 SLOOP CT
GAITHERSBURG MD 20877

GIRMA H TAFESSE
KEKDES A CHALA
113 SLOOP CT
GAITHERSBURG MD 20877

JAY D NICHOLS
115 SLOOP CT
GAITHERSBURG MD 20877

JOSE A JANDRES
119 SLOOP CT
GAITHERSBURG MD 20877

KIM H ONG
121 SLOOP CT
GAITHERSBURG MD 20877

HA XUAN MA
HOA THI NGUYEN
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GAITHERSBURG MD 20877

DAVID HONDOWICZ
125 SLOOP CT
GAITHERSBURG MD 20877

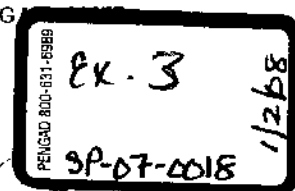
ANDRZEJ S ZWANIECKI
127 SLOOP CT
GAITHERSBURG MD 20877

ELSA J BASTIDAS
129 SLOOP CT
GAITHERSBURG MD 20877

LUDMILA & STANISLA V RAKITIN
131 SLOOP CT
GAITHERSBURG MD 20877

CRISTINA A SANTANA
133 SLOOP CT
GAITHERSBURG

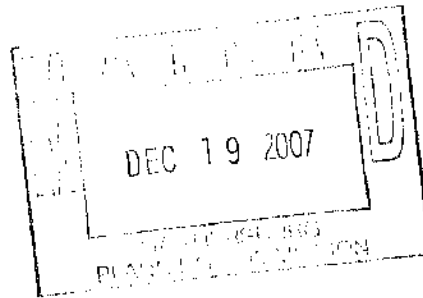
PC sent Agenda for Jan-2-08 M



ELIZABETH A BALDWIN
135 SLOOP COURT
GAITHERSBURG MD 20877

BOARD OF EDUCATION
850 HUNGERFORD DR
ROCKVILLE MD 20850

AUDUBON SQ COMM ASSO INC
8555 16TH ST
SILVER SPRING MD 20910





LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

Olde Towne Youth Center
Gaithersburg, MD

Yes ? No

10 3 1 Sustainable Sites 14 Points

Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
		1	Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
	1		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1		Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
1			Credit 4.4	Alternative Transportation, Parking Capacity	1
1			Credit 5.1	Site Development, Protect or Restore Habitat	1
1			Credit 5.2	Site Development, Maximize Open Space	1
1			Credit 6.1	Stormwater Design, Quantity Control	1
1			Credit 6.2	Stormwater Design, Quality Control	1
	1		Credit 7.1	Heat Island Effect, Non-Roof	1
1			Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

2 3 Water Efficiency 5 Points

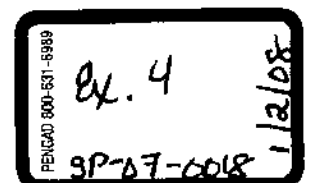
1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
	1		Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
	1		Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

10 5 Energy & Atmosphere 17 Points

Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
6	2		Credit 1	Optimize Energy Performance	1 to 10
2	1		Credit 2	On-Site Renewable Energy	1 to 3
	1		Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
	1		Credit 5	Measurement & Verification	1
1			Credit 6	Green Power	1

continued...



Yes ? No

2 6 5 Materials & Resources 13 Points

Y				Prereq 1	Storage & Collection of Recyclables	Required	1
			1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof		1
			1	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof		1
			1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements		1
	1			Credit 2.1	Construction Waste Management, Divert 50% from Disposal		1
			1	Credit 2.2	Construction Waste Management, Divert 75% from Disposal		1
	1			Credit 3.1	Materials Reuse, 5%		1
			1	Credit 3.2	Materials Reuse, 10%		1
1				Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)		1
	1			Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)		1
	1			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Region		1
	1			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Region		1
1				Credit 6	Rapidly Renewable Materials		1
	1			Credit 7	Certified Wood		1

Yes ? No

12 2 1 Indoor Environmental Quality 15 Points

Y				Prereq 1	Minimum IAQ Performance	Required	1
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	1
1				Credit 1	Outdoor Air Delivery Monitoring		1
			1	Credit 2	Increased Ventilation		1
1				Credit 3.1	Construction IAQ Management Plan, During Construction		1
1				Credit 3.2	Construction IAQ Management Plan, Before Occupancy		1
1				Credit 4.1	Low-Emitting Materials, Adhesives & Sealants		1
1				Credit 4.2	Low-Emitting Materials, Paints & Coatings		1
1				Credit 4.3	Low-Emitting Materials, Carpet Systems		1
1				Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products		1
1				Credit 5	Indoor Chemical & Pollutant Source Control		1
		1		Credit 6.1	Controllability of Systems, Lighting		1
1				Credit 6.2	Controllability of Systems, Thermal Comfort		1
1				Credit 7.1	Thermal Comfort, Design		1
1				Credit 7.2	Thermal Comfort, Verification		1
1				Credit 8.1	Daylight & Views, Daylight 75% of Spaces		1
	1			Credit 8.2	Daylight & Views, Views for 90% of Spaces		1

Yes ? No

1 Innovation & Design Process 5 Points

				Credit 1.1	Innovation in Design: Provide Specific Title		1
				Credit 1.2	Innovation in Design: Provide Specific Title		1
				Credit 1.3	Innovation in Design: Provide Specific Title		1
				Credit 1.4	Innovation in Design: Provide Specific Title		1
1				Credit 2	LEED® Accredited Professional		1

Yes ? No

37 19 Project Totals (pre-certification estimates) 69 Points

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points



Architecture Planning and Consulting

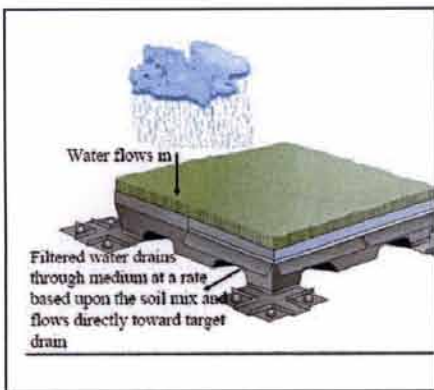
Howard P. Maginniss, AIA, LEED AP
Thomas H. King, AIA
Robert M. Asbury, AIA, LEED AP
Theresa del Ninno, AIA, LEED AP

LEED ANALYSIS

Sustainable Sites (SS)

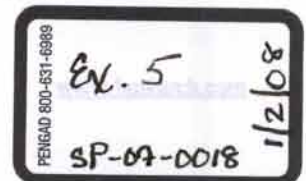
Because the center will be on an urban site with pedestrian access in the City of Gaithersburg, a few of the site related points will apply for the project. It is within a 1/4 mile of two bus lines and within 1/2 mile of 10 basic services and a dense residential area, credits SS1, SS2, SS4.1.

By minimizing the required parking and providing preferred spaces for fuel efficient and alternative vehicles, credits SS4.3 and SS4.4 will be met.



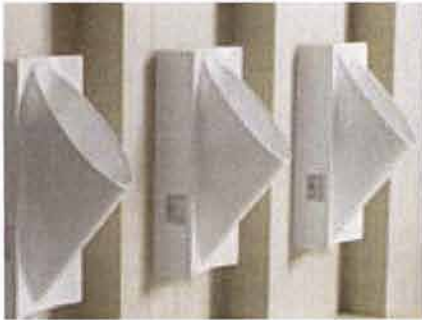
Storm Water Management is a key component to the SS credits. With our vegetated roof, storm water filter and increased permeable site area, we will limit the disruption of natural water hydrology. We will be reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff, and eliminating contaminants, SS6.1, SS6.2 SS7.2. Our stormwater management plan will result in a minimum of 25% decrease in the volume of stormwater runoff from the two-year 24-hour design storm.

The light pollution credit will be met by having an automatic shutoff for all interior fixtures after hours. Also the exterior lighting will be designed so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site, SS8.



Water Efficiency

VIEW PRODUCT DETAILS

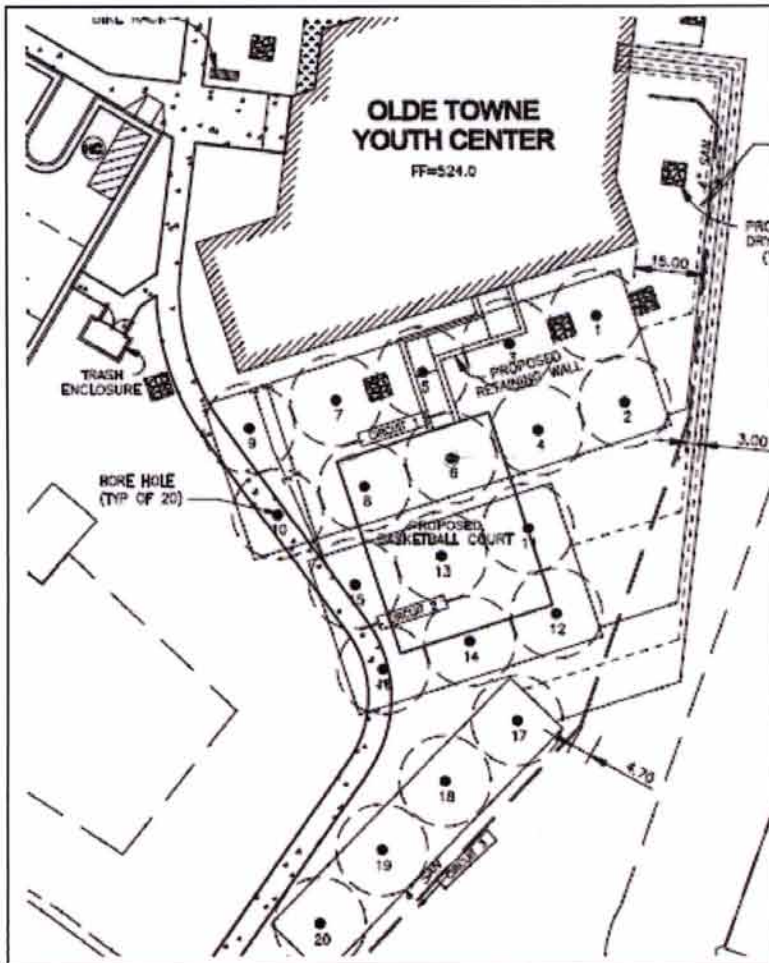


→ View K-4918

By specifying native grasses and drought resistant plants, we will eliminate the use of potable water for landscape irrigation, WE1.1, WE1.2.

We will specify low flow plumbing fixtures and waterless urinals to conserve on water and attain credits WE2 and WE3.1.

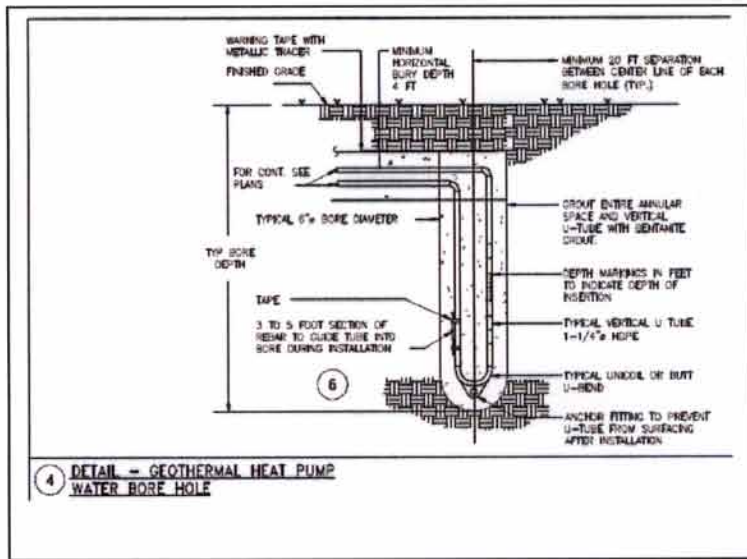
Energy and Atmosphere



A significant number of points will be attributed to an energy efficient mechanical system, EA1 (6 credits). A Geothermal System comprised of Geothermal wells and Geothermal heat pumps provides the most energy efficient system.

Geothermal heat pumps take advantage of the earth's relatively constant temperature by using the earth as the loop's heat sink. Approximately 5'-0" below the earth's surface, a relatively constant 45-55°F temperature is maintained. Twenty wells will be required to meet the heating and cooling loads. Glycol/water is circulated through the wells, which may be as deep at 300 feet. The water will be cooled by the earth in the summer and heated in the winter.

These wells are located to the South of the building, see plan.



In order to meet code-required ventilation rates, an energy recovery ventilator will be used to dehumidify and temper the outdoor air which will be distributed to the Geothermal Heat Pumps.

We will use on-site renewable energy systems to offset building energy cost. The south facing portion of the roof will have a 16" standing seam metal roof with seventy two adhered photovoltaic membrane panels. The panels provide electricity for at least 12.5% of the load, EA2 (3 credits).

The City of Gaithersburg will contract with a Green Power Company, EA6.

UNI-SOLAR

Solar Laminate PVL-Series

Model: PVL-68

Data Sheet

- High Temperature and Low Light Performance
- 20 Year Warranty on Power Output at 80%
- Quick-Connect Terminals*
- Bypass Diodes for Shadow Tolerance
- UL Listed to 600 VDC
- Meets IEC 61646 Requirements




PERFORMANCE CHARACTERISTICS

Rated Power (Pmax): 68W
Production Tolerance: ± 5%

Materials and Resources

CIRRUS*
Tegular
Fire texture



Recycled Content: 70-87%, Fire Guard 70%

Contact TechLine™ for LEED Information, 1-877-ARMSTRONG

LEED Credits						
Energy	Waste Mgmt	Recycled Content	Local Materials	Renewable Materials	Low-Emitting Materials	Daylight & Views
✓	✓	✓	✓	✓	✓	✓

Interior finishes will be chosen based on their durability, maintainability, sustainability, acoustic properties and aesthetic value. Materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content will constitute 20% of the total value of the materials in the project. The exposed wooded trusses in the Activity and Recording studio rooms will be composed of reused timbers.

Casework and counters will be made from recycled materials such as wheatboard and paperstone. The predominant floor finish in the center will be recycle rubber sheet flooring. This will be used in the

Survivor™ Rolled SportFloor



Architect Specifications

Materials	Recycled tire rubber, polymerically bound
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Activity, Computer and Circulation Areas along with the Mixing and Recording Studios. The vegetated trays, flooring and ceiling surfaces are a few of the proposed materials that will meet these credits MR3.1, MR3.2, MR4.1, MR4.2.

I n d o o r E n v i r o n m e n t a l Q u a l i t y

Care was taken to consider affects of day lighting, building orientation, and natural ventilation. Among those features designed in the project are:

- Sun screening for South and West facing windows;
- New windows & skylights sized to maximize views and natural light, and operate for natural ventilation; IEA8.1, IEA8.2, IEA6.2
- Strategically placed skylights in corridors to introduce daylight;
- Heating/ventilating and air conditioning systems utilizing monitoring devices, energy recovery systems and controls to maximize fresh-air and comfort when the building is occupied while conserving energy when the building is unoccupied; IEA1, IEA6.1, IEA6.2, IEA7.1, IEA7.2.

We are providing a separate area for recycling containers and outdoor maintenance equipment.

Materials and products such as adhesives, carpets, paints and wood products will meet or exceed current Volatile Organic Compound (VOC) limits. IEA4.1-4.4.

B M K, pc

A key to the ongoing efficiency of the facility is the proper operation and maintenance of the building's systems. At the completion of the project, the Gaithersburg Department of General Services Commissioning Plan will be employed to ensure all the systems have been properly installed and that operating and maintenance procedures are formalized.

Planning Commission Meeting, 11/14/2007

City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION NOVEMBER 14, 2007

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Lloyd Kaufman and Danny Winborne, Alternate Commissioner Geri Lanier, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Parks, Recreation and Culture Director Michele McGleish, Youth Services Director Tim Smith, Aquatics Director William Bullough, Capital Projects/Facilities Director Peter Geiling, Planner Rob Robinson, and Recording Secretary Myriam Gonzalez. Chair Bauer noted that Alternate Commissioner Lanier would be participating this evening, since not all Commissioners were present. Absent: Commissioner Matthew Hopkins.

I. APPROVAL OF MINUTES

October 17, 2007, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Minutes of the October 17, 2007, Planning Commission Meeting, as submitted.

Vote: 4-0-1 (Abstained: Lanier)

II. RECORD PLATS

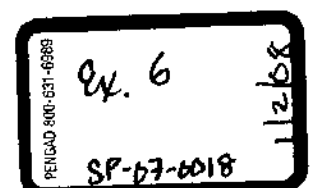
R-1212 -- Duane's Addition
R-1231 -- Olde Towne Lot 7 (Y site)

Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Record Plat Agenda.

Vote: 5-0

III. CONSENT

AFP-06-034 -- Coffee and Ice Cream Shop
CBD Zone
102 North Summit Avenue
Reuse from Office to Retail
EXTENSION OF APPROVAL



**AFP-07-039 -- Fairfield at West Deer Park -- Phase I
CD Zone
West Deer Park Road/Md. Rte. 355
Revised Elevations, Courtyard Design,
Color and Materials Package
AMENDMENT TO FINAL PLAN APPROVAL**

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Consent Agenda.

Vote: 5-0

IV. SITE PLANS

**SP-07-0018 -- Gaithersburg Olde Towne Youth Center
CBD Zone
Teachers Way
6,500 Sq.Ft. Building
PRELIMINARY PLAN REVIEW**

Planner Robinson located the property and provided a brief background associated with the project.

Capital Projects/Facilities Director Geiling introduced the applicant's team.

Engineer for the project, Max Kantzer, A. Morton Thomas & Associates, Inc., presented and discussed the plan, including the site access, filtration system, forest conservation and landscaping. He noted in particular the green roof with plants on a portion of the roofing. He answered Commissioner Kaufman's inquiries relating to Leadership in Energy & Environmental Design (LEED) accreditation and the proposed bio soil filter and runoff system.

Architect for the applicant, Theresa Del Ninno, BMK Architecture, presented and discussed the proposed building elevations and materials.

Mr. Geiling discussed the parking waiver request of 69 spaces accompanying this application, noting that the 13 spaces on site is adequate parking, as most of the students would walk to the facility and be picked up at the drop-off area. He further noted the proximity of the Gaithersburg Middle School and the Aquatic Center parking lots for shared parking, adding that similar parking practices take place at the Robertson Park Youth Center. Mr. Geiling presented a tray of sample plantings for a portion of the roof.

Youth Services Director Smith answered questions about on-campus activities in relation to parking, and the proposed drop-off area, which would accommodate buses. In response to Vice-Chair Levy, he indicated there would be no showers despite the presence of the (35'x45') basketball court.

There was no testimony from the public.

Planner Robinson voiced staff's recommendation for approval as the plan meets the approval criteria of the City Code, subject to conditions as listed in the Staff Comments.

Chair Bauer spoke favorably on the project, noting it celebrates its sustainable building design, and recommended that information on the strategies incorporated into the design be made known to the public. He also recommended that appropriately sized and attractive identification signage be placed at the site access on East Diamond Avenue and that information on the proposed geothermal system under the basketball court be included in the presentation at final plan review. Commissioner Kaufman spoke very favorably on the project. Vice-Chair Levy noted a typographical omission on Condition 5.

Commissioner Kaufman moved, seconded by Commissioner Winborne, to grant SP-07-0018 - Gaithersburg Olde Towne Youth Center, PRELIMINARY PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-171, with the following conditions:

1. The applicant shall obtain final storm water management (SWM) plan approval by the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) prior to the issuance of site development permits;
2. The applicant is to provide final signing, marking, turning radii plans, lighting plans, paving and storm drain plans, grade establishment plans, and details at Final Site Plan to be reviewed and approved by DPWPM&E prior to the issuance of public works permits;
3. The applicant shall submit a sign package to include, but not be limited to, entry feature signage to be approved by the Planning Commission at Final Site Plan;
4. The applicant shall submit final landscaping and forest conservation plans as part of Final Site Plan;
5. Bicycle racks provided on-site are to conform to designs recommended by the City of Gaithersburg Bicycle and Pedestrian Advisory Committee; and
6. The applicant shall continue to work with local utility agencies on final utility plan and creation of any necessary easements.

Vote: 5-0

SP-07-0019 -- Gaithersburg Indoor Aquatic & Recreation Center
I-3 Zone
51 Edison Park Drive
62,897-Sq.Ft. Building
PRELIMINARY PLAN REVIEW

Planner Robinson provided a brief background on this project and located the site on an aerial photograph.



December 26, 2007

Mr. John Bauer, Chairman
Gaithersburg Planning Commission
31 South Summit Avenue
Gaithersburg, Maryland 20877

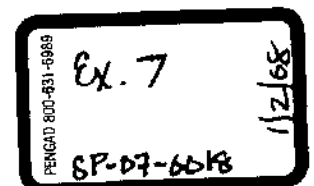
RE: Parking Waiver Request – Olde Towne Youth Center

Dear Chairman Bauer:

This is to request approval of a parking waiver of sixty-nine (69) spaces for the proposed Olde Towne Youth Center (OTYC) located along Teachers Way. The off-street parking requirement of one (1) parking space for every eighty (80) square feet of floor area is calculated in accordance with Section 24-219 of the Zoning Ordinance under the definition of “recreational/community center.” The OTYC parking requirement calculation of eighty-two (82) spaces is based upon a building floor area of 6,500. The proposed final site plan currently provides thirteen (13) parking spaces.

At the November 14, 2007 Planning Commission meeting, staff explained the justification for the request emphasizing the distinct differences between traditional recreational/community centers and the proposed OTYC. The traditional community center parking requirement calculation considers that the facility will be patronized primarily by a significant adult population who are more likely to drive. By contrast, the City’s teen centers serve middle school aged children who do not drive. In the case of the Olde Towne Youth Center, most patrons will walk from the Gaithersburg Middle School or take a City Recreation bus from the Forest Oak Middle School.

As further explained in the November 14, 2007 parking waiver request, the traditional community center program provides for several concurrent activities for many participants which may include programs such as sporting events, while other program activities and classes are conducted in other areas of the building. The proposed Olde Towne Center primarily focuses on weekday after school activities for a single user group with occasional weekend rentals. Finally, the proposed new Olde Towne Youth Center will have a drop-off area in on Teacher’s Way and conveniently located off-street parking at Gaithersburg Middle School.



Page 2 – Olde Towne Youth Center

Section 24-222A of the City Code grants the City Planning Commission the authority to waive, in whole or in part, any part of the off-street requirements.

I hope this information is helpful. If you have any questions, please contact me at 301-258-6370.

Sincerely,

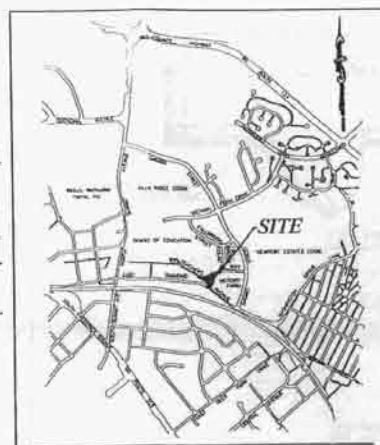
Peter Geiling, Director
Facilities and Capital Projects

cc: Jim Arnoult, Acting City Manager
Michele McGleish, Parks, Recreation and Culture Director
Tim Smith, Youth Services Director

PLAN NOTES:

1. CURRENT ZONING..... CBD(CENTRAL BUSINESS DISTRICT)
2. GROSS LOT AREA..... 41,495 sq.ft. OR 0.95 acres
3. IMPERVIOUS AREA (including future additions)..... 16,299 sq.ft. OR 0.37 acres
4. BUILDING SETBACK REQUIRED..... 15 feet
5. HEIGHT RESTRICTIONS..... 4 STORIES MAX.
6. LOT BUILDING COVERAGE..... 15.5% of lot area
7. WATERSHED..... LOWER GREAT SENECA CREEK
8. TAX DISTRICT..... 09
9. THE PROPERTY SHOWN HEREON LIES WITHIN THE "ZONE X" AREA ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, SPECIFIED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR MONTGOMERY COUNTY, MARYLAND; COMMUNITY PANE No.24031C0193D, DATED JULY 29, 2006.

10. ELECTRICAL SERVICE IS PROVIDED BY PEPCO.
11. GAS IS PROVIDED BY WASHINGTON GAS COMPANY.
12. TELEPHONE SERVICE IS PROVIDED BY VERIZON.
13. WATER AND SEWER ARE PROVIDED BY WSSC.
14. THE PROPERTY INFORMATION INCLUDING EASEMENTS SHOWN HEREON IS BASED FROM A PREVIOUS SURVEY COMPLETED BY RODGERS AND ASSOCIATES, INC. DATED JULY 2001.
15. HORIZONTAL DATUM: WSSC
16. VERTICAL DATUM: NGVD 29 (WSSC).
17. UTILITIES ARE SHOWN BASED ON SURFACE EVIDENCE AND AVAILABLE RECORDS. NO SUBSURFACE INVESTIGATION WAS PERFORMED.
18. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR GRAPHICAL INFORMATION ONLY. NO PROPERTY SURVEYS WERE PERFORMED. IN ADDITION, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TILE REPORT WHICH MAY DISCLOSE TAKINGS, RIGHTS OF WAY OR THE INTERESTS OF OTHERS IN THE PROPERTY SHOWN HEREON.



VICINITY MAP
SCALE: 1"=2,000'

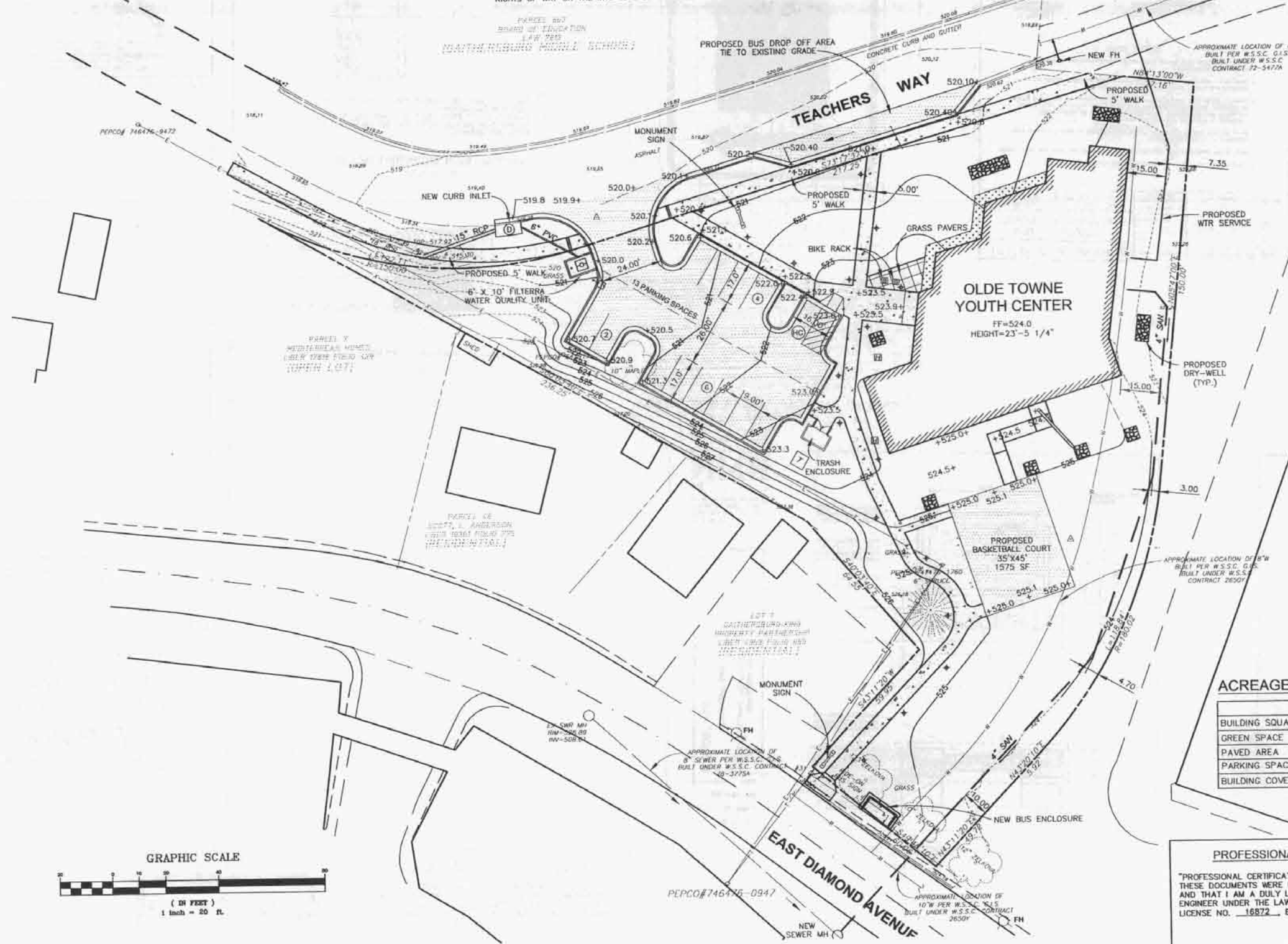
ARCHITECT
BMK
pc
Architecture

209 Commerce Street Alexandria, VA 22314
Phone: 703/548-0400 Fax: 703/548-3324

8 East Street, Suite 300 Frederick, MD 21701
Phone: 301/862-8811 Fax: 301/862-8832

ENGINEER

ORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
1270 TWYBROOK PARKWAY ROCKVILLE, MD 20852
(301) 581-5447 FAX: (301) 581-8844
E-MAIL: AMT@ORTONTHOMASINC.COM



PROPOSED LEGEND

- [Symbol] NEW ASPHALT PAVEMENT
- [Symbol] NEW CONCRETE PAVEMENT
- [Symbol] NEW LANDSCAPED BERM
- [Symbol] NEW BIKE RACK, SEE SHEET C402 FOR DETAIL
- [Symbol] NEW BUILDING OUTLINE
- [Symbol] PROPERTY LINE
- [Symbol] NEW STORM LINE
- [Symbol] PROPOSED 'A-10' CURB INLET
- [Symbol] NEW COMMUNICATION LINE
- [Symbol] NEW ELECTRIC LINE
- [Symbol] NEW CURB & GUTTER
- [Symbol] PROPOSED CONTOUR
- [Symbol] PROPOSED SPOT ELEVATION
- [Symbol] PROPOSED TRASH ENCLOSURE
- [Symbol] PROPOSED FILTERRA STORMWATER QUALITY UNIT
- [Symbol] HIGH CUTOFF LUMINAIRE WITH LAMP ON 25' POLE AND CONCRETE BASE, SEE SHEET C402 FOR DETAIL
- [Symbol] PROPOSED BOLLARD WITH LAMP SEE DETAIL, SHEET C402
- [Symbol] ELECTRIC HANDHOLE
- [Symbol] UTILITY TRANSFORMER

ACREAGE SUMMARY:

	EXISTING	PROPOSED	REQUIRED
BUILDING SQUARE FOOTAGE	0 SF	6,500 SF	NA
GREEN SPACE	0.50 AC	0.58 AC	NA
PAVED AREA	0.45 AC	0.37 AC	NA
PARKING SPACES	NA	13	1/80 GFA
BUILDING COVERAGE	0.00 AC	0.15 AC	NA

PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16872, EXPIRATION DATE 03/28/08."

NO	DATE	DESCRIPTION
4	12/20/2007	PLANNING COMMISSION REVIEW
3	12/07/2007	PLANNING COMMISSION REVIEW
2	10/19/2007	PLANNING COMMISSION REVIEW
1	07/31/2007	SCHEMATIC DESIGN

OWNER
**GAITHERSBURG
OLDE TOWNE
YOUTH CENTER**

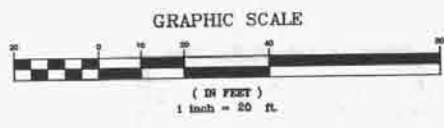
2 TEACHERS WAY
GAITHERSBURG, MD 20877

PREPARED FOR GAITHERSBURG DEPT. OF PUBLIC WORKS, ENGINEERING & PARKS MAINTENANCE

DRAWING TITLE:
CIVIL SITE PLAN

COMM. NO:
060320
DRAWN:

DRAWING NUMBER:
C101



Ex. 8
SP-07-0018
11/2/08