
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 5, 2008

SUBJECT: **AFP-08-008**

TITLE: **Community Clinic, Inc. – Girard Business Center**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For 14-space parking waiver of the 370 required spaces

ZONE: CBD (Central Business District)

APPLICANT: Community Clinic, Inc. – Mark Langlais
ARCHITECT: Peter Y. Cheung

STAFF LIASON: Caroline Seiden, Planner

Enclosures:

Staff Comments

Exhibit 1: Application

Exhibit 2: Site location map

Exhibit 3: Letter from Mark Langlais, dated February 22, 2008

Exhibit 4: Transportation Study, dated February 6, 2008

Exhibit 5: List of Parties Notified

Exhibit 6: Site Plan

STAFF COMMENTS

I. BACKGROUND:

The applicant, Mark Langlais, on behalf of Community Clinic, Inc., is requesting approval of a 14-space parking waiver to operate a medical clinic at 200 Girard Street, part of the Girard Business Center. Girard Business Center is located in the Central Business District (CBD) zone at the northwest corner of E. Diamond Avenue and Girard Street and consists of three buildings, originally approved for office, warehouse and retail space in 1989 (Exhibit #2).

The applicant seeks to lease approximately 9,000 square feet to operate a non-profit community based health center serving income-eligible women and children (Exhibit #3). The clinic plans to employ 19 staff, including three (3) medical practitioners. The clinic currently operates at 17E North Summit Avenue.

Staff is requesting that the Planning Commission waive the requirements of Section 8A of its Rules of Procedure, requiring that the applicant submit plans twenty-six (26) calendar days before the first meeting of the month. Although the application was submitted only 14 days prior to the meeting (Exhibit #1), all notification requirements have been met.

II. SCOPE OF REVIEW:

This application comes before the Planning Commission because §24-172A requires the Planning Commission to grant amendments to approved final site plans. The applicant is requesting to amend the approved site plan by requesting a change of approved use, from office to medical clinic. As a result of the change in use, there is a 14-space parking deficit of the 370 spaces required for the proposed mix of uses at the center.

In accordance with §24-222A, the Planning Commission has the authority to waive any requirement of Article XI, Off-Street Parking and Loading, which is not necessary to accomplish the objectives of the article. The waiver may be granted, after a public meeting has been conducted, only upon a finding by the Planning Commission that such a waiver would not be detrimental to the public health, safety and general welfare.

III. SITE PLAN ANALYSIS AND FINDINGS:

Summary of Findings.

Zoning History

The Girard Business Center is currently located in the Central Business District (CBD) zone. The property was first approved for office, warehouse and limited retail use in 1989 (S-827) under the E-1 (Urban Employment) Zone. The property

was later rezoned to CBD as part of the comprehensive rezoning of Olde Towne in 1996.

Additional uses were approved by the City of Gaithersburg Board of Appeals in 2007 for two private educational institutions under Special Exceptions A-531 and A-532. As part of the special exception reviews, modifications to the surface parking lot and the parking chart were approved and maintained an adequate amount of parking for the proposed mix of uses.

Surrounding Land Use and Zoning

The property is bounded by East Diamond Avenue to the south, Girard Street to the east and Teacher's way to the north. Zoning immediately to the south, east and west remains CBD, with complementary office, warehouse and retail uses. The property immediately to the north of Teacher's Way is the Audobon Square townhouses, zoned R-18 (Medium Density Residential).

Site Characteristics

The Girard Business Center is improved with three 2-story buildings, including two buildings fronting Girard Street and one building fronting E. Diamond Avenue. The property has access from both East Diamond Avenue and Girard Street and the buildings are surrounded by surface parking in both the front and rear of each building. Access to the buildings is from both levels due to the grade difference between the street-fronting level of the buildings and the rear parking lot. The upper levels of the buildings are accessible from the fronts of the building and the lower levels are accessible from the rear of the buildings.

Transportation, Traffic and Parking

The proposed change in use of 9,000 square feet from office to medical clinic requires an amendment to the parking chart for the overall center. The parking ratio for the space in question is amended from 1:300 for office use to 1:200 plus 3 spaces/medical practitioner for medical clinic use. After recalculating the parking chart for the new use, there is a 14-space deficit between the existing number of spaces (356) and the required number of spaces (270) (Exhibit #6).

The applicant, through a survey of existing clientele, has provided sufficient evidence to indicate that a significant percentage of Community Clinic's clients, 34%, are either pedestrians or will arrive via public transportation and that the parking waiver will not pose a parking problem for this development (Exhibit #4). A Ride-On bus stop is located in close proximity to the center and the pedestrian environment surrounding the center is adequate to encourage walking from other parts of Olde Towne.

IV. CONCLUSION:

The applicant has provided sufficient evidence through its transportation survey to show that a 14-space parking waiver will not be detrimental to the public health, safety or general welfare.

Staff recommends **TO GRANT AFP-08-008, GIRARD BUSINESS CENTER, AMENDMENT TO FINAL PLAN APPROVAL, AND GRANTING A 14-SPACE PARKING WAIVER OF THE 370 REQUIRED SPACES** with the following condition:

This parking waiver is granted for Community Clinic, Inc., only and shall terminate at the time of expiration of their lease and/or any subsequent lease renewals.

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-08-008
Date Filed	2/2/08
Total Fee	\$500.00

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Girard Business Center
 Street Address 200 Girard St., Suite 212, 214 & 216, Gaithersburg, Md. 20877
 Zone CBD Historic area designation Yes No
 Lot _____ Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Community Clinic, Inc.
 Street Address 15850 Centabs Branch Way, Suite 350 Suite No. _____
 City Deerwood State Md Zip Code 20855
 Daytime Telephone 240-499-2614

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Peter Cheung
 Architect's Maryland Registration Number 6134 A Telephone 301-774-2496
 Street Address 17213 Wellfleet Dr. Suite Number _____
 City Onley State Md. Zip Code 20832

Engineer's Name _____ Telephone _____
 Engineer's Maryland Registration Number _____ Suite Number _____
 Street Address _____ State _____ Zip Code _____
 City _____

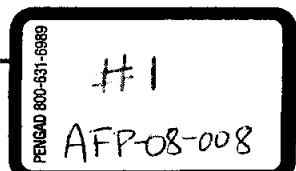
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name FP Girard Business Center, LLC.
 Street Address 7600 Wisconsin Ave 11th floor Suite No. _____
 City Bethesda State Md. Zip Code 20814
 Daytime Telephone 301-98 240-223-0731

5. CITY PROJECT NUMBER

Original Site Plan Number S-827 Date Approved 9/2/87
 Name of previously approved Final Plan A-532



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Requesting Parking Waiver

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Resident estimate: Total number _____

Total number per shift _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
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.		
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		370	356
15. Shared Parking/Waiver		✓	
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

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

Applicant's Name (please print) J. MARK LANGRIS

Applicant's Signature J. Mark Langris

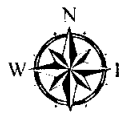
Date Feb. 21, 2008

Daytime Telephone 240-499-2674

AFP-08-008 - Community Clinic, Inc.

200 Girard Street

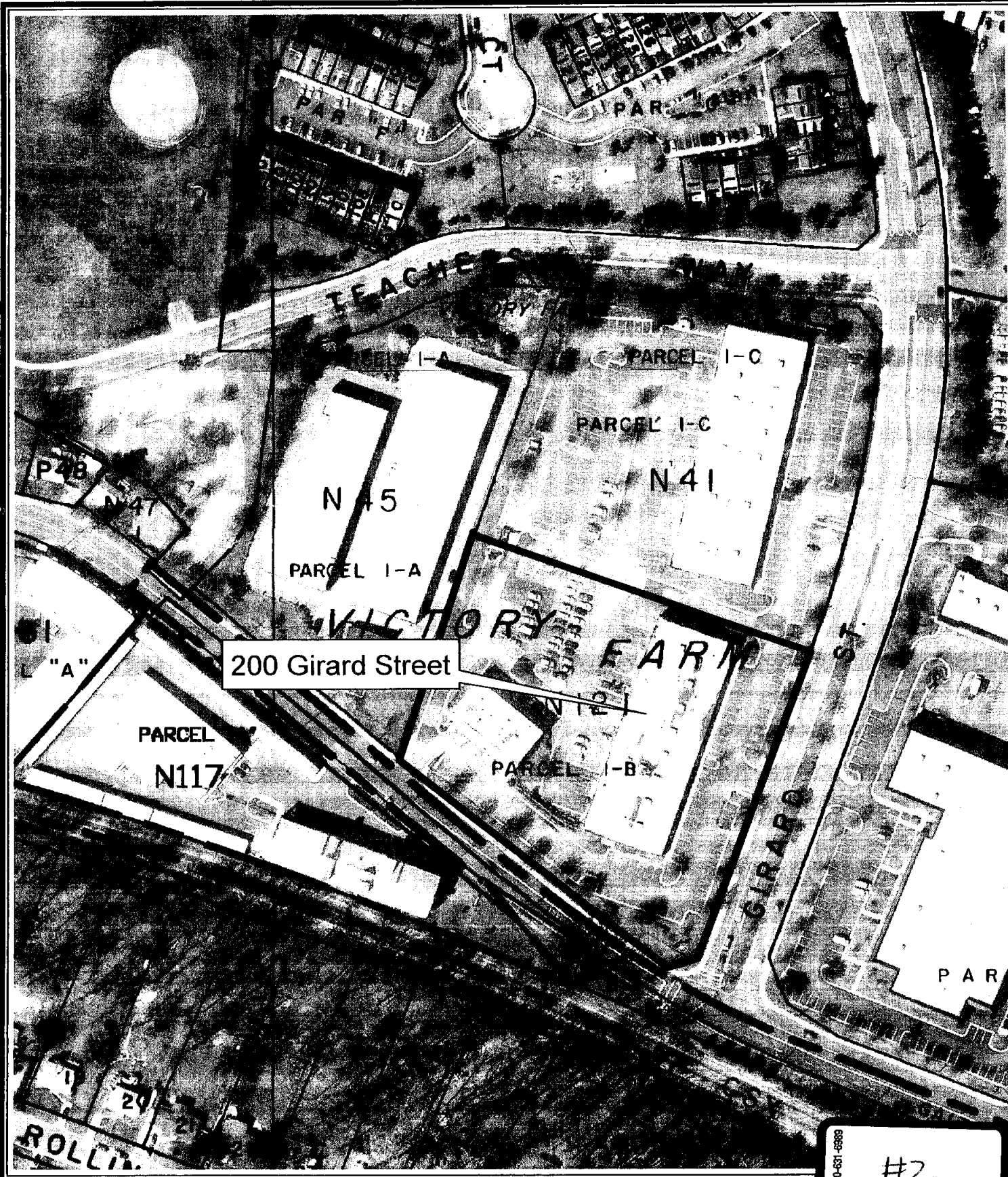
160 80 0 160 Feet



MD State Plane
HPGN NAD 83/91



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



800-631-6509
#2
AFP-08-008

Community Clinic Inc.

February 22, 2008

City of Gaithersburg Planning Commission
% Ms. Caroline Seiden, Planner
Planning and Code Administration
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Dear Planning Commission Members:

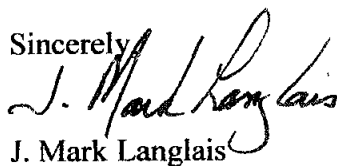
Community Clinic, Inc. (CCI) is requesting a parking waiver of 14 spaces at the Girard Business Center. CCI is a non-profit community health center that provides nutrition education services to income eligible women and children, under the auspices of the Women, Infants and Children (WIC) program. CCI also provides outpatient primary health care to children and adult, mental health counseling and obstetrics and gynecological care. CCI is currently located at 17E North Summit Avenue in Gaithersburg and has been operating at this site since 1995. A large percentage of people who use CCI's services use public transportation or live within walking distance.

Initially, only WIC services will be provided at Girard Business Center location. The hours of operation will be Monday through Saturday from 8:30 am to 4:30 pm. Staff consists of eight nutrition specialist and assistants, who serve between 30 to 35 people each day, except on Tuesdays and Thursday when nutrition education classes are conducted. Services include nutrition counseling, height and weight measurements, and hemoglobin tests. Beginning in late spring or early summer of 2009, outpatient primary health care, mental health counseling and ob/gyn care will be provided. Staff consists of three physicians, four medical assistants, two receptionists, a mental health therapist and a manager. This staff will serve approximately 60 to 70 patients each day. Once the programs are fully operational, there will be 19 staff serving approximately 100 patients a day. Attached is an informal transportation survey of patients from February 2 through February 9, 2008.

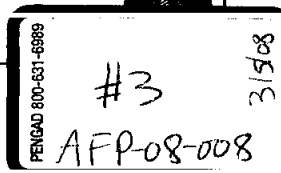
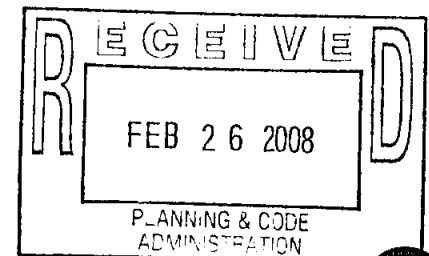
CCI only provides simple physician office laboratory tests on site, as allowed by federal and state law. Patients who require sophisticated blood chemistries will be referred to Quest or LabCorp for testing. CCI does perform blood chemistries, radiology or surgical procedures on site.

Thank you for considering CCI's request for a parking waiver.

Sincerely,



J. Mark Langlais
Executive Director



**Community Clinic, Inc.
Gaithersburg Solomon Health Center**

Patient Transportation Survey

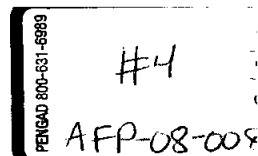
February 2, 2008 through February

<i>WIC Program</i>	Bus	Walkers	Car	Total
<i>Friday, 2/02/08</i>	8	4	17	29
<i>Monday, 2/04/08</i>	4	6	12	22
<i>Tuesday, 2/05/08</i>	14	18	58	90
<i>Wednesday, 2/06/08</i>	14	15	40	69
<i>Thursday, 2/07/08</i>	9	10	73	92
Total	49	53	200	302
Percentage	16%	18%	66%	

<i>Healt Services</i>	Bus	Walkers	Car	Total
<i>Monday, 2/04/08</i>	4	4	17	25
<i>Tuesday, 2/05/08</i>	9	8	29	46
<i>Wednesday, 2/06/08</i>	4	4	20	28
<i>Thursday, 2/07/08</i>	9	6	17	32
<i>Friday, 2/08/08</i>	7	8	28	43
<i>Saturday, 2/09/08</i>	1	2	13	16
Total	34	32	124	190
Percentage	18%	17%	65%	

Combined	Bus	Walkers	Car	Total
<i>Friday, 2/02/08</i>	8	4	17	29
<i>Monday, 2/04/08</i>	8	10	29	47
<i>Tuesday, 2/05/08</i>	23	26	87	136
<i>Wednesday, 2/06/08</i>	18	19	60	97
<i>Thursday, 2/07/08</i>	18	16	90	124
<i>Friday, 2/08/08</i>	7	8	28	43
<i>Saturday, 2/09/08</i>	1	2	13	16
Total	83	85	324	492
Percentage	17%	17%	66%	

Check pick-up - classroom 1/2 days only



AFP-08-008 Community Clinic

Mark Langlais
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ROCKVILLE MD 20855

Gil Weinbaum
ZALCO COMMERCIAL
8701 GEORGIA AVENUE, SUITE 213
SILVER SPRING MD 20910

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92 ANNA CT #255
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DIANE I ANDRADE
6 BENJI CT #6
GAITHERSBURG MD 20877

CARMEN E ROWE
12 BENJI CT # 135
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JOHN E MAHER
18 BENJI CT
GAITHERSBURG MD 20877

CONCORDIA M & A C TOLIBAO
24 BENJI CT
GAITHERSBURG MD 20877

SANTOS A BERMUDEZ
138 BOWSPRIT CT
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ELDER & REINA I OROZCO
6 FEDERAL CT APT 116
GAITHERSBURG MD 20877

WENDY C VALLADARES
58 FEDERAL CT
GAITHERSBURG MD 20877

ARLENE P LAMONT
12 MICHAEL CT
GAITHERSBURG MD 20877

VICTOR M PORTILLO-ZAVALA
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EXA N JUAREZ
22 MICHAEL CT
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S BISTA
19805 SOVEREIGN CT
GERMANTOWN MD 20876

SALVATORE & C L DEMARCO
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GAITHERSBURG MD 20877

FERMELIS CORTEZ
66 STATE CT # 112
GAITHERSBURG MD 20877

RAPHAEL AKA TCHIMOU
2 BENJI CT
GAITHERSBURG MD 20877

THERESA M ALDANA
4 BENJI CT
GAITHERSBURG MD 20877

JOSE A & ANTONIA QUINTANILLA
52 BENJI CT
GAITHERSBURG MD 20877

SHEILA P MASON-HENRY
DWAYNE F HENRY
10 BENJI CT # 134
GAITHERSBURG MD 20877

JORGE A & MARIA G LEONZO
14 BENJI CT # 136
GAITHERSBURG MD 20877

YVONNE M PERNELL
16 BENJI CT
GAITHERSBURG MD 20877

JUVENCIO CERON
20 BENJI CT # 131
GAITHERSBURG MD 20877

MARIANA FONSECA
22 BENJI CT
GAITHERSBURG MD 20877

MIGUEL D & V E ALVARADO
26 BENJI COURT #122
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ORESTILA Z GAITAN
28 BENJI CT
GAITHERSBURG MD 20877

JIA-LIN & S-W C SHENG
812 POINTER RIDGE DR
GAITHERSBURG MD 20878

ROBERT A 3RD & F C SMITH
32 BENJI CT
GAITHERSBURG MD 20877

JAIRO & ANA I DELGADILLO
34 BENJI CT #126
GAITHERSBURG MD 20877

GEORGINA GALINDO
36 BENJI CT
GAITHERSBURG MD 20877

PC tent agenda for 5-Mar-08 Mtg

3/5/08
#5
AFP-08-008
6869-163-008 OWNERS

IDA F COLE
38 BENJI CT
GAITHERSBURG MD 20877

OWEN J & CATHERINE WATSON
40 BENJI CT
GAITHERSBURG MD 20877

LILIA E VASQUEZ
42 BENJI CT
GAITHERSBURG MD 20877

HUGO B & M MATAMOROS
44 BENJI CT
GAITHERSBURG MD 20877

JOSE A SANDOVAL
MARIA E G DEFLORES
46 BENJI CT
GAITHERSBURG MD 20877

CARMEN J OROZCO
48 BENJI CT #145
GAITHERSBURG MD 20877

CECIL & R F HARRIS
50 BENJI CT
GAITHERSBURG MD 20877

JOSE A & A QUINTANILLA
52 BENJI CT #147
GAITHERSBURG MD 20877

BRIAN RIKON
54 BENJI COURT
GAITHERSBURG MD 20877

SCOTT G SCHULTZ
56 BENJI CT
GAITHERSBURG MD 20877

LIDIA M VASQUEZ
134 BOWSPRIT CT
GAITHERSBURG MD 20877

WENDY M WAGNER
136 BOWSPRIT CT
GAITHERSBURG MD 20877

HECTOR MONDRAGON
142 BOWSPRIT CT
GAITHERSBURG MD 20877

INGRID M ALEXANDER
144 BOWSPRIT CT
GAITHERSBURG MD 20877

MARTIN J REID
146 BOWSPRIT CT
GAITHERSBURG MD 20877

PEDRO A & ETELVINA VASQUEZ
148 BOWSPRIT CT
GAITHERSBURG MD 20877

TUYEN TON
LINH NGUYEN
150 BOWSPRIT CT
GAITHERSBURG MD 20877

BILLY L HARDIE
2 BRIAN CT
GAITHERSBURG MD 20877

ZENA A NGUNGE
4 BRIAN CT APT 155
GAITHERSBURG MD 20877

MIGUEL CANTARERO
423 SANDERS LN
GAITHERSBURG MD 20877

LAWRENCE AHWIRENG
BRENDA BOATENG
8 BRIAN CT
GAITHERSBURG MD 20877

LEONARD JTRUST BRIDGETT
40 BRIAN CT
GAITHERSBURG MD 20877

MARTIN R VALVERDE
42 BRIAN CT APT 150
GAITHERSBURG MD 20877

ADONAY A POSADA
44 BRIAN CT #151
GAITHERSBURG MD 20877

MOHAMMAD A & S M HUSSEIN
46 BRIAN CT
GAITHERSBURG MD 20877

COREY LANCASTER
48 BRIAN CT # 153
GAITHERSBURG MD 20877

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

FAMILY SERVICES AGENCY INC
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GAITHERSBURG MD 20877

HAWA S COLEMAN
2 FEDERAL CT APT 114
GAITHERSBURG MD 20877

SONIA SANCHEZ
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GAITHERSBURG MD 20877

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MIGUEL & T C CERRUTI
18905 MCFARLIN DR
GERMANTOWN MD 20874

MARCOS A & C D CARRERA
18935 QUAIL VALLEY BLVD
GAITHERSBURG MD 20879

MARIA G CHAVEZ
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JEROME W & H T MORRISON
11311 ROLLING HOUSE RD
ROCKVILLE MD 20852

KEVIN M & S K CONWAY
20 FEDERAL CT
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BERNY GUIDO
ELIZABETH G CEVALLO
22 FEDERAL CT APT 51
GAITHERSBURG MD 20877

RONNIE WEST
24 FEDERAL CT
GAITHERSBURG MD 20877

JESUS SERRANO
LIDIA ROMERO DE SERRANO
26 FEDERAL CT # 53
GAITHERSBURG MD 20877

MEZEMER NEGASH
28 FEDERAL CT
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DERWOOD MD 20855

ROBERT D HUFFMAN
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MICHELLE BLACKMON
34 FEDERAL CT # 49
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JOSE ROMERO
36 FEDERAL CT #50
GAITHERSBURG MD 20877

MELIDA A CELIS
38 FEDERAL CT
GAITHERSBURG MD 20877

MORANNE JEAN-PIERRE LAFOREST
RONALD LAFOREST
40 FEDERAL CT APT 44
GAITHERSBURG MD 20877

MARIA DEL CARMEN & RAFAEL VASQUEZ
42 FEDERAL CT #45
GAITHERSBURG MD 20877

JESUS & M U FIGUEROA
44 FEDERAL CT # 46
GAITHERSBURG MD 20877

DIN HURTADO
46 FEDERAL CT
GAITHERSBURG MD 20877

VIET Q & H T T DO
48 FEDERAL CT
GAITHERSBURG MD 20877

OSCAR A ESPINOZA
MARTHA R HERNANDEZ
50 FEDERAL CT
GAITHERSBURG MD 20877

DOMITILA & CARLOS R GONZALEZ
52 FEDERAL CT #34
GAITHERSBURG MD 20877

JORGE L & R M AGUILAR
54 FEDERAL CT
GAITHERSBURG MD 20877

LUIS F LOPEZ-PEREZ
MARIA LOPEZ
56 FEDERAL CT APT 36
GAITHERSBURG MD 20877

FLORENTIN S VARGAS
60 FEDERAL CT # 38
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JOSE SANTIAGO VASQUEZ MURILLO
62 FEDERAL CT APT 39
GAITHERSBURG MD 20877

ELIAS G DACY
64 FEDERAL CT
GAITHERSBURG MD 20877

BARBARA J ACHSTETTER
66 FEDERAL CT
GAITHERSBURG MD 20877

FLORESTINA REYES MARTEL
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GAITHERSBURG MD 20877

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G RONALD & N P HECKMAN
8 MICHAEL CT
GAITHERSBURG MD 20877

JAMES M 3RD & F A ETHERIDGE
10 MICHAEL CT
GAITHERSBURG MD 20877

ORLANDO HERNANDEZ
MARTHA ROBLETO
14 MICHAEL CT #13
GAITHERSBURG MD 20877

OSEAS & FLOR DE M CANAS
18 MICHAEL CT # 7
GAITHERSBURG MD 20877

MARIA E MARTINEZ
20 MICHAEL COURT #8
GAITHERSBURG MD 20877

V SEAN & E L MCCARRON
24 MICHAEL CT
GAITHERSBURG MD 20877

RODOLFO CASTILLO
YVON G FLORIAN-CASTILLO
26 MICHAEL CT
GAITHERSBURG MD 20877

JOSE S VASQUEZ MURILLO
28 MICHAEL CT APT 20
GAITHERSBURG MD 20877

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POTOMAC MD 20854

MYRON COHEN
32 MICHAEL COURT
GAITHERSBURG MD 20877

QUAN V NGUYEN
36 MICHAEL CT #24
GAITHERSBURG MD 20877

JUVENCIO & VIELKA A CERON
38 MICHAEL CT # 25
GAITHERSBURG MD 20877

ALIRLO MORENO
40 MICHAEL CT APT 26
GAITHERSBURG MD 20877

RENE & MIGUELINA VILLANUEVA
42 MICHAEL CT
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6 STANDARD CT #3
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JULIO A & H E PARRA
8 STANDARD COURT
GAITHERSBURG MD 20877

JOHANNA SPITZE
10 STANDARD COURT
GAITHERSBURG MD 20877

CARLOS ROBERTO DARDON
SONIA AMARO DARDON
12 STANDARD CT APT 6
GAITHERSBURG MD 20877

PATRICK S OGBULE
LUCY O OBU
14 STANDARD CT
GAITHERSBURG MD 20877

JUANA ROMERO
16 STANDARD CT # 58
GAITHERSBURG MD 20877

JOSE L APARICIO
18 STANDARD CT
GAITHERSBURG MD 20877

EDITH LILLIE
20 STANDARD CT
GAITHERSBURG MD 20877

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OLNEY MD 20832

CHARLES S MONTROLL
28 STANDARD CT APT 64
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THERESA A GRAYDON
30 STANDARD CT APT 65
GAITHERSBURG MD 20877

ROBERTO & ELSA PACHECO
32 STANDARD CT # 66
GAITHERSBURG MD 20877

FRED H & H C STEWART
34 STANDARD COURT
GAITHERSBURG MD 20877

ERIC E JUAREZ
36 STANDARD CT #68
GAITHERSBURG MD 20877

KOSINH OUDOMTHAVONE
38 STANDARD CT # 69
GAITHERSBURG MD 20877

SANTOS R & MARITZA E RIVAS
40 STANDARD CT APT 70
GAITHERSBURG MD 20877

JOSE N COREAS
42 STANDARD CT
GAITHERSBURG MD 20877

LUIS E MARTINEZ
GLORIA C RIVERA
44 STANDARD CT
GAITHERSBURG MD 20877

MERCEDES GARCIA
46 STANDARD CT
GAITHERSBURG MD 20877

ELZA H CARVALHO
48 STANDARD CT
GAITHERSBURG MD 20877

JOHN L PROM
PAMELA LLOYD-EVANS
50 STANDARD COURT
GAITHERSBURG MD 20877

MICHAEL J TURNER
4 STATE CT APT 85
GAITHERSBURG MD 20877

ESTEBAN ARONEZ
6 STATE COURT
GAITHERSBURG MD 20877

JOSE A TELLEZ
MARIA T CHAVEZ
8 STATE CT #77
GAITHERSBURG MD 20877

MARIA A TORRES DE BICHARA
10 STATE CT # 78
GAITHERSBURG MD 20877

DELMÍ & FREDI MONTANO
12 STATE CT
GAITHERSBURG MD 20877

ALFREDO SANDOVAL
14 STATE CT
GAITHERSBURG MD 20877

IRENE D GIST
16 STATE CT
GAITHERSBURG MD 20877

WAVENEY L MCDONALD
18 STATE CT
GAITHERSBURG MD 20877

JOSE M & C A SALINAS
20 STATE CT
GAITHERSBURG MD 20877

KAREN L HIMMELBERGER
22 STATE CT
GAITHERSBURG MD 20877

TERESA C BREWBAKER
C/O TERESA CLEAVER
24 STATE CT
GAITHERSBURG MD 20877

LUIS & MILAGRO RIVERA
26 STATE CT
GAITHERSBURG MD 20877

NORA I RODRIGUEZ
SEGUNDO F YUCAILLA
28 STATE CT
GAITHERSBURG MD 20877

JEANNE M MANGELS
C/O CLAUDIA SMITH
5211 KING CHARLES WAY
BETHESDA MD 20814

DORIS & PEDRO LIZARRAGA
32 STATE CT # 87
GAITHERSBURG MD 20877

JOSE S GOMEZ
34 STATE CT APT 88
GAITHERSBURG MD 20877

FRANCES D GREEN
36 STATE CT
GAITHERSBURG MD 20877

STEPHEN HERNANDEZ
38 STATE CT
GAITHERSBURG MD 20877

ALBERT CABOTAJE
40 STATE CT # 95
GAITHERSBURG MD 20877

AUGUSTINE & JAMMEY M RICHARDSON
42 STATE CT #96
GAITHERSBURG MD 20877

MARTIN J & LAURA R COSGROVE
44 STATE CT #97
GAITHERSBURG MD 20877

MARIA C PAREDES
46 STATE CT APT 98
GAITHERSBURG MD 20877

WUILMER MARTINEZ
48 STATE CT APT 99
GAITHERSBURG MD 20877

IDOWU ODUBAYO
50 STATE CT # 100
GAITHERSBURG MD 20877

ALIMATA D SOME
52 STATE CT
GAITHERSBURG MD 20877

JOHN E & S S WILSON
54 STATE CT # 106
GAITHERSBURG MD 20877

RENE MUNGUIA
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ROCKVILLE MD 20850

JOSE L & MARIA M HERNANDEZ
58 STATE CT # 108
GAITHERSBURG MD 20877

RONNIE D & S COMPTON
60 STATE COURT
GAITHERSBURG MD 20877

GUILLERMO A MATUS
62 STATE CT
GAITHERSBURG MD 20877

DIANE NICHOLS
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MIDDLETOWN MD 21769

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FREDERICK MD 21704

MELVYN L NEWMAN
8219 LEESBURG PIKE STE 200
VIENNA VA 22182

JULIA URIAS
72 STATE CT # 103
GAITHERSBURG MD 20877

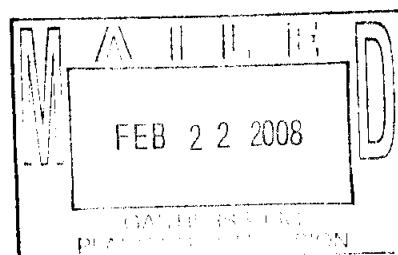
IRENE G NAKAMYA
74 STATE CT #104
GAITHERSBURG MD 20877

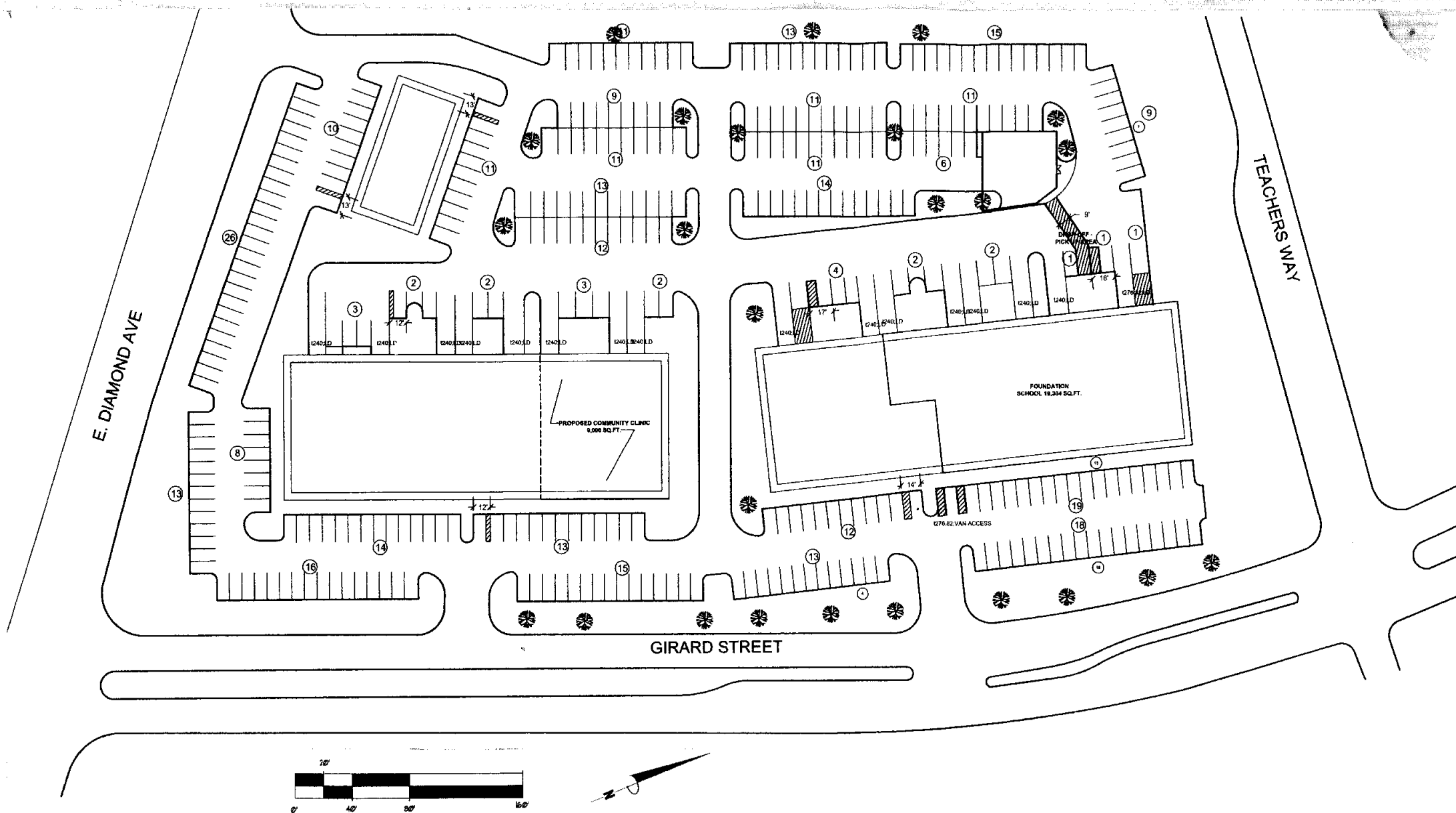
FRANKLIN U FERRUFINO
76 STATE CT # 105
GAITHERSBURG MD 20877

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

AUDUBON SQUARE COMMUNITY ASSN
INC
C/O PEGGY TOLAND MNGMNT AG
PO BOX 1130
GERMANTOWN MD 20875

Kelly Crough
FIRST POTOMAC REALTY TRUST
7600 WISCONSIN AVENUE
BETHESDA MD 20814





PETER Y. CHEUNG
ARCHITECT
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TEL (301) 714-2496
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OWNER :
**FIRST POTOMAC
REALTY TRUST**
1600 WISCONSIN AVE.
11th FL. BETHESDA, MD 20814

TENNANT :
**COMMUNITY
CLINIC INC.**
GIRARD BUSINESS CENTER
200 GIRARD STREET
GAITHERSBURG, MD 20817

DWG TITLE :
**SITE PLAN AND
PARKING
ANALYSIS**

REVISION	DATE
PARKING TABULATION & WAIVER REQUEST	2/25/2008

PARKING ANALYSIS

PARKING TABULATION (EXISTING CONDITIONS)

INDUSTRIAL/ OFFICE/ WAREHOUSE	203 SPACES
61,000 sqft- OFFICE @ 1 : 300	
39,000 sqft- WAREHOUSE @ 1 : 500	78 SPACES
RETAIL	
5,000 sqft- RETAIL @ 1 : 180	28 SPACES
SCHOOL (ALL OTHERS)	
19,000 sqft- SCHOOL	47 SPACES
TOTAL EXISTING * OF SPACES	356 SPACES

PARKING TABULATION (PROPOSED)

9,000 sqft- MEDICAL CLINIC	
@ 1 : 200 + 3/ MED. PRACT.(45+3 SPACES)	54 SPACES
INDUSTRIAL/ OFFICE/ WAREHOUSE	
49,078 sqft- OFFICE @ 1 : 300	164 SPACES
36,078 sqft- WAREHOUSE @ 1 : 500	72 SPACES
RETAIL	
5,000 sqft- RETAIL @ 1 : 180	28 SPACES
SCHOOL (ALL OTHERS)	
19,000 sqft- SCHOOL	47 SPACES
COMMERCIAL RECREATION (SELF DEFENSE ACADEMY)	
40 STUDENTS/TEACHERS/HR PARKING @ 1 : 1	40 SPACES
TOTAL * OF PROPOSED SPACES	405 SPACES
(SEE SHARED PARKING TABULATION)	

SHARED PARKING TABULATION

	WEEKDAY DAY	EVENING	WEEKEND DAY	EVENING	NIGHTTIME
INDUSTRIAL/ OFFICE/ WAREHOUSE (236 SPACES)	236	27	27	14	14
GENERAL RETAIL (28 SPACES)	17	26	28	20	2
ALL OTHERS (47 SPACES)	101	47	47	47	47
COMMERCIAL RECREATION (40 SPACES)	16	40	32	40	4
TOTAL * OF PARKING SPACES	370	140	134	121	67
SUMMARY: WEEKDAY-DAY PARKING COUNT @ 370 IS 14 MORE THAN THE 356 SPACES PROVIDED, 14 SPACE PARKING WAIVER IS REQUESTED.					

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