

MEMORANDUM

To: Mayor & City Council
Planning Commission

Cc: John Schlichting, Marty Matsen, Rob Robinson

From: Tom Lonergan, Economic Development Director

Date: 3/24/2016

Re: 700 Quince Orchard Road – Proposed Rezoning to MXD

Staff from the City's Economic Development Division was asked to review a plan submitted by Rock Creek Capital Partners to rezone 700 Quince Orchard Road, 14 Firstfield Road, 1 Bank Street and 5 Bank Street to MXD – Mixed Use zoning, and redevelop the properties with residential and commercial uses. As part of that review, representatives from Rock Creek Capital Partners and legal counsel Ballard Spahr were invited to attend the March 18, 2016 meeting of the Gaithersburg Economic & Business Development Committee to describe the plan and to solicit feedback from committee members.

SYNOPSIS: Rezoning of the subject property from E-1 and C-2 to MXD does not necessarily conflict with the City's economic Development goals. To offset the risk of blight from a vacant, obsolete building, and to allow for creation of a mixed use community equal to those which are complete or under construction within the City, an alternative proposal should assume demolition of the existing building at 700 Quince Orchard Road. This would allow for a design that (1) incorporates the principles behind mixed use zoning and (2) is integrated into the existing neighborhood. If the property owner believes preserving the existing building is a more viable strategy, then the City should require, at a minimum, construction of replacement parking to serve the building if/when regulatory approvals are sought for redevelopment of the existing surface lots.

Background

Rock Creek Proposal

Rezoning:

At the Economic & Business Development Committee meeting, Rock Creek presented a sketch plan; “Illustrative Master Plan (Interim Condition);” “Illustrative Master Plan” for eventual redevelopment of all parcels, “Illustrative Precedent Images” showing façade examples; before-after examples of industrial/commercial building redevelopment by DVA Architects; and existing floor plans for the former DRS building.

According to the applicant:

“Application and proposed rezoning will transform an underutilized and oversized suburban block into a fine-grained, more vibrant neighborhood, creating safe and efficient opportunities to integrate employment, retail, and residential uses... The proposed mixed-use development will augment these investments and act as a catalyst to stimulate further redevelopment in the future, thereby creating new, high-quality jobs.”

Per Attorney Erica Leatham, Rock Creek has the following timeline:

- May 2016 – approval of sketch plan
- Year end 2016 – approval of schematic development plan
- Residential component – near-term (18 months)
- Demolition and construction of new commercial building(s) – 10 years

Existing Industrial Building:

Renovation of the existing industrial building would be dependent upon securing a tenant, or tenants, with lease commitments to justify conversion of the ground floor to parking, fit-out of the upper floors, and improvements to the building exterior. Rock Creek does not intend to perform work “on spec.” Per Andy Glick of Rock Creek, the company “started a marketing plan internally, two weeks ago.”

Residential Use:

The large existing parking lot which currently serves the building would be converted to residential use. This land area includes two tax parcels; the sketch plan identifies these as two separate sections of up to 175 units each. Rock Creek would not develop the residential components. Rather, the land would be sold to a third party, not yet identified. Renderings of townhouses in the presentation are only examples of what could be.

Economic & Business Development Committee Observations

The Committee did not vote on specific recommendations, but the below comments were expressed:

- The Firstfield Road area is in need of new investment; transformation of the Firstfield Road area to mixed use is a desirable goal.
- By eliminating the surface parking that serves the existing building, and converting the ground floor to parking, Rock Creek is reducing the possible income the building could generate and creating additional hurdles that would impede leasing of the property during the “interim” development.
- Probable long-term vacancy of the existing building would create high profile blight.
- City approval of the proposed development should require that defined thresholds be met to avoid blight. Examples discussed: (a) demolition of the existing building after X years, (b) conversion of the ground floor of the building to parking before the start of residential construction.
- The siting of residential units, and construction of those units prior to successful renovation of the existing building, generates circumstances which jeopardize long-term stability of the residential component should the DRS building remain vacant. New housing next to blight puts the investments made by individual homeowners at risk.
- Preserving City land for employment uses has been a Committee priority.
- The existing building has characteristics unique to the defense industry. Although described as “earthquake-proof,” it is unlikely to attract a single large biotechnology user. The building’s configuration makes leasing to multiple small users difficult. Large, single user tenants are rare in this market.

Economic Development Staff Review

Economic Development staff is responsible for actively pursuing economic and business development strategies which support a growing and sustainable economic base, including the retention of existing companies and the attraction of new employers that provide a diversity of jobs for City residents. The following issues pertain to the confluence of the City’s goals and the MXD request as presented by Rock Creek.

ISSUE 1: The Firstfield Road area has attracted a cluster of biotechnology companies, many of which have expanded. The existing, specialized employment hub should be protected and exploited.

Particular sensitivity should be given to the introduction of residential properties in close proximity to light industrial and R&D uses. As this is redevelopment (MXD within an existing business park), the City and developer(s) should be especially attuned to the project’s impact upon adjacent existing uses and the redevelopment of those facilities. A well-designed development plan for MXD at this location should be a catalyst for reinvestment in the greater Firstfield Road/Diamond Farms E-1 zone.

Within the last two years, the City has supported changes to protect the status of the E-1 zone as a location for businesses that generate meaningful employment. Actions

include the exclusion of uses that create very few employment opportunities within a facility, and the pending text amendment to increase the maximum allowable height of structures.

SUMMARY: The addition of residential units, without intermediate buffering uses (such as that which is created with first floor commercial in other mixed use communities) sets opportunity for conflict between residents and businesses, to the detriment of all facility types. A conversion to MXD from E-1 should protect employment opportunities for the existing biotech industry cluster and its skilled workforce.

ISSUE 2: Any regulatory change that increases the allowable density of commercial and industrial facilities should have a corresponding positive impact upon the City's ability to attract and retain employers.

According to the applicant's statement:

Block 1 will include up to 400,000 square feet of non-residential space with a combination of: (1) lab/office; (2) R&D technology; (3) and retail/restaurant, among other uses. Block 1's emphasis on employment uses will ensure that future retail uses will not cannibalize nearby shopping centers and will be subordinate to the office and R&D uses at full build-out, serving a different scale of users than would be permitted under the E-1 zone. The Sketch Plan has been carefully crafted to ensure that interim and full build-out conditions for the DRS Building both provide the necessary density, open space, and targeted uses that support the requested rezoning.

The proposed sketch plan concentrates employment uses on Sections 1 and 3, which are encumbered by existing buildings. Separate entities own Section 3 buildings; 5 Bank Street is fully leased and 1 Bank Street is multi-tenanted. Staff is unaware of any plans by the owners to redevelop these properties and increase density for employment-related uses. The existing building on Section 1, 700 Quince Orchard Road, is vacant, of obsolete configuration, with aging mechanical systems.

SUMMARY: Staff does not anticipate that Sections 1 and 3 of the sketch plan will actually create opportunity for denser employment uses. The proposed "interim" renovation of the former DRS building is not probable. Extended vacancy of the building is the more likely outcome.

ISSUE 3: Mixed-use development allows for denser uses – and associated higher tax revenue yield - through the sharing of infrastructure and the synergies created from proximate, compatible uses.

The proposed sketch plan isolates residential units from employment uses. The proposal does not incorporate shared parking facilities or amenities. Vertical integration of uses is absent. Rock Creek proposes no employment uses fronting Firstfield Road, where all other existing buildings are light industrial and/or commercial.

SUMMARY: The proposed redevelopment does not recreate the dynamic mixed use communities of Rio/Washingtonian or Downtown Crown. Proposed development does not enhance the attractiveness of the adjacent employment-related facilities.

ISSUE 4: Redeveloping the existing surface parking prior to reinvestment in the former DRS facility, or its demolition, would create a building that is not in compliance with City parking requirements.

According to the Applicant's statement:

The Applicant is still in the initial phases of determining the exact phasing of redevelopment, however, it is anticipated that Blocks 2A and 2B will be developed first. The goal is to re-tenant the building on Block 1 as soon as possible. A long term goal is to redevelop Block 1 with a larger, modern building with structured parking.

In the meeting with the Economic & Business Development Committee, Rock Creek representatives described plans to offset the loss of surface parking that currently serves the existing building. However, the owner explained that no new parking would be constructed (surface parking surrounding the building; conversion of the ground floor to parking) until a long-term, credit worthy tenant was secured. In effect, by removing existing parking, the owner creates a parcel, with a building, that lacks the parking needed to comply with the City Code, let alone support any tenants which may have interest in leasing space.

SUMMARY: In order to assure that the remaining building has market viability (complies with City Code; does not present economic hurdles that cause asking rents to exceed market), the City should require construction of replacement parking, or demolition of the existing building, as a precondition of redevelopment of the existing surface lot. Such a requirement would counter the risk of blight that a vacant building poses.



March 28, 2016

Carmen Alianza-Javier

Advertising Sales Representative
Classified Legal Notices / Trustee Sale
The Washington Post

VIA EMAIL:

MariaCarmen.Alianza-Javier@washpost.com
legalnotices@washpost.com

Dear Ms. Alianza-Javier:

Please publish the following legal advertisement in the **March 31 and April 7, 2016**, issues of the *Washington Post*.

Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning and Code Administration

City of Gaithersburg # 1010122919

NOTICE OF PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Map Amendment Z-7262-2016 on

**MONDAY
APRIL 18, 2016
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The applicant requests approval of Zoning Map Amendment Z-7262-2016, to rezone four properties on 15.38 acres from the C-2 (General Commercial) and E-1 (Urban Employment) zones to the MXD (Mixed Use Development) zone and establish a new sketch plan, in accordance with § 24-160D.9(a) (Application for the MXD Zone and sketch plan approval) of the City Code. The subject properties are located at 700 Quince Orchard Road, 1 Bank Street, 5 Bank Street, and 14 Firstfield Road.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • cityhall@gaitthersburgmd.gov • gaitthersburgmd.gov

MAYOR
Jud Ashman

COUNCIL MEMBERS
Neil Harris
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel
Robert T. Wu

CITY MANAGER
Tony Tom

Joint Hearing - MCC & PC
Z-7262-2016

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Gaithersburg
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Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Rob Robinson, Long Range Planning Manager
Planning and Code Administration # 1194

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CITY MANAGER
Tony Tomasello



CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a joint public hearing at the time and place noted below.

Meeting: **MAYOR AND CITY COUNCIL**
Application Type: **ZONING MAP AMENDMENT**
File Number: **Z-7262-2016**
Location: **700 QUINCE ORCHARD ROAD et al**
Applicant: **ROCKSIDE- 700 LLC et al**
Day/ Date/Time: **MONDAY, APRIL 18, 2016 AT 7:30 PM**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*****IMPORTANT*****

The applicant requests approval of Zoning Map Amendment Z-7262-2016, to rezone four properties on 15.38 acres from the C-2 (General Commercial) and E-1 (Urban Employment) zones to the MXD (Mixed Use Development) zone and establish a new sketch plan, in accordance with § 24-160D.9(a) (Application for the MXD Zone and sketch plan approval) of the City Code. The subject properties are located at 700 Quince Orchard Road, 1 Bank Street, 5 Bank Street, and 14 Firstfield Road. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330, if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

View Mayor and City Council and Planning Commission meetings live on Gaithersburg Television, Comcast Channel 13, RCN Channel 13, and Verizon FiOS Channel 25 within the City limits and County wide on Comcast Channel 190. Please check the City's website at www.gaithersburgmd.gov/tv to watch live or click on archived meetings. Meetings are rebroadcast for two weeks on television, and are archived within 24 hours for viewing at any time on the City's website.

CITY OF GAITHERSBURG

By: _____
Rob Robinson, Long Range Planning Manager
Planning and Code Administration

NOTICE SENT THIS 28th DAY OF MARCH, 2016 PER § 24-196(g), TO:

CITY STAFF

Doris Stokes, Municipal Clerk

Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP





Gaithersburg

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg MD 20877

Joint Hearing - MCC & PC

Z-7262-2016

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**NOTICE OF JOINT PUBLIC HEARING
CITY COUNCIL AND PLANNING COMMISSION**

***MONDAY, APRIL 18, 2016 at 7:30 PM**

City Hall Council Chambers

31 S. Summit Avenue, Gaithersburg MD 20877

You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s).

APPLICATION TYPE:	ZONING MAP AMENDMENT
FILE NUMBER:	Z-7262-2016
LOCATION:	700 Quince Orchard Road to Bank Street
PROPOSAL:	Rezone 15.38 acres of land from the C-2 (General Commercial) and E-1 (Urban Employment) zones to the MXD (Mixed Use Development) Zone

For additional information, you may review the project file(s) at the Planning and Code Administration offices located at City Hall, 31 S. Summit Avenue, Gaithersburg Maryland between the hours of 8:00 am and 5:00 pm Monday through Friday. You may also refer to the City web site at www.gaithersburgmd.gov or contact us via telephone at 301-258-6330.

*Subject to Change

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
FEDERAL REALTY INVESTMENT TR		C/O DIR PROPERTY ANALYSIS	1626 E JEFFERSON ST	ROCKVILLE	MD	20852
UNITED STATES OF AMERICA		C/O NIST BLDG 101 A825-A/P	601 QUINCE ORCHARD RD	GAITHERSBURG	MD	20878
ARE-FIRSTFIELD/BANK STREET LLC		PO BOX 847		CARLSBAD	CA	92018
BANK STREET REALTY PARTNERS LLC		C/O MCSHEA MANAGEMENT INC	100 LAKEFOREST BLVD ST	GAITHERSBURG	MD	20877
CAPVIEW INCOME & VALUE FD IV LP		5910 N. CENTRAL EXPRESSWAY	STE 1625	DALLAS	TX	75206
SIGNIA-IDT INC		C/O DRS TECHNOLOGIES, INC	5 SYLVAN WAY	PARSIPPANY	NJ	7054
ARE-20/22/1300 FIRSTFIELD QUINC ORCHARD LLC		PO BOX 847		CARLSBAD	CA	92018
CROWN-MARYLAND I LLC		C/O BLDG N-15 SUITE 202	3808 N SULLIVAN RD	SPOKANE VALLEY	WA	99216
ARE-19 FIRSTFIELD ROAD LLC		PO BOX 847		CARLSBAD	CA	92018
BONNIE HILEMAN HOLDINGS LLC		17 FIRSTFIELD RD STE 100		GAITHERSBURG	MD	20878
WOO FAMILY LLC		19420 BROOKEVILLE LAKES CT		BROOKEVILLE	MD	20833
WOO FAMILY LLC		19420 BROOKEVILLE LAKES CT		BROOKEVILLE	MD	20833
MCKEON FIRSTFIELD LLC		17B FIRSTFIELD RD STE 101		GAITHERSBURG	MD	20878
MCKEON FIRSTFIELD LLC		17B FIRSTFIELD RD STE 101		GAITHERSBURG	MD	20878
GERACHTCHENKO NATALIA		16744 WHITES STORE RD		BOYDS	MD	20841
TALI HOLDING LLC		16744 WHITES STORE RD		BOYDS	MD	20841
TALI HOLDING LLC		16744 WHITES STORE RD		BOYDS	MD	20841
C & J LLC		17B FIRSTFIELD RD STE 106		GAITHERSBURG	MD	20878
NATIONAL CHRISTIAN CHOIR INC		17B FIRSTFIELD RD STE 108		GAITHERSBURG	MD	20878
NATIONAL CHRISTIAN CHOIR INC		17B FIRSTFIELD RD STE 108		GAITHERSBURG	MD	20878
ONE FIRSTFIELD LLC		17 B FIRSTFIELD RD STE 201		GAITHERSBURG	MD	20878
ONE FIRSTFIELD LLC		17B FIRSTFIELD RD STE 201		GAITHERSBURG	MD	20878
FIRSTFIELD ROAD LLC		17B FIRSTFIELD RD STE 203		GAITHERSBURG	MD	20878
VANGUARDMEDICINE GROUP INNC		17B FIRSTFIELD RD STE 204		GAITHERSBURG	MD	20878
MMG HOLDING LLC		17B FIRSTFIELD RD UNIT 1 #205		GAITHERSBURG	MD	20878
HEYMAN WILLIAM M REV LIV TR	HEYMAN SUE ANN REV LIV TR	1 GLEN EAGLES CT		SILVER SPRING	MD	20906
KANGO NASREEN M MD LLC		409 NATURE LN		ROCKVILLE	MD	20850
ONE FIRSTFIELD LLC		17B FIRSTFIELD RD STE 201		GAITHERSBURG	MD	20878
CAPITAL FIRSTFIELD LLC		17 FIRSTFIELD RD STE 200		GAITHERSBURG	MD	20878
RICKMAN-FIRSTFIELD ASSOC		15215 SHADY GROVE RD		ROCKVILLE	MD	20850
SENECA CREEK COMMUNITY CHUR HOLDING COMPANY INC		13 FIRSTFIELD RD		GAITHERSBURG	MD	20878
JEMAL'S FIRSTFIELD LLC		C/O DOUGLAS DEVELOP CORP	702 H ST NW STE 400	WASHINGTON	DC	20001

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
	BLACKSTONE MANAGEMENT, LLC	2A INDUSTRIAL PARK DR UNIT A		WALDORF	MD	20602
	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
ALAN ROSEN		17017 SIOUX LN		GAITHERSBURG	MD	20878
ANDREA RIVERA	BRIGHTON WEST CONDOMINIUM V	PO BOX 87594		GAITHERSBURG	MD	20886
ANDREA UPTON	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANDREW DRIER	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANNIE GERALIS	VANGUARD MANAGEMENT	19538 AMARATH DR		GERMANTOWN	MD	20874
APRIL DAY	COMMUNITY ASSOCIATION SERVICES INC	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
BETH BRITTINGHAM	COMMUNITY MANAGEMENT CORPORATION	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
BRIAN WEIBLINGER		147 APPLE BLOSSOM WAY		GAITHERSBURG	MD	20878
BRUCE BLUMBERG	ABARIS REALTY, INC.	12009 NEBEL ST		ROCKVILLE	MD	20852
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN		GAITHERSBURG	MD	20878
CHARLES VIA		313 SUMMIT HALL RD		GAITHERSBURG	MD	20877
CHERYL BERGER	ASSOCIATION BOOKKEEPING SERVICE, INC.	849 QUINCE ORCHARD BLVD STE F		GAITHERSBURG	MD	20878
CHRISTOPHER CALANGAN		426 GIRARD ST APT 201		GAITHERSBURG	MD	20877
CLAUDE LUMPKINS	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
CRAIG CHUNG	THE MANAGEMENT GROUP	20440 CENTURY BLVD		GERMANTOWN	MD	20874
DAVID SAPOZNICK	SUMMIT MANAGEMENT SERV INC, AAMC	3833 FARRAGUT AVE		KENSINGTON	MD	20895
DAVID STUDLEY		716 BEACON HILL TER		GAITHERSBURG	MD	20878
DEBBIE FLANDERS	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD		GAITHERSBURG	MD	20878
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUM II	752 W SIDE DR		GAITHERSBURG	MD	20878
FRAN WINTER	RELDA SQUARE HOA PRESIDENT	2 GLAZEBROOK CT		GAITHERSBURG	MD	20878
GARY SIMON	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
GLENN LOVELAND	ABARIS REALTY, INC.	12009 NEBEL ST		ROCKVILLE	MD	20852
HELEN TRUPPO	VANGUARD MANAGEMENT ASSOCIATES, INC	PO BOX 39		GERMANTOWN	MD	20875
HERBERT DIAZ	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JEFF KIVITZ	MAIN STREET PROPERTY MANAGEMENT	9 PARK AVE		GAITHERSBURG	MD	20877
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
JOAN MEUNIER		944 WILD FOREST DR		GAITHERSBURG	MD	20879
JOANN SCHIMKE	WEST RIDING CITIZENS ASSOCIATION	731 TIFFANY CT		GAITHERSBURG	MD	20878
JOSELYN WELLS	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
KEVIN KAPP	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
L SCOTT WERTLIEB	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
LAURA ETCHEISON	IKO COMMUNITY MANAGEMENT	3416 OLANWOOD CT SUITE 210		OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN		GAITHERSBURG	MD	20877
LORI COHEN	FIRSTSERVICE RESIDENTIAL	11351 RANDOM HILLS RD		FAIRFAX	VA	22030
MARC CERIO		112 TWELVE OAKS DR		GAITHERSBURG	MD	20878
MATT RINKER	CMC PROPERTY MANAGEMENT	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
MEREDITH METSCHULAT	PROPERTY MANAGEMENT PEOPLE, INC.	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
MICHELE KENNEDY	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
NANCY GOGGIO		440 CONSERVATION DR		HEDGESVILLE	WV	25427
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400		CHEVY CHASE	MD	20815
PAULA KURTZWEL WALTER		9108 EDGEWOOD DR		GAITHERSBURG	MD	20877
PEGGY TOLAND	COMMUNITY ASSOCIATIONS, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
PEGGY TOLAND	COMMUNITY ASSOCIATIONS, INC.	PO BOX 1130		GERMANTOWN	MD	20875
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350		FAIRFAX	VA	22033
QUINN ODORIZZI	CMC PROPERTY MANAGEMENT	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
QUINNE ODORIZZI	THE MANAGEMENT GROUP ASSOCIATES INC	20440 CENTURY BLVD		GERMANTOWN	MD	20874
RALPH CAUDLE	IKO REAL ESTATE, INC.	3416 OLANWOOD CT STE 210		OLNEY	MD	20832
RAMON ESPIN	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		ONEY	MD	20832
RICHARD SKOBEL	MAIN STREET PROPERTIES	9 PARK AVE		GAITHERSBURG	MD	20877
ROB O'BRIEN	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
ROBERT FOGEL	ABARIS REALTY INC	12009 NEBEL ST		ROCKVILLE	MD	20852
RON GODSEY	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
SANDRA EWING	VANGUARD MANAGEMENT INC	PO BOX 39		GERMANTOWN	MD	20875
SARA ROSSI	ALLIED REALTY CORP	7605 ARLINGTON RD SUITE 100		BETHESDA	MD	20814
SEAN FARRELL	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR		OLNEY	MD	20832
SHIREEN AMBUSH	ABARIS REALTY	12009 NEBEL ST		ROCKVILLE	MD	20852
STEVE LESKOWITZ	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
TERRY CROMWELL	IKO COMMUNITY MANAGEMENT INC	3416 OLANWOOD CT SUITE 210		OLNEY	MD	20832
TIMOTHY MULFORD	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD		GAITHERSBURG	MD	20878

From: [Donna Hepner](#)
To: [Planning External Mailing](#)
Subject: Joint Public Hearing - Rezoning Request OO/Firstfield/Bank St
Date: Saturday, April 16, 2016 5:33:42 PM

Mayor Ashman, City Council, and Planning Commission,

I am very concerned about the project being proposed for the properties bounded by Quince Orchard Rd, Firstfield Rd, and Bank St. I do not think those roads can support the development being proposed. Quince Orchard Road from Quince Orchard Blvd to Montgomery Village is already significantly congested with considerable backups during much of the day. The NIST entrance across from the proposed project causes backups and often gridlock on that section of Quince Orchard Rd from late afternoon through the early evening hours. There is also significant traffic on weekends and holidays on that stretch of road. We have lived in the City of Gaithersburg for 30 years and we love the many amenities that the City provides but sadly the traffic is becoming a serious deterrent to remaining here in retirement. I hope you will give serious consideration to the effect on traffic as you review the proposed project. Thank you!

Sincerely,

Donna Hepner
19 Cullinan Drive
Gaithersburg 20878

Joint Hearing - MCC & PC
Z-7262-2016
20