

From: [Kristen crook](#)
To: [Rob Robinson](#)
Subject: I support the Johnson property development
Date: Saturday, August 13, 2016 7:49:21 PM

Hello. I am writing to **support** the Johnson property development project.

I am not concerned about the increase in traffic and students entering the schools in our cluster. In fact, I believe terminating this project will eventually result in a larger build-out than currently planned and a much worse effect on traffic and increase in students. I believe those opposed are not fully aware of how little impact the Johnson plan will have and are ignoring the impact of what will happen if it is not approved.

The Johnson family has the best interest of the community in mind. They are outstanding members of the local community and have been leaders in creating jobs with their company, huge contributors and volunteers of their children's local schools, and leaders in several non-profit organizations that support the community.

Thank you.

Kristen Crook

Mayor and City Council
X-7067-2015
141



AUGUST 4, 2016
 DESCRIPTION OF ALL OF
 PARCEL E, BLOCK B
 WILLOW RIDGE
 PLAT NO. 22583
 AND
 PARCELS C & D
 QUINCE ORCHARD
 PLAT NO. 18418
 AND
 PARCEL B
 QUINCE ORCHARD
 PLAT NO. 9943
 AND
 A PORTION OF
 QUINCE ORCHARD ROAD
 (MARYLAND ROUTE 124)
 6th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Being all of Quince Orchard, Parcels C and D, Johnson’s Flower Center, recorded as Plat No. 18418, and all of Quince Orchard, Parcel B, Johnson’s Flower Center, recorded as Plat No. 9943, and all of Parcel E, Block B, Willow Ridge, recorded as Plat No. 22583, and part of Quince Orchard Road (Maryland Route 124) all among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid (NAD 83/2011) as follows:

Beginning for the same at a point marking the northerly line of Darnestown Road, Maryland Route 28, width varies, said point also marking the easterly line of Lot 4, Block B, Willow Ridge, recorded as Plat No. 15048 among the aforesaid Land Records; thence leaving said northerly line of Darnestown Road and running with the easterly line of said Lot 4, and Lots 5, 8, 10, 11, 12, and 13, Block B, recorded as said Plat No. 15048 and Plat No. 15049 among the aforesaid Land Record

- 1) North 19° 08’ 59” West, 851.22 feet to a point marking the common corner of Lot 26, Block B, Willow Ridge recorded as Plat No. 22582 among the aforesaid Land Records; thence running with the common line of said Lot 26 and Lot 27, and Parcel D, Block B, Willow Ridge, as shown on said plat, the following two (2) courses and distances
- 2) North 70° 51’ 01” East, 202.77 feet to a point; thence
- 3) North 14° 50’ 29” East, 203.87 feet to a point marking the southwesterly corner of Lot 62, Block A, Orchard Hills, recorded as Plat No. 15169 among the aforesaid Land Records; thence running with the southerly line of said Lot 62 and the southerly line of Lots 52, 53, 57, and 58, Block A, as shown on said Plat
- 4) South 75° 09’ 31” East, 588.46 feet to a point marking the common northerly corner of the aforesaid Parcel C, Johnson’s Flower Center; said common northerly corner also marking the southerly corner of Lot 52, Block A, Orchard Hills, recorded as Plat No. 15169 among the aforesaid Land Records; thence leaving said common corner of Lot 52 and running with said westerly line of Lot 51 and Lots 41, 42, and 43, Block A, Orchard Hills, recorded as Plat No. 15170 among the aforesaid Land Records
- 5) South 11° 13’ 25” East, 250.92 feet to a point; thence running with the southerly line of said Lot 41 and Lots 29, 30, 31, 32, and 40, Parcel A, Block A, Orchard Hills, recorded on said Plat Nos. 15170 and 15168,



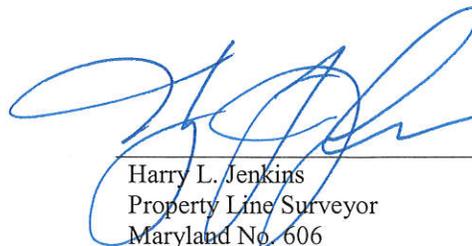
and also running with the southerly line of Parcel D, Quince Orchard, recorded on Plat No. 12309 all among the aforesaid Land Records

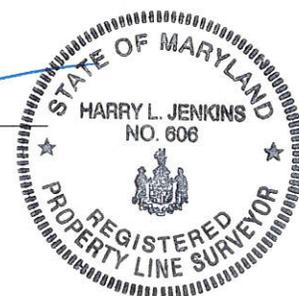
- 6) South 45° 00' 15" East, 1044.38 feet to a point on the westerly line of Quince Orchard Road, Maryland Route 124, width varies; thence leaving said westerly line of Quince Orchard Road, Maryland Route 124 and running so as to cross and include a portion of said Quince Orchard Road, the following two (2) courses and distances
- 7) South 52° 13' 32" East, 130.33 feet to a point on the easterly line of Quince Orchard Road, Maryland Route 124, said point also being 65.00 feet right from Station 11+66.43 as shown on S.R.C. Plat No. 54385; thence leaving said easterly line of Quince Orchard Road, Maryland Route 124
- 8) North 71° 07' 26" West, 142.53 feet to a point on the aforesaid westerly line of Quince Orchard Road, Maryland Route 124, width varies; thence running with said westerly line of Quince Orchard Road, Maryland Route 124
- 9) South 72° 28' 54" West, 103.14 feet to a point on the aforesaid northerly line of Darnestown Road; thence running with a portion of said northerly line of Darnestown Road, the following seven (7) courses and distances
- 10) 307.00 feet along the arc of a non-tangent curve to the left having a radius of 2,366.83 feet and a chord bearing and distance of North 80° 05' 54" West, 306.78 feet to a point; thence
- 11) North 83° 48' 51" West, 478.42 feet to a point; thence
- 12) South 06° 13' 24" West, 12.17 feet to a point; thence
- 13) North 83° 49' 45" West, 128.58 feet to a point; thence
- 14) North 86° 50' 25" West, 57.11 feet to a point; thence
- 15) North 83° 49' 45" West, 149.14 feet to a point; thence
- 16) 78.58 feet along the arc of a non-tangent curve to the left having a radius of 2,351.83 feet and a chord bearing and distance of North 84° 47' 05" West, 78.58 feet to the point of beginning, containing 1,006,777 square feet or 23.11242 acres of land.

This legal description horizontal datum is based on Maryland State Grid (NAD 83/2011). This horizontal datum was established using GPS observations of the following Continuously Operating Reference Stations: Loyola F, Loyola LOYK, Loyola 9 COOP and Loyola B COOP. This legal description is not based on a field survey of the site.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended

8/4/16
Date


Harry L. Jenkins
Property Line Surveyor
Maryland No. 606
License Expires: April 21, 2017



**BEING ALL OF
PARCEL E, BLOCK B**

WILLOW RIDGE
PLAT NO. 22583

PARCELS C & D

QUINCE ORCHARD
PLAT NO. 18418

PARCEL B
QUINCE ORCHARD
PLAT NO. 9943

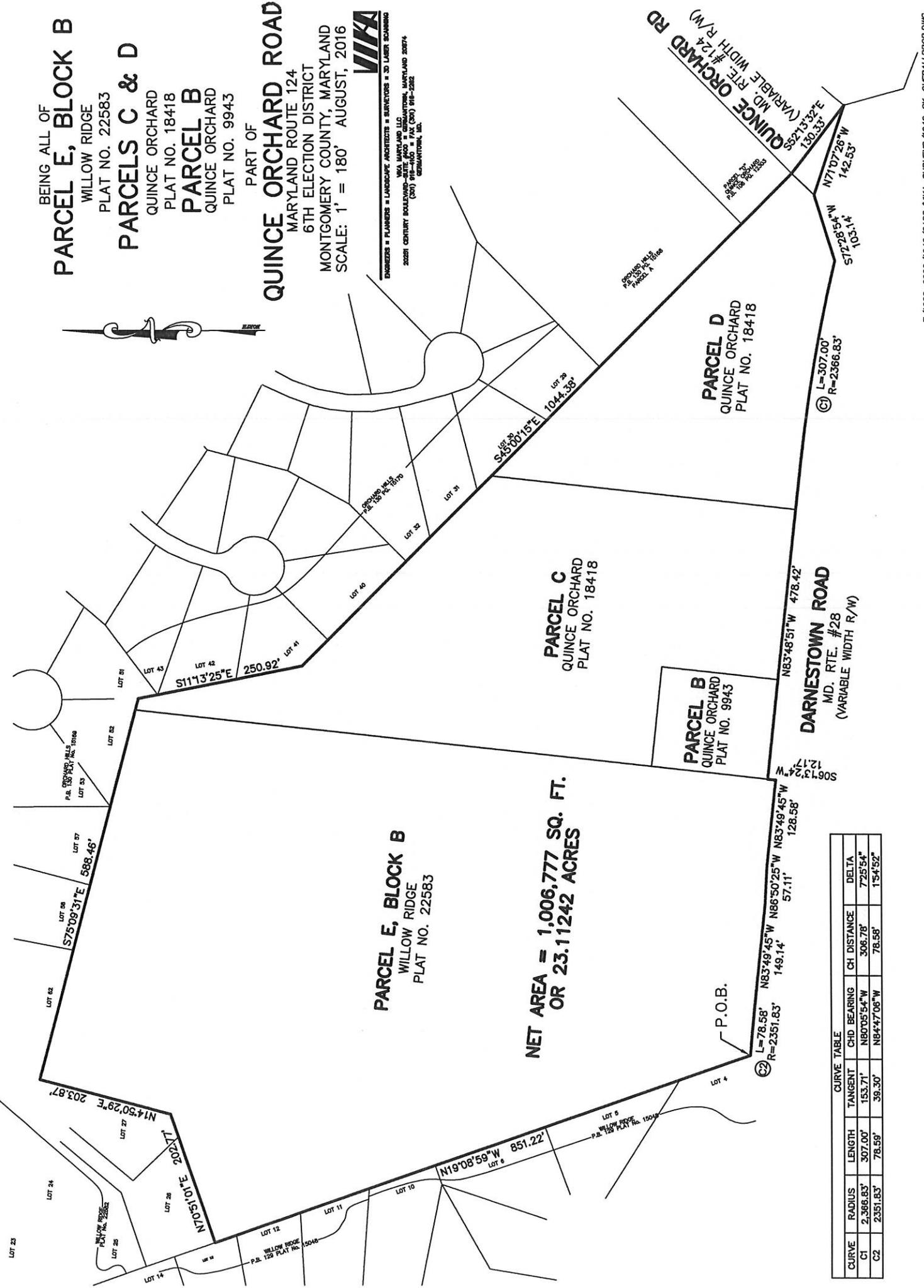
PART OF

QUINCE ORCHARD ROAD

MARYLAND ROUTE 124
6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 180' AUGUST, 2016



ENGINEERS = PLANNERS = LANDSCAPE ARCHITECTS = SURVEYORS = 3D LASER SCANNING
VMA MARYLAND LLC
2025 CENTURY BOULEVARD, SUITE 100, ROCKVILLE, MARYLAND 20854
(301) 918-1400 • FAX (301) 918-2282
CENTURYSURV.COM



**NET AREA = 1,006,777 SQ. FT.
OR 23.11242 ACRES**

P.O.B.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	2,366.83'	307.00'	153.71'	N87°05'54"W	306.78'	72°5'54"
C2	2,351.83'	78.59'	38.30'	N84°47'08"W	78.58'	1°54'52"



August 5, 2016

Mr. Rob Robinson, III AICP
City of Gaithersburg
Planning Division
31 S. Summit Avenue
Gaithersburg, MD 20877

**Re: Johnson Annexation Boundary Clarification
VIKA #VM1940B**

Dear Mr. Robinson,

The purpose of this letter is to address a bearing discrepancy between the 8th and 9th lines in the metes and bounds description prepared by VIKA Maryland, LLC, dated August 4, 2016, and the corresponding lines North and Northeast Right-of-Way lines at the intersection of Quince Orchard Road and Darnestown Road as shown on Annexation X-7089-2015 Exhibit 233.

Although the bearings are different, the reality and intent is that these lines are, in fact, the same line. The discrepancy is due to a difference in the horizontal survey datum used in the VIKA Maryland, LLC description and Exhibit 223. The VIKA Maryland, LLC description is in Maryland State Plane (NAD83) and Exhibit 223 is based on WSSC Datum per plat 11291.

If you have any questions, feel free to give me a call.

Sincerely,
VIKA Maryland, LLC

Harry L. Jenkins, L.S.
Principal Associate/Vice President

HLJ/kc

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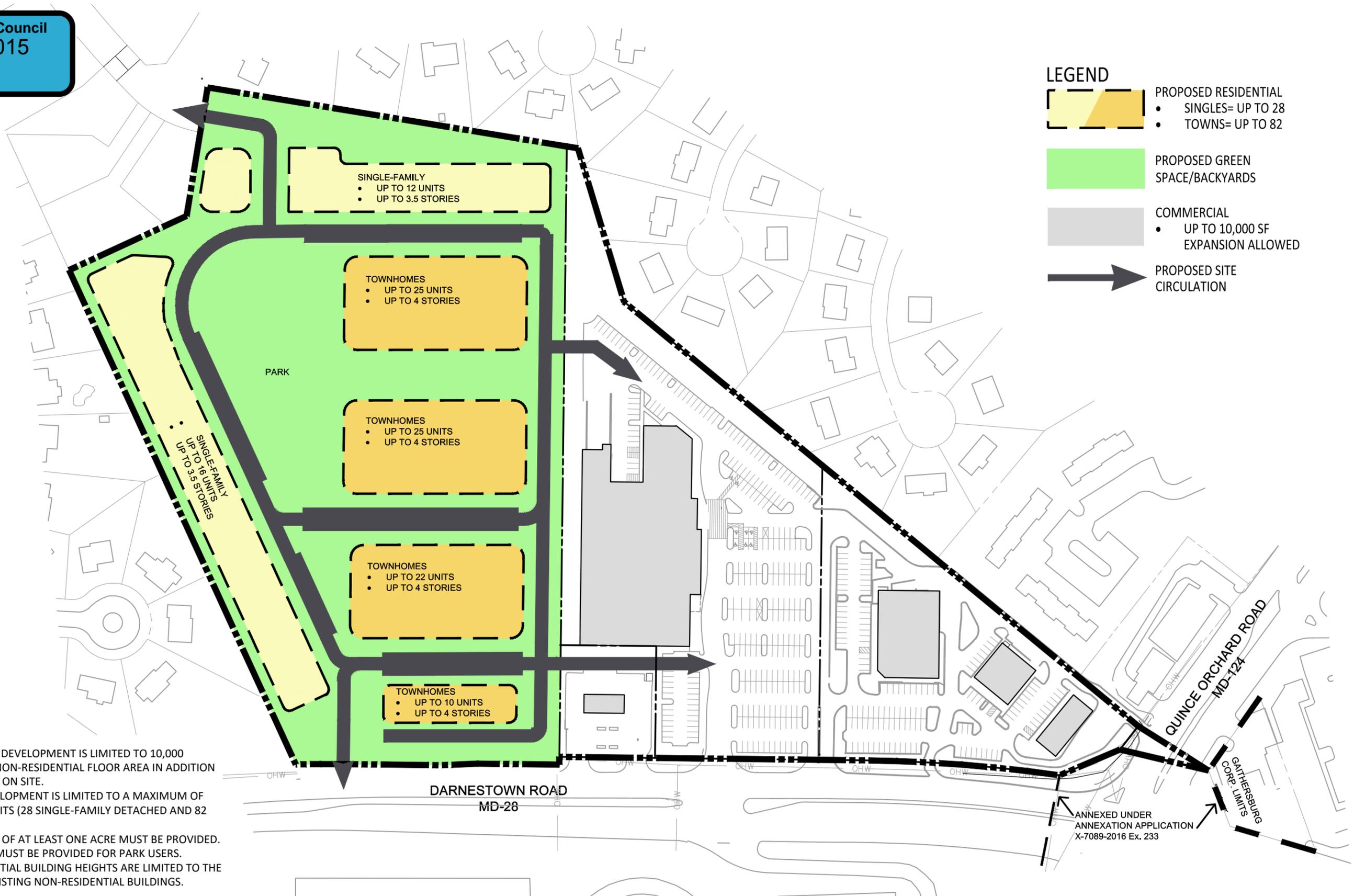
VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 * Germantown, Maryland 20874 * 301.916.4100 Fax 301.916.2262
Tysons, VA * Germantown, MD * Washington, DC

www.vika.com

LEGEND

-  PROPOSED RESIDENTIAL
 - SINGLES= UP TO 28
 - TOWNS= UP TO 82
-  PROPOSED GREEN SPACE/BACKYARDS
-  COMMERCIAL
 - UP TO 10,000 SF EXPANSION ALLOWED
-  PROPOSED SITE CIRCULATION



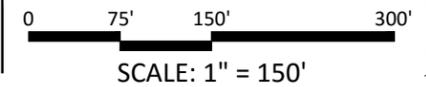
- BINDING ELEMENTS:**
1. NON-RESIDENTIAL DEVELOPMENT IS LIMITED TO 10,000 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA IN ADDITION TO THAT EXISTING ON SITE.
 2. RESIDENTIAL DEVELOPMENT IS LIMITED TO A MAXIMUM OF 110 DWELLING UNITS (28 SINGLE-FAMILY DETACHED AND 82 TOWNHOUSES).
 3. A PARK AND FIELD OF AT LEAST ONE ACRE MUST BE PROVIDED. A PARKING AREA MUST BE PROVIDED FOR PARK USERS.
 5. THE NON-RESIDENTIAL BUILDING HEIGHTS ARE LIMITED TO THE HEIGHT OF THE EXISTING NON-RESIDENTIAL BUILDINGS.

SKETCH PLAN

JOHNSON'S PROPERTY

GAITHERSBURG, MARYLAND
 MONTGOMERY COUNTY

AUGUST 8, 2016



HOUSING MARKET NEWS

How Much is a Point of Walk Score Worth?

Written by **Sheharyar Bokhari** on August 3, 2016

In U.S. cities, homes within walking distance to jobs, schools, shopping, parks and other urban amenities are both highly desired and extremely rare. Fewer than 2 percent of active listings are considered a walker's paradise (**Walk Score** of 90 and above). Yet 56 percent of millennials and 46 percent of boomers prefer walkable communities with a range of housing amidst local businesses and public services. And like everything rare and desirable, walkability comes at a premium; homes highly "walkable" to amenities, everything else being equal, are more expensive than comparable homes in less "walkable" areas.

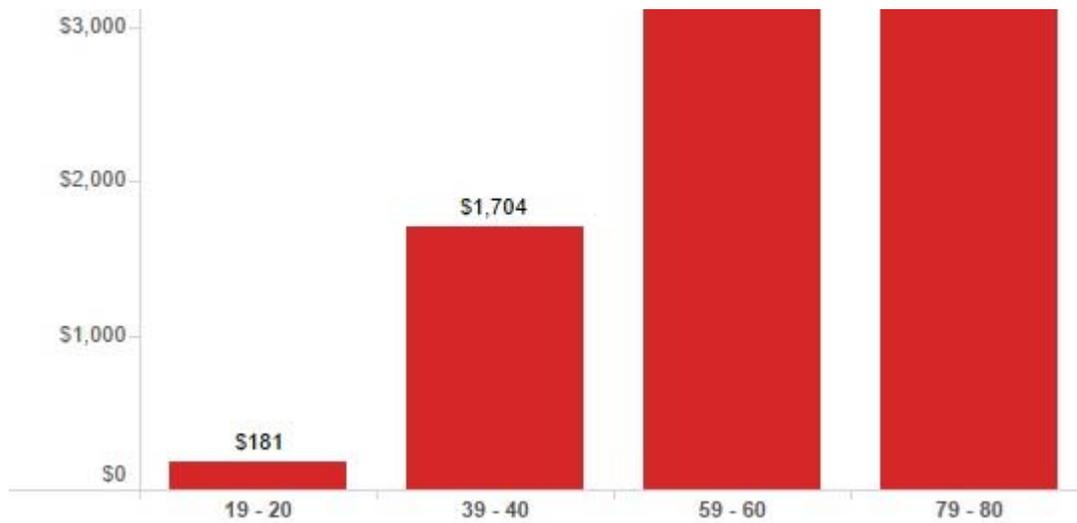
To estimate how much walkability is worth when buying or selling a home, we looked at the sale prices and Walk Score ratings of more than one million homes sold between January 2014 and April 2016 across 14 major metro areas to determine the average price of one Walk Score point.

We found that one Walk Score point can increase the price of a home by an average of \$3,250 or 0.9 percent.

Here are the price premiums of one point of Walk Score on a home by metro area:

Metro Area	Walk Score	Median Sale Price	\$ Premium of 1 Walk Score Point	% Premium of 1 Walk Score Point
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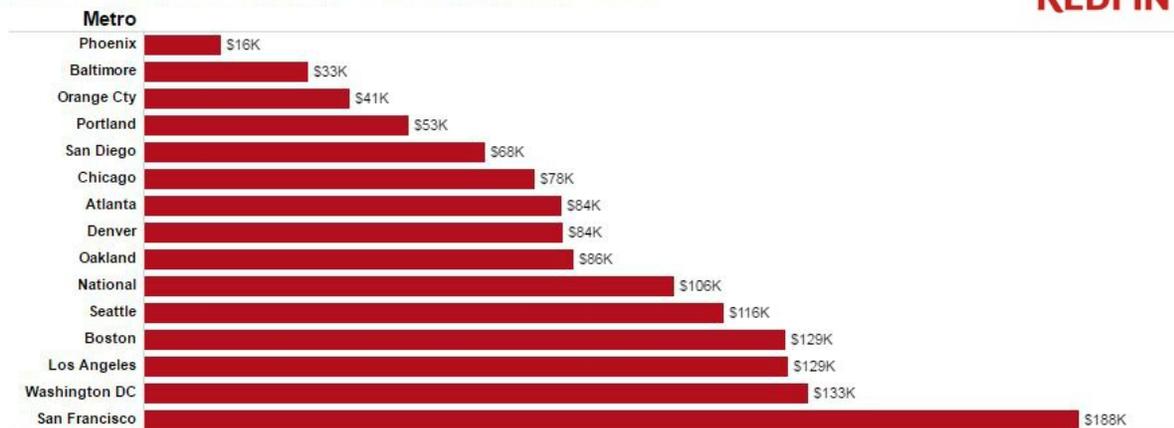
			on Median Home Price	on Median Home Price
Atlanta	48.4	\$168,000	\$2,838	1.69%
Baltimore	68.7	\$229,900	\$652	0.28%
Boston	80.7	\$325,000	\$3,927	1.21%
Chicago	77.5	\$220,000	\$2,437	1.11%
Denver	59.9	\$285,000	\$2,410	0.85%
Los Angeles	66.3	\$475,000	\$3,948	0.83%
Oakland	71.6	\$523,000	\$1,735	0.33%
Orange County	43.5	\$580,000	\$114	0.02%
Phoenix	40.3	\$204,900	\$217	0.11%
Portland	63.9	\$275,000	\$1,210	0.44%
San Diego	49.9	\$449,000	\$2,205	0.49%
San Francisco	85.7	\$950,000	\$3,943	0.42%
Seattle	72.9	\$375,000	\$3,603	0.96%



Not all Walk Score points create equal value. An increase in Walk Score from 19 to 20 resulted in a home price increase of about \$181 on average across the metros. On the other hand, moving from a location with a Walk Score of 79 to that with a score of 80 resulted in a home price increase of over \$7,000.

The results differed by metro area as well. For example, a change in Walk Score from 60 to 80 in San Francisco increased a comparable home’s value by \$187,630, but in Phoenix the increased walkability only adds \$15,700. The price premiums accelerate even more as the Walk Score gets closer to 100, implying high demand relative to supply for homes in high scoring city areas. The overall price impact as a percentage of the median home price in a metro was 22 times greater in San Francisco than in Orange County.

Home Price Premiums for Increases in Walk Score from 60 to 80

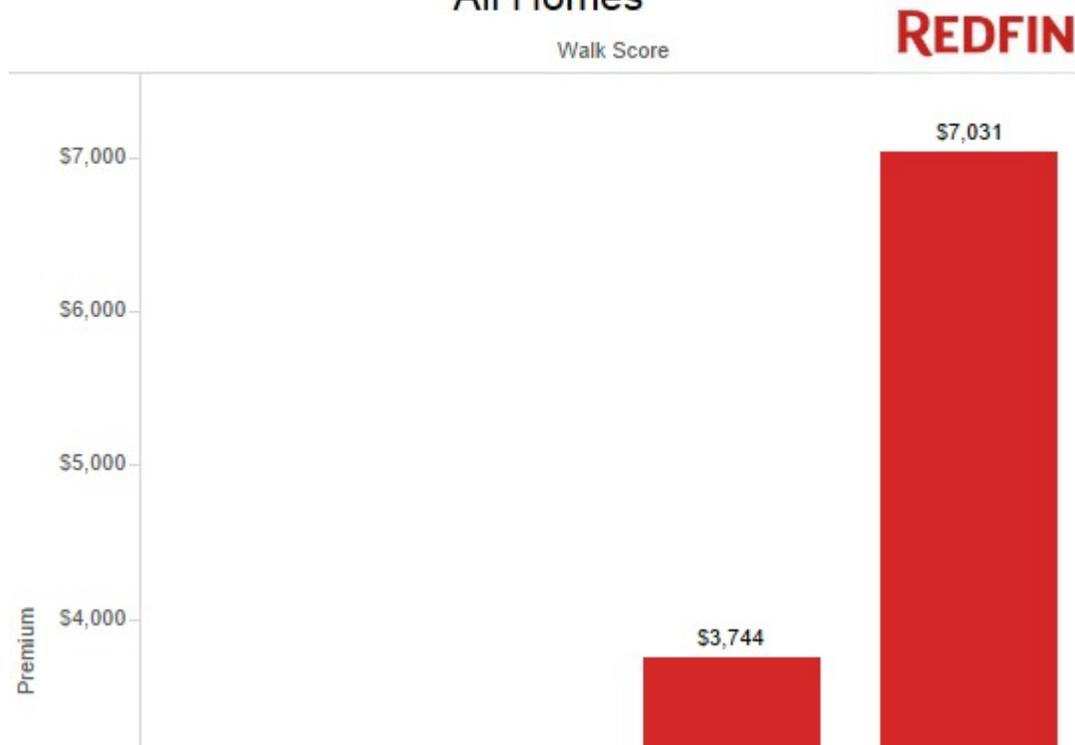


Washington DC	77.0	\$360,000	\$4,386	1.22%
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“Outside of Midtown, walkable homes are a rarity in Atlanta,” said Redfin agent Sascha Gummersbach. “But that’s changing as new, walkable developments across the area, like Avalon in Alpharetta and revitalization efforts in the historic downtowns of Woodstock and Roswell are creating more opportunities for convenience-minded homebuyers. Several of my clients who have sold homes in Midtown and other walkable areas have opted to move nearby, even closer to the restaurants and bars they love walking to, rather than move out to bigger homes.”

These estimates compare homes by controlling for differences in property and neighborhood characteristics, including property size, number of bedrooms and bathrooms, age of the building, type of property (single-family, condo or townhouse), neighborhood median income and total employment, as well as controls for market conditions (appreciation over time). In all 14 metro areas, a home located in a more walkable neighborhood was more expensive than the same home in a less walkable location.

Home Price Premium of One Walk Score Point- All Homes



These premiums show that people pay more for homes in areas with a high Walk Score, even when adjusting for other factors. With this in mind, policy makers, real estate developers and investors can do two things. First, they can work to build more homes in areas with high Walk Score ratings, thereby increasing the supply of homes and giving more people an opportunity to live in these areas. Second, they can work to increase the Walk Score of city areas, thereby bringing walkability to the places people already live.

Luxury Homes

Is the value of a Walk Score point worth more or less for luxury homes? Looking at the top 5 percent of homes by sale price, we find that one Walk Score point can increase the price of a luxury home by \$6,800 or 0.55 percent, on average across the 14 metro areas. Furthermore, within all metros other than Orange County, luxury home owners were willing to pay a higher dollar premium for a point of Walk Score. These premiums made for a lower percentage of the luxury home price.

Metro Area	Walk Score	Top 5% Home Price	\$ Premium of 1 Walk Score Point on Top 5% Home Price	% Premium of 1 Walk Score Point on Top 5% Home Price
Atlanta	48.4	\$580,000	\$5,424	0.94%
Baltimore	68.7	\$631,690	\$1,757	0.28%
Boston	80.7	\$985,000	\$7,385	0.75%
Chicago	77.5	\$680,000	\$5,581	0.82%
Denver	59.9	\$685,000	\$5,230	0.76%

Los Angeles	66.3	\$1,800,000	\$8,225	0.46%
Oakland	71.6	\$1,365,000	\$4,384	0.32%
Orange County	43.5	\$1,728,000	\$(451)	-0.03%
Phoenix	40.3	\$585,000	\$277	0.05%
Portland	63.9	\$630,000	\$1,944	0.31%
San Diego	49.9	\$1,299,000	\$6,511	0.50%
San Francisco	85.7	\$3,000,000	\$8,077	0.27%
Seattle	72.9	\$1,000,000	\$5,119	0.51%
Washington DC	77.0	\$930,000	\$7,245	0.78%

“Luxury in Orange County is all about exclusivity and seclusion,” said Redfin agent Vickie Melin, who is currently listing this **\$3.8 million, 9-bedroom, 9.5-bathroom mansion** with a Walk Score of zero in Villa Park, California.

“People in Orange County love their cars and don’t give driving a second thought as it’s the easiest and most convenient way to get around the area. When my clients think of walkability, they think about walking, biking, and even horse-riding paths used more for recreation than transportation.”

Leigh Kamping-Carder also researched this topic for the Wall Street Journal. Read her article [here](#).

With Nela Richardson and Eric Scharnhorst

Methodology:

A statistical technique called hedonic regression was used to estimate how much market value homebuyers implicitly attach to houses with higher Walk Score. This type of regression modelling is essentially what appraisers do when they carry out a “comps” analysis. Properties are heterogeneous, each with different characteristics and locations and they transact at different times under a range of market conditions. A regression is used to make an apples-to-apples comparison between properties by controlling for these differences and compare the prices of properties with different Walk Score ratings “all else being equal”.

The hedonic regression method was also used by a 2009 study, “**Walking the Walk: How Walkability Raises Home Values in U.S Cities**” by Joe Cortright of Impresa, Inc. The variables used in the present analysis are similar to those in the 2009 study with the exception of distance to central business district, which was unavailable for our data. In addition, we also control for historical time or real estate market conditions and find that the price premiums accelerate as Walk Score gets closer to 100.

Walk Score, Walkability, Walkable Cities



Sheharyar Bokhari

Sheharyar (Schery) Bokhari is a researcher at the MIT Center for Real Estate (CRE). He is currently working as a consultant with the Redfin research team to look at how access to jobs and amenities capitalize into home values. At the MIT CRE, his research focuses on creating price indices and documenting the magnitude of capital consumption of real estate structures in the U.S. Schery holds a PhD from MIT in Urban and Real Estate Studies.

✉ **Email Sheharyar**



Montgomery County
Department of Permitting Services

255 Rockville Pike, 2nd Floor
 Rockville, MD 20850-4166
 Phone: 311 in Montgomery County or (240)777-0311
 Fax: (240)777-6262
<http://www.montgomerycountymd.gov/permittingservices>



NEW AND REVISED IMPACT TAXES AND SCHOOL FACILITIES PAYMENT FEES
EFFECTIVE JULY 1, 2015

Additional information on the Impact Tax laws can be found at the following web site:
<http://www.montgomerycountymd.gov/cshtml.asp?url=/content/council/packet/index.asp>
 Questions concerning impact-tax collections may be directed to MC311 at 240-777-0311.

Applicants for building permits for residential development fees paid on and after July 1, 2015, will be assessed the tax rates below:

Dwelling Type	School Impact Tax Per Dwelling Unit
Single-family detached	\$26,827
Single-family attached	\$20,198
Single Family house surcharge	\$2 per square foot of gross floor area that exceeds 3,500 square feet, to a maximum of 8,500 square feet)
Multifamily (except high-rise)	\$12,765
High-rise	\$5,412
Multifamily senior	\$0

In the event the school cluster has exceeded the 105% school program capacity, applicants will be required to pay a per unit School Facilities payment.

School Type	Cost per student	student generation rate/school level /unit type			
		Single Family Detached [SFD]	Single Family Attached [SFA]	Multi-Family 4 or fewer floors	Multi-Family 5 or more floors
Elementary School Student Generation Rate x Cost of Seat	\$19,439	0.357	0.214	0.146	0.060
Middle School Student Generation Rate x Cost of Seat	\$21,250	0.153	0.082	0.055	0.025
High School Student Generation Rate x Cost of Seat	\$24,375	0.190	0.113	0.077	0.033
ES facilities payment		\$6,940	\$4,160	\$2,838	\$1,166
MS facilities payment		\$3,251	\$1,743	\$1,169	\$531
HS facilities payment		\$4,631	\$2,754	\$1,877	\$804
facilities payment if 3 school levels are over 105% capacity		\$14,822	\$8,657	\$5,884	\$2,501

In addition to the School Impact Tax, applicants for building permits in a residential development must also pay the applicable Transportation Impact Tax.

Building Type	Metro Station	Clarksburg	General
Single-Family detached residential (per dwelling unit)	\$6,984	\$20,948	\$13,966
Single-Family attached residential (per dwelling unit)	\$5,714	\$17,141	\$11,427
Multifamily residential (Garden apartments) (per dwelling unit)	\$4,443	\$13,330	\$8,886
High-rise residential (per dwelling unit)	\$3,174	\$9,522	\$6,347
Multifamily-senior residential (per dwelling unit)	\$1,269	\$3,808	\$2,539

Office (per sq. ft. GFA)	\$6.35	\$15.30	\$12.75
Industrial (per sq. ft. GFA)	\$3.20	\$7.60	\$6.35
Bioscience facility (per sq. ft. GFA)	\$0	\$0	\$0
Retail (per sq. ft. GFA)	\$5.70	\$13.70	\$11.40
Place of worship (per sq. ft. GFA)	\$0.35	\$0.90	\$0.65
Private elementary and secondary school (per sq. ft. GFA)	\$0.50	\$1.35	\$1.05
Hospital (per sq. ft. GFA)	\$0	\$0	\$0
Charitable, Philanthropic Institution (per sq. ft. GFA)	\$0	\$0	\$0
Other nonresidential (per sq. ft. GFA)	\$3.20	\$7.60	\$6.35