

**Table 1**

Johnson Property (approximately 23 acres)

Site Trip Generation Summary Based on Rates or Equations from the M-NCPPC LATR/TPAR Guidelines, January 2013

Land Use	Code	Size	Units	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
<b>Potential Additional Development Under County Zoning</b>									
Single-Family Detached	M-NCPPC		34 DU	8	24	32	24	14	38
Potential Commercial Uses (Retail) - <b>Non Pass-By Trips (1)</b>	M-NCPPC	325,000 SF		381	243	624	906	836	1,742
Existing Commercial Uses (Retail) - <b>Non Pass-By Trips (1)</b>	M-NCPPC	90,000 SF		<u>119</u>	<u>110</u>	<u>229</u>	<u>314</u>	<u>291</u>	<u>605</u>
		Added Trips		262	133	395	592	545	1,137
<b>Potential New Non Pass-By Trips Under County Zoning</b>				<b>270</b>	<b>157</b>	<b>427</b>	<b>616</b>	<b>559</b>	<b>1,175</b>
<b>Proposed Additional Development in City</b>									
Single-Family Detached	M-NCPPC		28 DU	7	20	27	20	11	31
Townhouses	M-NCPPC		82 DU	<u>7</u>	<u>32</u>	<u>39</u>	<u>46</u>	<u>22</u>	<u>68</u>
		Residential Subtotal		14	52	66	66	33	99
Potential Commercial Uses (Retail) - <b>Non Pass-By Trips (1)</b>	M-NCPPC	100,000 SF		129	119	248	339	314	653
Existing Commercial Uses (Retail) - <b>Non Pass-By Trips (1)</b>	M-NCPPC	90,000 SF		<u>119</u>	<u>110</u>	<u>229</u>	<u>314</u>	<u>291</u>	<u>605</u>
		Added Trips		10	9	19	25	23	48
<b>New Non Pass-By Trips with Proposed Additional Development In the City</b>				<b>24</b>	<b>61</b>	<b>85</b>	<b>91</b>	<b>56</b>	<b>147</b>

Notes:

(1) Commercial/Retail Trip Generation Calculations Reflect 34% Pass-by Deduction in PM Peak Hour Trips



**Estimated Real & Personal Property Tax Revenue: \$262,758.14**

Prepared June 30, 2016

Tax Rate (FY 2017)	
City	0.262

Values			
Existing (Before)		\$19,441,767	
Developed (After)		\$71,202,000	
New Construction Value	Units	Value per Unit	Total
<b>Residential</b>			
Detached	28	\$969,000	\$27,132,000
Townhouse	82	\$510,000	\$41,820,000
TOTAL	110		\$68,952,000
<b>Commercial</b>	10,000 sq. ft.	\$225/sq. ft.	\$2,250,000
<b>TOTAL:</b>			<b>\$71,202,000</b>

**Existing Commercial (not currently taxed by City)**

CURRENT COUNTY REVENUE (FY 2016)					
Address	Parcel	Amount	Value	Improvements	Land Area
12301 Darnestown	06-00395701	\$14,762.29	\$1,176,600	1,827 sq. ft.	26,250 sq. ft.
12201 Darnestown	06-02952493	\$81,194.37	\$6,859,900	23,113 sq. ft.	130,680 sq. ft.
12251 Darnestown	06-02952482	\$102,688.78	\$8,355,300	61,516 sq. ft.	237,410 sq. ft.
12311 Darnestown	06-03411400	\$34,361.54	\$3,049,967	none	609,446 sq. ft.
<b>TOTAL:</b>		<b>\$233,006.98</b>	<b>\$19,441,767</b>	86,456 sq. ft.	1,003,786 sq. ft.

Annual City Revenue After Construction	
Revenue from New Construction	\$186,549
Revenue from Existing Commercial (if taxed)	\$50,937
<b>TOTAL:</b>	<b>\$237,487</b>

## Businesss Personal Property Estimate

Simplified value per square foot: \$50/sq. ft.

City Personal Property tax rate: 0.524

Existing buildings 86,456 sq. ft.

New commercial improvements 10,000 sq. ft.

Total improvements: 96,456 sq. ft.

Value of Business Personal Property \$4,822,800

**Revenue (simplified, no depreciation) \$25,271**

**Estimated Personal Income Tax Revenue: \$61,876**

Prepared August 4, 2016

<b>Project</b>				
<b>Residential</b>	<b>Units</b>	<b>Value per Unit</b>	<b>Total</b>	<b>Per Unit Taxes &amp; Insurance</b>
Detached	28	\$969,000	\$27,132,000	\$10,000
Townhouse	82	\$510,000	\$41,820,000	\$8,000
<b>TOTAL</b>	<b>110</b>		<b>\$68,952,000</b>	

**Income to Qualify for Mortgage**

**Bankrate.com Calculator**

SOURCE: <http://www.bankrate.com/calculators/mortgages/income-required-mortgage-calculator.aspx>

	<b>Detached</b>	<b>Townhouse</b>
Home Value	\$969,000	\$510,000
Mortgage Amount	775,200	\$484,500
Interest	3.5%	3.5%
Term	30 years	30 years
Income Required	\$184,900	\$121,812

**Existing Neighborhood: Median Household Income (for comparison)**

SOURCE: Demographic and Income Profile, Esri Community Analyst, 8/4/2016

	<b>0 - 1 Mile</b>	<b>1 - 3 Miles</b>	<b>3 - 5 Miles</b>
<b>2016</b>	\$135,303	\$106,436	\$88,032
<b>2021</b>	\$147,725	\$112,517	\$97,755

**Household Income for Tax Calculation**

Detached	\$184,900	Amount required for mortgage
Townhouse	\$121,812	Amount required for mortgage.

## Annual City Personal Income Tax Revenue

### Assumptions

County income tax rate	0.032
Percent of County to City	17%
City income tax rate	0.00544
Percent gross income subject to tax:	75%

	Detached	Townhouse	Combined
<b>Units</b>	28	82	110
<b>Household Income</b>	\$184,900	\$121,812	
<b>Subtotal</b>	\$5,177,200	\$9,988,584	\$15,165,784

**Estimated Income Tax: \$61,876.40**

**Estimated Cost of City Services: \$236,197**

Prepared August 9, 2016

**Residential:**

**\$166,934**

**Prorata Cost (FY 15) - Residential**

SOURCE: Comprehensive Annual Financial Report 2015

<b>Total City Expenditures (actual):</b>	\$44,810,645			
<b>Total City Population (2015):</b>	67,099			
<b>Total City Housing Units Completed(100% occupancy):</b>	25,597			
<b>Residents per Single Family Detached:</b>	3.385	<b>All Residents SFD:</b>	95	} 352
<b>Residents per Townhouse:</b>	3.140	<b>All Residents Townhouse:</b>	257	

Relevant Expense Categories - Residential	Current	Percent of Total	Cost per Resident	Cost All New Residents	Cost per Household	Cost All New Households
Public Safety	\$11,063,287	24.7%	\$165	\$58,081	\$432	\$47,543
Public Works	\$8,585,030	19.2%	\$128	\$45,070	\$335	\$36,893
Parks, Recreation & Culture	\$7,070,039	15.8%	\$105	\$37,117	\$276	\$30,383
Community Services & Development	\$2,432,087	5.4%	\$36	\$12,768	\$95	\$10,452
Non-departmental	\$2,647,410	5.9%	\$39	\$13,899	\$103	\$11,377
<b>TOTAL:</b>	<b>\$31,797,853</b>		<b>\$474</b>	<b>\$166,934</b>	<b>\$1,242</b>	<b>\$136,647</b>

**Annual City Expenses after Construction (Residential) - calculated two ways**

Households:	110	Residents:	352
Cost per Household:	<u>\$1,242.25</u>	Cost per Resident:	<u>\$474</u>
<b>TOTAL:</b>	<b>\$136,647.41</b>	<b>TOTAL:</b>	<b>\$166,934</b>

**Commercial:**

**\$69,263**

**Allocated Cost (FY 15) - Commercial**

**Assumptions**

**Commercial Demand on Services - Per Capita**

*Applied to Public Safety, Community Services & Development, Non-departmental expense categories*

Neighborhood Retail	588 sq. ft./employee	SOURCE: <a href="http://www.usgbc.org/Docs/Archive/General/Docs4111.pdf">http://www.usgbc.org/Docs/Archive/General/Docs4111.pdf</a>
Commercial space	96,456 sq. ft.	
Estimated employment	164	

**Commercial Demand on Services - Land area**

*Applied to Public Works expense category*

Total City land area      6,639.19 acres      also/or      289,203,116 sq. ft.  
Commercial land area (annexation)      1,003,786 sq. ft.

<b>Relevant Expense Categories - Commercial</b>	<b>Current</b>	<b>Cost per Employee</b>	<b>Cost All New Employees</b>	<b>Cost per S.F.</b>	<b>Cost New Commercial S.F.</b>
Public Safety	\$11,063,287	\$165	\$27,047.06		
Public Works	\$8,585,030	NA	NA	\$0.03	\$29,798
Community Services & Development	\$2,432,087	\$36	\$5,945.86		
Non-departmental	\$2,647,410	\$39	\$6,472.28		
<b>TOTAL:</b>	<b>\$24,727,814</b>		<b>\$39,465</b>		<b>\$29,798</b>

# Estimated Other Revenue: \$39,416

Prepared August 9, 2016

## Assumptions for Prorata Income (FY 15)

SOURCE: Comprehensive Annual Financial Report 2015

<b>Total City Population (2015):</b>	67,099		
<b>Total City Housing Units Completed(100% occupancy):</b>	25,597		
<b>Residents per Single Family Detached:</b>	3.385	<b>All Residents SFD:</b>	95
		<b>All Residents</b>	
<b>Residents per Townhouse:</b>	3.140	<b>Townhouse:</b>	257

<b>Relevant Income Categories</b>		<b>Income per Resident</b>	<b>Income per Household</b>
Highway User Tax	\$1,183,845	\$18	\$46
Parks, Recreation & Culture	\$6,324,203	\$94	\$247
<b>TOTAL:</b>	<b>\$7,508,048</b>	<b>\$112</b>	<b>\$293</b>

## Other Annual City Revenue after Construction

Households:	110	Residents:	\$352
Cost per Household:	<u>\$293.32</u>	Cost per Resident:	<u>\$112</u>
<b>TOTAL:</b>	<b>\$32,264.92</b>	<b>TOTAL:</b>	<b>\$39,416</b>

**Residential Comps: Townhouse - New Construction**

Prepared June 29, 2016

Location: 20878

Search Criteria: 3+ bedrooms, 3+ baths, up to 3200 square feet, built 2014 - 2016; sold within the last 36 months

Date	Street	Number	City/Town	Price	Community	Total size (improvements)	Price per Square Foot
12/9/2015	Kepler Drive	233	Gaithersburg	\$584,149	Crown	1,600 sq. ft.	365 sq. ft.
12/2/2015	Kepler Drive	245	Gaithersburg	\$588,215	Crown	1,550 sq. ft.	379 sq. ft.
9/23/2015	Hendrix Avenue	417	Gaithersburg	\$695,000	Crown	2,060 sq. ft.	337 sq. ft.
10/27/2014	Decoverly Drive	115	Gaithersburg	\$585,000	Crown	1,600 sq. ft.	366 sq. ft.
9/17/2014	Goodall Street	212	Gaithersburg	\$641,995	Crown	2,066 sq. ft.	311 sq. ft.
9/4/2014	Strummer Lane	215	Gaithersburg	\$679,990	Crown	2,048 sq. ft.	332 sq. ft.
6/24/2014	Samuel Manor Court	102	North Potomac	\$546,300	Unincorporated	2,110 sq. ft.	259 sq. ft.
6/24/2014	Samuel Manor Court	101	North Potomac	\$582,300	Unincorporated	2,340 sq. ft.	249 sq. ft.
6/18/2014	Decoverly Drive	147	Gaithersburg	\$595,630	Crown	1,600 sq. ft.	372 sq. ft.
5/16/2014	Samuel Manor Court	107	North Potomac	\$610,000	Unincorporated	2,340 sq. ft.	261 sq. ft.
1/15/2014	Hendrix Avenue	708	Gaithersburg	\$600,740	Crown	1,592 sq. ft.	377 sq. ft.
MEDIAN (all)				\$595,630			337 sq. ft.
MEDIAN (excluding Crown; including unincorporated infill)				\$582,300			254 sq. ft.

<b>ESTIMATED VALUE</b>	<b>\$510,000</b>	Enter size:	<b>1,700 sq. ft.</b>	<b>300 sq. ft.</b>
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**Residential Comps: Single Family Detached - New Construction**

Prepared June 29, 2016

Location: 20878

Search Criteria: 3+ bedrooms, 3+ baths, up to 4000 square feet, built 2014 - 2016; sold within the last 36 months

Date	Street	Number	City/Town	Price	Community	Total size (improvements)	Price per Square Foot
10/7/2015	Goodall Street	308	Gaithersburg	\$1,279,596	Crown	4,000 sq. ft.	320 sq. ft.
9/28/2014	Blue Flax Place	400	Gaithersburg	\$580,000	Watkins Mill	1,904 sq. ft.	305 sq. ft.
4/25/2014	Winter Walk Drive	203	Gaithersburg	\$783,533	Gaithersburg	3,248 sq. ft.	241 sq. ft.
4/21/2014	Fellowship Lane	12508	North Potomac	\$913,000	Unincorporated	3,799 sq. ft.	240 sq. ft.
4/7/2014	Fellowship Lane	12506	North Potomac	\$856,734	Unincorporated	3,942 sq. ft.	217 sq. ft.
2/28/2014	Winter Walk Drive	207	Gaithersburg	\$764,829	Gaithersburg	2,828 sq. ft.	270 sq. ft.
1/8/2014	Fellowship Lane	12504	North Potomac	\$800,898	Unincorporated	3,467 sq. ft.	231 sq. ft.
MEDIAN (all)				\$800,898		3,467 sq. ft.	241 sq. ft.
MEDIAN (excluding Crown; including unincorporated infill)				\$820,134		3,358 sq. ft.	256 sq. ft.

<b>ESTIMATED VALUE</b>	<b>\$969,000</b>	Enter size:	<b>3,400 sq. ft.</b>	<b>285 sq. ft.</b>
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**MEMORANDUM TO:** Mayor and City Council

**FROM:** Rob Robinson, Long Range Planning Manager

**DATE:** September 1, 2016

**SUBJECT:** Staff Analysis and Fiscal Impact Report:  
Application X-7067-2015:  
Request to annex the approximately 23 acre Johnson Properties located at 12201, 12251, 12301 and 12311 Darnestown Road (MD Route 28) in Gaithersburg, Maryland into the City of Gaithersburg and rezone four parcels from the County's R-200 and NR 0.75 H 45 zones to the City of Gaithersburg's MXD Zone with associated annexation plan.

**APPLICANT/OWNERS**

Johnson Family Enterprises, LLC and Three Amigos Real Estate, LLC  
10315 Kensington Pkwy #205  
Kensington MD 20895-3358

**TAX MAP REFERENCE:**

Tax Sheet: ES53 & ES52

**TAX ACCOUNT NUMBER:**

Block B Parcel 0000 –ID# 06- 03411400 (12311)  
Parcel N088 –ID# 06- 02952482 (12251)  
Parcel N144 –ID# 06- 00395701 (12301)  
Parcel N139 –ID# 06- 02952493 (12201)

## **REQUEST**

The Applicant, Johnson Family Enterprises, LLC and Three Amigos Real Estate, LLC, has submitted Annexation Petition X-7067-2015. The petition requests the annexation of approximately 23.04± acres of land, consisting of four (4) parcels. The parcels are adjacent and contiguous to the current City limits. Collectively the parcels (Property) are owned by the Johnson Family and are located at 12201, 12251, 12301 and 12311 Darnestown Road. As part of the annexation request, the Applicant is requesting a rezoning from the R-200 and Neighborhood Retail (NR 0.75) Zones to the City of Gaithersburg's Mixed Use Development (MXD) Zone. An annexation plan has also been included in the Applicant's petition<sup>1</sup>.



**Location**

<sup>1</sup> Ex. 143

# **PETITION AND ANNEXATION PLAN X-7067-2015**

## **Annexation Plan X-7067-2015 Review**

The Applicant originally filed with the petition for Annexation of the Property into the City of Gaithersburg on June 26, 2015 an annexation plan<sup>2</sup>. That proposal consisted of a total of 305 units and 375,000 square feet of non-residential space as follows: up to 180 residential units of up to four-stories on the R-200 portion of the Property (Parcel E- Phase one); up to 125 residential units of up to six-stories on the NR 0.75 H45 zoned portion (Parcels B and C - Phase two); and up to 375,000-square feet of commercial development on the remainder of the NR 0.75 H45 zoned portion (Parcel D - Phase three).

Pursuant to Local Government Article of the Maryland Annotated Code, Subtitle 4-400, Subsection 4-416(b) states:

“Without the express approval of the ... county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation”

The Montgomery County Planning Board reviewed the proposed annexation plan on November 12, 2015, and found the zoning and the development proposed with the annexation petition to be substantially higher density (greater than 50% more) and uses substantially different than those authorized by the existing zoning and recommended the County Council invoke the five year moratorium. In response, the Applicant in December 2015 requested a postponement of the Annexation review process from the City in order to have additional time for community outreach and assessment of the development plan.

Following numerous public outreach initiatives, in April 2016, the Applicant notified the City of a revised annexation plan and requested the process resume<sup>3</sup>. The Applicant has revised their earlier proposal from a total of 305 housing units and 375,000 square feet of non-residential space to a total of 110 units, a minimum of one acre of multi-use open space, and 100,000 square feet of commercial use (including 90,000 square feet of existing commercial space to remain). The residential portion of the revised development proposal consists of up to 28 single-family homes and up to 82 townhomes (including Moderately Priced Dwelling Units and Workforce Housing Units complying with the requirements of the City of Gaithersburg). All residential units and multi-use open space are proposed on Parcel E (currently zoned R-200) while 10,000 additional square feet of commercial use will be located on Parcels B, C, and D (currently zoned NR 0.75 H45).

The revised plan was resubmitted to the County Planning Board for review. On June 23, 2016 County planning staff recommended that the revised plan and its densities and uses

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<sup>2</sup> Exs 3-4

<sup>3</sup> Ex 99

are in substantial conformance with currently approved zoning. The Planning Board concurred with staff's analysis and transmitted on July 6, 2016 to the County Council<sup>4</sup>:

On a motion by Commissioner Fani-Gonzalez, seconded by Vice-Chair Wells-Harley, with Commissioner Presley and Chairman Anderson voting in favor of the motion, and Commissioner Dreyfuss absent, the Board unanimously recommended approval to transmit the following comments to the Montgomery County Council for your consideration:

1. The development proposed with the annexation petition does not include land uses that are substantially different than the authorized uses under the current zoning and is not more than 150% of the density that could be generated for the entire Property under the current zoning.

The Montgomery County Council on August 2, 2016 following a recommendation by the County Planning, Housing, and Economic Development (PHED) Committee, approved the annexation plan's proposed rezoning and density/uses and not invoke a five (5) year moratorium per the following conditions defined in the resolution<sup>5</sup>:

"Under the Local Government Article, Section 4-416 of the Annotated Code of Maryland, if the City of Gaithersburg's annexation agreement limits the allowable development to a maximum of 1 0,000 square feet of additional non-residential floor area and 110 dwelling units (28 single-family detached units and 82 townhouses); provides at least one acre of land for a playing field and park; provides a parking area for park users; and limits non-residential building heights to the height of existing buildings, the District Council approves the reclassification by the City of Gaithersburg of the area within Annexation No. X-7067 from R-200 and NR 0.75, H 45 to Gaithersburg's MXD zone."

The City of Gaithersburg Planning Commission reviewed the X-7067-2015 petition and plan during their August 3, 2016 meeting. This followed a presentation on the petition received during their July 20<sup>th</sup> meeting and an eight day period to receive public comment. Chapter 24 of the City Code defines the role of the Planning Commission. The role of the Planning Commission is to recommend to the City Council on the following:

- Does the annexation plan comply with the City's Master Plan and goals;
- Is the proposed zoning appropriate; and
- Can the annexation plan be served by public facilities?

The Planning Commission is required to review the proposed annexation and plan and provide a recommendation to the Mayor and City Council at least 15 days prior to the required Mayor and City Council public hearing. The Commission made three separate motions and transmitted to the Council, including findings that<sup>6</sup>:

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<sup>4</sup> Ex 124

<sup>5</sup> Ex 134

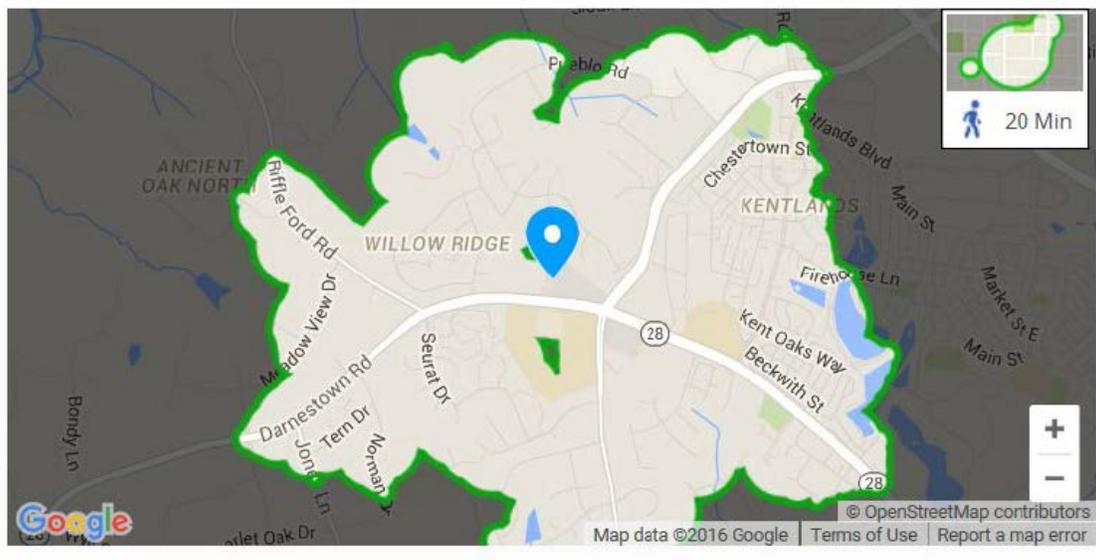
<sup>6</sup> Ex 137

- 1) The proposed X-7067-2015 annexation and associated plan are in compliance with the City's Master and Strategic Plans;
- 2) The proposed zoning of X-7067-2015 to the City's MXD (Mixed Use) Zone is appropriate; and
- 3) The proposed X-7067-2015 annexation and associated plan can be served by both existing and future public facilities.

## Annexation Plan X-7067-2015



The proposed annexation plan<sup>7</sup>, as described, reflects an expansion to the existing commercial center and the development of a residential component. This mixed use project is based upon sound contextual planning principles. Using Walk Score, the current site has a score of 74 and is described as “very walkable”<sup>8</sup>. The proposed development will only reinforce this score. The physical context makes this site appropriate for densification with a mix of uses. The following illustrates the 20 minute (or one mile) walkshed using Walk Score:



<sup>7</sup> Ex 143

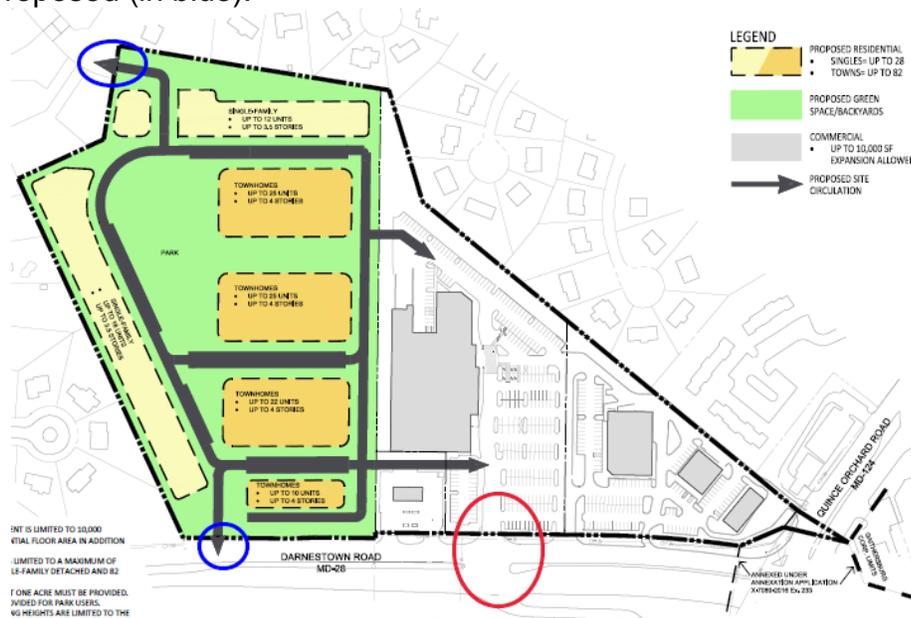
<sup>8</sup> Ex 144

The plan, based upon the aforementioned County Council resolution of approval, includes and reflects the following binding elements:

**BINDING ELEMENTS:**

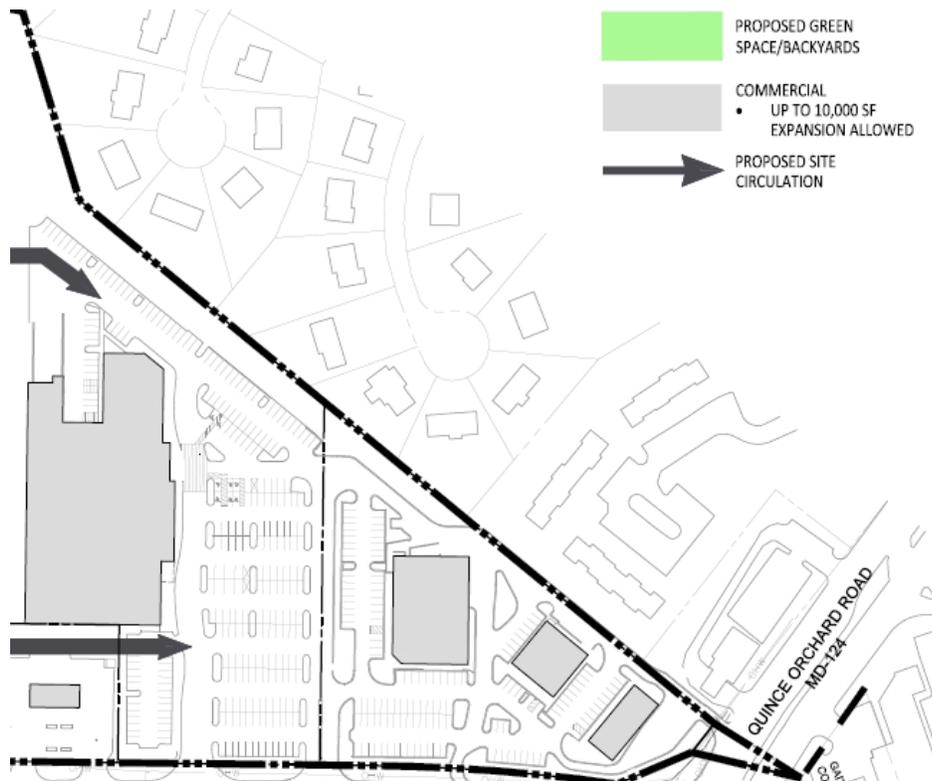
1. NON-RESIDENTIAL DEVELOPMENT IS LIMITED TO 10,000 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA IN ADDITION TO THAT EXISTING ON SITE.
2. RESIDENTIAL DEVELOPMENT IS LIMITED TO A MAXIMUM OF 110 DWELLING UNITS (28 SINGLE-FAMILY DETACHED AND 82 TOWNHOUSES).
3. A PARK AND FIELD OF AT LEAST ONE ACRE MUST BE PROVIDED.
4. 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.

Access to the development is provided through three (3) points of vehicular access. The primary access is provided through the existing full-turn, signalized intersection (in red) with MD 28 associated with the commercial center. A secondary right-in/ right-out access point along MD 28 is envisioned (in blue). Finally, a connection to the existing Nursery Lane to the north is proposed (in blue).



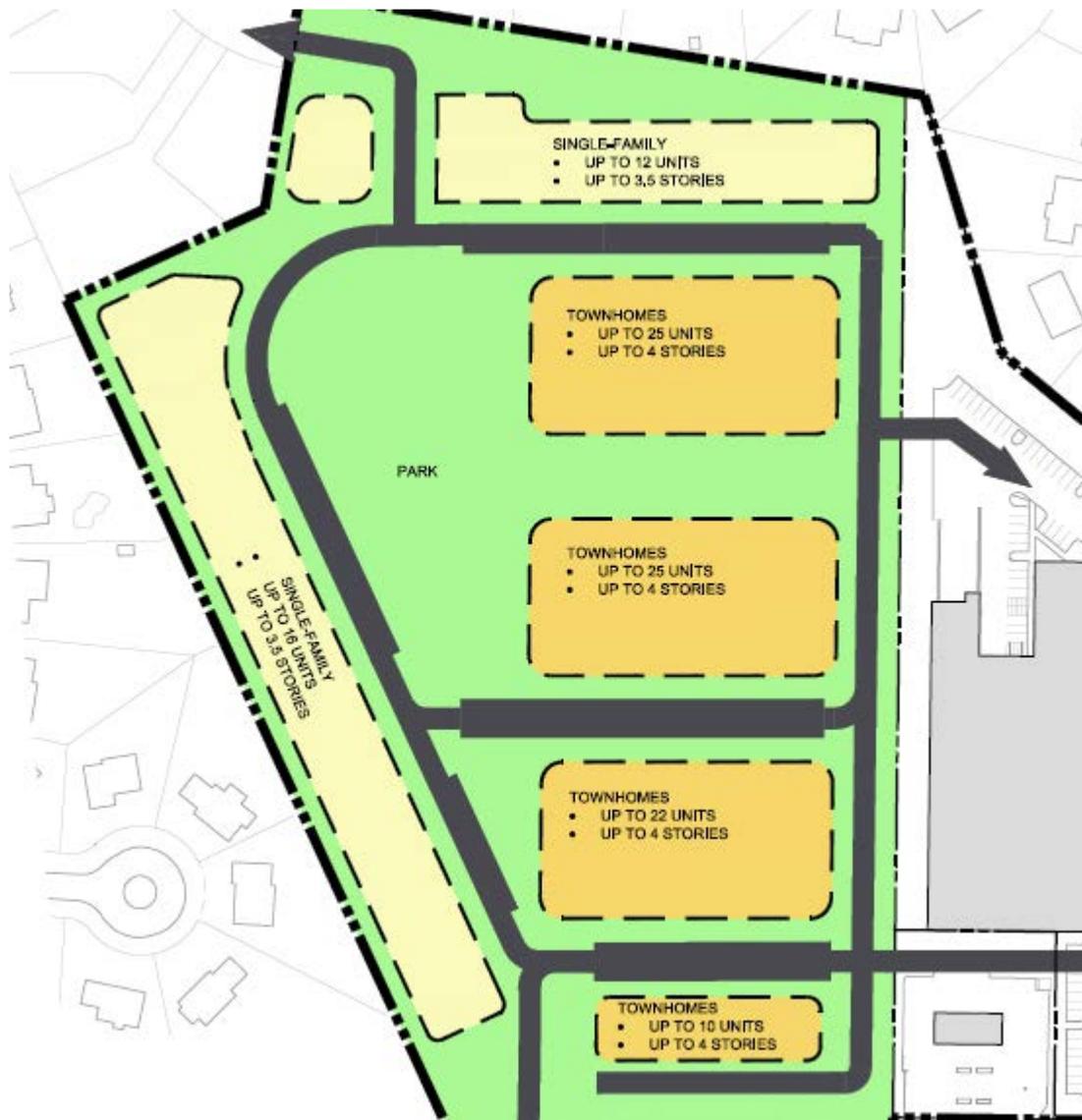
Two interior roads are proposed linking the existing commercial with the residential component; reinforcing the holistic mixed-use development vision and directing the residential-related traffic to MD 28 and not into the surrounding communities.

## Commercial Development



There is an existing commercial center with approximately 90,000 square feet (SF) of uses divided up among four (4) pads. The existing buildings are all one story in height. Uses include a bank, gas station, grocer, restaurants, and assorted retail, personal service and the like. The plan proposes an additional 10,000 SF of commercial uses in the center. The uses would be limited to the existing uses found. Any new development would be required to be setback and buffered from the single-family homes sited to the north.

## Residential Development



The proposed residential is solely sited within the undeveloped Parcel E. Again, 110 units are proposed divided among 28 single-family detached (SFD) homes and 82 townhomes (TH). The residential density for X-7067-2015 is 7.8 units/ acre on Parcel E and 4.8 units/ acre overall if including the commercial acreage. The plan's design is context sensitive in its layout. The SFD are sited along the northern and western boundaries, backing onto existing SFD homes in the neighboring communities. The northern portion may include up to 12 units with a limit of 3.5 stories in height. The western edge may have up to 16 units, again with 3.5 stories limit.

The THs are to be divided among four (4) areas. These are sited fronting MD 28 and bordering the commercial areas; reflecting greater density sited near commercial and major arterials. Each of these areas is shown to have direct access to the internal road network. Heights for the THs are limited to 4 stories. The required park area is centrally located and

sited along the “spine” road linking Nursery Lane to MD 28. The location not only acts as a focal community defining amenity; it affords balanced access to the project’s housing and the surrounding communities. A required element is to provide parking for this area, thus precluding parking spillover into the adjacent neighborhoods.

## **Summary**

The applicant has taken effort to design a project that understands the physical context of the site and is sensitive to the surrounding communities. Residential is proposed to build upon the walkability to the surrounding schools, shopping, and amenities. The residential is comparable in density and housing types to the adjacent communities. Connectivity is planned to both the commercial and neighboring areas, but vehicular impacts are reduced through the design of the internal road network. The commitment of the park creates an amenity for the greater area. The development of the residential and the road network improvements will do nothing but reinvigorate the existing commercial with the revitalization culminating in the 10,000 SF expansion.

Staff acknowledges the sound planning that created the proposed sketch plan. This plan, coupled with the associated annexation agreement, the specifics of which to be discussed by the City Attorney the same evening as the public hearing, only creates a foundation for a community with great promise. As the Planning Commission stressed, however, solid, higher-quality design guidelines reflecting a cohesive integration of the commercial portion with the residential in terms of vehicular/pedestrian/bike connectivity, landscaping, circulation, signage and architecture will be expected at the time of any schematic development plan application.

## **PUBLIC FACILITIES AND FISCAL IMPACT ANALYSIS:**

### **Water and Sewer Services and Public Utilities**

The Property is currently developed with both water and sewer service and has WSSC categories of S-1 and W-1. These category designations mean the property is currently served by both water and sewer service and any development could expand those services.

### **Fire and Emergency Services**

The City’s APFO requires that any development project be served by at least two (2) fire stations with a ten (10) minute response time. The Johnson properties are within the ten (10) minute response areas of Montgomery County Department of Fire and Rescue Services Stations 32, 31 and 8.

## Schools

The Site is located in the Quince Orchard Cluster and is served by Thurgood Marshall Elementary School, Ridgeview Middle School, and Quince Orchard High School. Under current code, the schools test of adequacy will be performed at the time of any schematic development plan submittal involving residential uses; however, as of the FY 17 Schools Test, all the schools have capacity under the City Code (Schools not exceeding 150% Capacity in SY 2020-2021)<sup>9</sup>:

Thurgood Marshall:	123.0%
Ridgeview:	78.9%
Quince Orchard:	109%

Of note, all three schools would pass the current County Capacity test as well.

At maximum buildout (110 units) using current County generation rates, the X-7067-2015 plan would equate to:

SFD (28):	10 Elementary	5 Middle	5 High
TH (82):	<u>17 Elementary</u>	<u>7 Middle</u>	<u>8 High</u>

Total:      27 Elementary      12 Middle      13 High

Under the current County Subdivision Staging Policy<sup>10</sup> the proposed residential development would generate the following in School Impact Taxes:

SFD (28):	\$751,156
TH (82):	<u>\$1,656,236</u>

Total:      \$2,407,392

As of the current date, the proposed residential would require additional School Facilities Payment Fees for the elementary and high school levels (capacity exceeding 105%) under the City's APFO ordinance. Under the current County Subdivision Staging Policy the following fees would be:

SFD (28):	\$194,320 Elementary	\$129,668 High
TH (82):	<u>\$341,120 Elementary</u>	<u>\$225,828 High</u>

Total:      \$535,440 Elementary      \$355,496 High

The proposed plan would, based upon current rates and tests, generate \$3,298,328 in school related fees to offset the projected 52 students resulting from the new residential. It is noted that the current capacity within the Quince Orchard Cluster is a result of the surrounding existing housing that no longer pays these referenced fees for mitigation.

<sup>9</sup> Ex 125

<sup>10</sup> Ex 145

## Traffic Impacts

The City's Traffic Impact APFO states that applications for development approvals shall be subject to the adopted Gaithersburg Traffic Impact Study Standards regulations. The adopted Traffic Impact Study Standards require a traffic impact study (TIS) for any new development or redevelopment that generates thirty (30) or more total weekday trips in the AM and/or PM peak hours. While the Traffic APFO is evaluated at Schematic Development Plan application, the following chart submitted by the Applicant<sup>11</sup> illustrates the increase in traffic generation based upon the City's and County's methodology at full build out:

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
SFD (28)	7	20	27	20	11	31
TH (82)	7	32	39	46	22	68
Existing Commercial 90,000 SF Retail	119	110	229	314	291	605
Maximum Commercial 100,000 SF Retail	129	119	248	339	314	653
<b>Total Increase</b>	<b>24</b>	<b>61</b>	<b>85</b>	<b>91</b>	<b>53</b>	<b>147</b>

An additional 85 vehicular trips into and out the project will occur in the AM peak with 66 of those trips generated by the residential. An additional 147 vehicular trips into and out the project will occur in the PM peak with 99 of those trips generated by the residential. A full TIS will be required at Schematic Development Plan.

The residential and additional 10,000 SF of commercial would also be subject to the County's Transportation Impact Tax. Under the current County Subdivision Staging Policy the proposed residential and commercial (retail) development would generate the following in Transportation Impact Taxes:

SFD (28)	\$391,048
TH (82)	\$937,041
<u>10,000 SF Retail</u>	<u>\$114,000</u>

**Total**                      **\$1,442,089 (\$1,328,089 Residential)**

<sup>11</sup> Ex 146

## Fiscal Impact Analysis

The City's FY 17 Annual Strategic Plan has as an Objective:

- Identify properties which present opportunities for adding value to the City and aggressively pursue annexations

Planning staff approached Economic Development staff to assist in conducting a fiscal impact analysis (FIA) on the proposed X-7067-2015 annexation plan in order to judge whether the petition may realistically fulfill the cited Objective. It is to be understood that as with many projection analyses, the FIA is based upon numerous assumptions and data that may change from year to year. The FIA provides an educated realistic outcome based upon commonly utilized methodologies that can be used to guide policy. The final numbers reflected should not be taken as definitive and used for future budgeting. The complete analysis, including the assumptions, calculations, and data used by Economic Development is included in the record as Exhibit 147.

The following is the FIA summary that illustrates that based upon the analysis conducted, the Johnson Annexation plan would not be a drain on City services and would bring net value:

Revenue	
City Real Property	\$237,487
City Business Personal Property	\$25,271
Personal Income	\$61,876
Other	\$39,416
TOTAL Revenue	\$364,051

Expenses	
Public Safety	\$85,128
Public Works	\$74,868
Parks, Recreation & Culture	\$37,117
Community Services & Development	\$18,714
Non-departmental	\$20,371
TOTAL Expenses	\$236,197

Net Annual Revenue	\$127,854
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## **ANNEXATION AGREEMENT**

The X-7067-2015 petition will also have an associated annexation agreement. The City Attorney will be presenting to the Council the broad terms proposed to be negotiated. The terms discussed by the Applicant and the City include:

- 1) Zoning of the Property to be MXD. The uses, density, and development shown on the Annexation Plan would be approved by the City and would constitute an approved Sketch Plan.
- 2) The western 14 acre portion of the Property (residential portion) would be allowed to develop under the City's current MXD requirements. Development on the residential portion is limited to a maximum of 110 dwelling units (28 single-family detached units and 82 townhouses). The residential portion must provide at least one acre of land for a playing field and park and must provide a parking area for park users.
- 3) The eastern 9 acre portion of the Property (commercial portion) would be allowed to develop under the City's current MXD requirements. All existing uses, improvements, signage, and parking would be allowed to continue. Development on the commercial portion is limited to a maximum of 10,000 square feet of additional non-residential floor area. Non-residential building heights are limited to the height of existing buildings.
- 4) A traffic study based on City requirements must be prepared.
- 5) The Property is subject to the City's current APFO Schools test as of the date of the Annexation Agreement, and is required to pay any applicable School Facilities Payment Fee.
- 6) No City property taxes on the commercial portions of the Property for a period of 10 years unless additional development is approved.
- 7) The City's Affordable Housing requirements (7.5% Work Force, 7.5% MPDU) apply. All affordable housing units (Work Force and MPDU) can be located in the townhouse units. Townhouse units should be a mix of widths, but cannot be smaller than 18 feet.
- 8) All buildings except the single-family detached houses would have a minimum 50 foot set-back from adjoining properties developed with single-family detached house; the set-back for the single family houses would be determined at SDP.

Staff is also suggesting that the following terms be included in the Annexation Agreement:

- The property owner shall provide as-built drawings in a form acceptable to the City of any public improvements, including, but not limited to streets, lighting and stormwater facilities within one year of the date of the Annexation Agreement.

- The property owner shall be responsible for the maintenance of all stormwater management facilities on the Property and shall provide inspections of its stormwater facilities on a tri-annual basis and provide documentation to the City following each inspection that they are operating as designed.
- Green space required to develop/redevelop the Property may be prorated across the entire property to meet overall green space requirements.

### **CONCLUSION:**

Staff notes the proposed X-7067-2015 Annexation Petition has been reviewed by the Maryland Department of Planning (MDP)<sup>12</sup>, the Montgomery County Planning Board, the Montgomery County Council, and the City Planning Commission. MDP has found the annexation to be in conformance with State law. The County Planning Board and Council have approved with conditions the annexation and not invoked the 5 year moratorium. The Planning Commission has found the petition to comply with the City's Master Plan and Goals and the zoning, appropriate. Staff is of the opinion that the annexation plan reflects sound planning principles and any potential impacts are offset by required impact taxes and fees. Staff recommends the Mayor & City Council approve Annexation Petition X-7067-2015.

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<sup>12</sup> Ex 129



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

**NOTICE OF PUBLIC HEARING**

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

*Meeting:* **MAYOR AND CITY COUNCIL**  
*Application Type:* **ANNEXATION PETITION**  
*File Number:* **X-7067-2015**  
*Location:* **12201, 12251, 12301 and 12311 DARNESTOWN ROAD**  
*Applicant:* **JOHNSON FAMILY ENTERPRISES, LLC AND THREE AMIGOS REAL ESTATE, LLC**  
*Day/ Date/Time:* **MONDAY, SEPTEMBER 19, 2016 AT 7:30 PM**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT\*\*\***

The applicant requests to annex the approximately 23 acre Johnson Properties located at 12201, 12251, 12301 and 12311 Darnestown Road (MD Route 28) in Gaithersburg, Maryland into the City of Gaithersburg and rezone four parcels from the County's R-200 and NR 0.75 H 45 zones to the City of Gaithersburg's MXD Zone with associated annexation plan.. 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](http://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

Mayor and City Council  
X-7067-2015  
149

**NOTICE SENT THIS 1st DAY OF SEPTEMBER, 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

**Mayor and City Council**  
**X-7067-2015**  
**150**



## NOTICE OF PUBLIC HEARING CITY COUNCIL

**\*MONDAY, SEPTEMBER 19, 2016 at 7:30 PM**

**City Hall Council Chambers**

**31 S. Summit Avenue, Gaithersburg MD 20877**

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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:**

**FILE NUMBER:**

**LOCATION:**

**PROPOSAL:**

ANNEXATION PETITION

X-7067-2015

Johnson Properties: Darnestown Road

Request to annex the approximately 23 acre Johnson Properties into the City of Gaithersburg and rezone four parcels from the County's R-200 and NR 0.75 H 45 zones to the City of Gaithersburg's MXD Zone with associated annexation plan.

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](http://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_adc	owner_address_zip	owner_address_zip_code
ALEXA INVESTORS LLC		C/O ALEX DIAZ	11401 PATRIOT LN	POTOMAC	MD	20854	
HIDDEN PONDS HOMEOWNERS	ASSOCIATION INC	6905 ROCKLEDGE DR STE 800		BETHESDA	MD	20817	
SHERMAN REXFORD REV TR		16004 ORCHARD GROVE RD		GAITHERSBURG	MD	20878	
CRANE ANDREW D		16000 ORCHARD GROVE RD		GAITHERSBURG	MD	20878	
TEHRANI REZA TAJALI N		16009 ORCHARD GROVE RD		GAITHERSBURG	MD	20878	
KNIZHNIK BORIS	KNIZHNIK IRINA	12202 MCDONALD CHAPEL DR		GAITHERSBURG	MD	20878	
GEORGE ALBERT J JR & J S		12208 MCDONALD CHAPEL DR		GAITHERSBURG	MD	20878	
GUTTENDORF ROBERT & NANCY		12204 MCDONALD CHAPEL DR		GAITHERSBURG	MD	20878	
CAO DAVID Y.	HAN YIXING	12206 MCDONALD CHAPEL DR		GAITHERSBURG	MD	20878	
FIROVED AARON M	FIROVED REBECCA S	16005 ORCHARD GROVE RD		GAITHERSBURG	MD	20878	
CHEN TCHAW-REN & Y Y		16009 HOWARD LANDING DRIVE		GAITHERSBURG	MD	20878	
LIU SICHEN &	LAN WANG	16008 HOWARD LANDING DR		GAITHERSBURG	MD	20878	
PHAM HANSEL T	NGUYEN THU A	16108 NURSERY LN		GAITHERSBURG	MD	20878	
YOUSEFZADEH BAGHER & M		16001 ORCHARD GROVE RD		GAITHERSBURG	MD	20878	
SHAMOULIAN MITRA E & MEIR		16005 HOWARD LANDING DR		GAITHERSBURG	MD	20878	
KUMAR RAKESH	KAUR MANPREET	16106 NURSERY LN		GAITHERSBURG	MD	20878	
CHIN RAYMOND & D L		16004 HOWARD LANDING DRIVE		GAITHERSBURG	MD	20878	
HIDDEN PONDS HOMEOWNERS	ASSOCIATION INC	6905 ROCKLEDGE DR STE 800		BETHESDA	MD	20817	
THREE AMIGOS REAL ESTATE LLC		10315 KENSINGTON PKWY SUITE 20		KENSINGTON	MD	20895	
BELEN MARCOS & T M		16016 CHARLES HILL DR		GAITHERSBURG	MD	20878	
COURTNEY JOHN E &		ELECTRA DAMBROSIO	16001 HOWARD LANDING DR	GAITHERSBURG	MD	20878	
MARTINEZ SARAH K &	JEFFREY S FAIRBANKS	16000 HOWARD LANDING DR		GAITHERSBURG	MD	20878	
KAUFMAN DAVID A & KATHLEEN M		16104 NURSERY LN		GAITHERSBURG	MD	20878	
SUBRAMANYA MANJU	RAO MALLA RAGHAVA	16102 NURSERY LN		GAITHERSBURG	MD	20878	
PEPPER JAMES A & LAUREL E		16037 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
GHANDI MOHAMMAD R &	TAHEREH HATAMI	16100 NURSERY LN		GAITHERSBURG	MD	20878	
HICKMAN JOHN B & N O		16012 CHARLES HILL DR		GAITHERSBURG	MD	20878	
KETTLEMAN KEVIN J	KETTLEMAN JULIANNE B	16033 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
JOHNSON FAMILY ENTERPRISES LLC		10315 KENSINGTON PKWY #205		KENSINGTON	MD	20895	
LOMBARD MARK D & P M		16013 CHARLES HILL DR		GAITHERSBURG	MD	20878	
MELLEY PETER J & ALISON H		16008 CHARLES HILL DR		GAITHERSBURG	MD	20878	
YEE DENNIS J & S M		16029 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
FRAZIER JOANN		16028 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
HALLAM SCOTT M & R E		16005 CHARLES HILL DR		GAITHERSBURG	MD	20878	
LIU HWA DIH		16025 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
EDWARDS LATOYA L	JOHNSON WALTER E	16004 CHARLES HILL DRIVE		GAITHERSBURG	MD	20878	
MAKALA BALOKO		16024 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
KASRAIAN MOHAMMAD K &	ASIEH SORBI	16001 CHARLES HILL DR		GAITHERSBURG	MD	20878	
SILBERT ALAN M &	SHARON M SPERLING-SILBERT	16000 CHARLES HILL DR		GAITHERSBURG	MD	20878	
SCHLATTER PAUL T	SCHLATTER KATIE M	16016 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
ORENSTEIN JULIAN		16021 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
KHILLAN JASPAL	CHATTERJEE DEVJANI	16012 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
GRESHAM PAUL E & M K		16009 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
ROSEMAN PHILIP S & S A		16017 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
BEDROSSIAN ADAM J &	BEDROSSIAN LEONA C	16005 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
OZER GOKTURK	OZER KEVSER	16008 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
CHRISTINA TRUST A DIVISION OF WILM		9990 RICHMOND AVE SUITE 400 SO		HOUSTON	TX	77042	
CICALA JUDITH		12505 COPEN MEADOW CT	1355 BEVERLY RD STE 240	GAITHERSBURG	MD	20878	
NV LAND		C/O ELM STREET DEVELOPMNT		MC LEAN	VA	22101	
HUANG SU-JAN		12509 COPEN MEADOW CT		GAITHERSBURG	MD	20878	
LIANG LAN	YAN XUEWU	16004 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
HAYS ARTHUR V JR & DEBORAH E		16001 MILLS ORCHARD DR		GAITHERSBURG	MD	20878	
LAM KWOK TUNG	LAM KA MAN	16009 COPEN MEADOW DR		GAITHERSBURG	MD	20878	
KONECKE ERIC F & L M		16000 MILLS ORCHARD DRIVE		GAITHERSBURG	MD	20878	
JOHNSON FAMILY ENTERPRISES LLC		C/O RYAN PROPERTY TAX SERV	P O BOX 460189	HOUSTON	TX	77056	
WU LIMING		30 MCDONALD CHAPEL CT		NORTH POTOMAC	MD	20878	
A&J REAL PROPERTY INVESTMENTS LLC		421 N STONESTREET AVE		ROCKVILLE	MD	20850	
MCKAMY JERRY N & V L		12501 COPEN MEADOW CT		GAITHERSBURG	MD	20878	
TPM DEVELOPMENT CORP		10400 DETRICK AVE		KENSINGTON	MD	20895	
TOBER GARY C		24 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
BHATNAGER SHASHI & G		22 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
WALKER VIRGINIA S		20 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
UGALDE MARIANO		24 EAST DARBY CT		GAITHERSBURG	MD	20878	
LEE SHU-FEN H & HSIEN M		12508 COPEN MEADOW CT		GAITHERSBURG	MD	20878	
MEHRA MUNISH & S		12500 COPEN MEADOW CT		GAITHERSBURG	MD	20878	
WANG LI		139 MISSION DR		GAITHERSBURG	MD	20878	
POOJARY VIJAY KRISHNA		12 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
DOMESTICI IVANO ETAL		C/O BOA CORP REAL EST ASMT	101 N TRYON ST	CHARLOTTE	NC	28255	
DELUCA ANNABELL L & JOHN F		10 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
AMIRSALARI MEHRNAZ ETAL		PO BOX 313		GREEN RIVER	WY	82935	
JOHNSON FAMILY ENTERPRISES LLC		10315 KENSINGTON PKWY #205		KENSINGTON	MD	20895	
ROJAS LUKE ROSA MARIA DEL CARMEN		6 MCDONALD CHAPEL CT		GAITHERSBURG	MD	20878	
TPM DEVELOPMENT CORP		10400 DETRICK AVE		KENSINGTON	MD	20895	
CHEN RICHARD W		12620 BRIGHT SPRING WAY		BOYDS	MD	20841	
BOARD OF EDUCATION OF MONTG		COUNTY	850 HUNGERFORD DR	ROCKVILLE	MD	20850	
QUINCE HAVEN HMVWRS ASSN INC		C/O LEGUM & NORMAN	4401 FORD AVE STE 1200	ALEXANDRIA	VA	22302	
DARNESTOWN VALLEY PETROLEUM WHM LL		12165 DARNESTOWN RD		GAITHERSBURG	MD	20878	
Stephen Gammarino		3 Hidden Ponds Court		North Potomac	MD	20878	
Susan Fitzpatrick		P.O. Box 4216		North Potomac	MD	20885	
Walter Johnson		16004 Charles Drive		GAITHERSBURG	MD	20878	
Munish Mehra		12500 Copen Meadow Court		GAITHERSBURG	MD	20878	
ALAN ROSEN	COMMUNITY MANAGEMENT CORPORATIOI	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852	
ANDREA RIVERA	BRIGHTON WEST CONDOMINIUM V	17017 SIOUX LN		GAITHERSBURG	MD	20878	
ANDREA UPTON	QUANTUM	PO BOX 87594		GAITHERSBURG	MD	20886	
ANDREW DRIER	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816	
ANNIE GERALIS	VANGUARD MANAGEMENT	5101 RIVER RD SUITE 101		BETHESDA	MD	20816	
APRIL DAY	COMMUNITY ASSOCIATION SERVICES INC	19538 AMARATH DR		GERMANTOWN	MD	20874	
BETH BRITTINGHAM	COMMUNITY ASSOCIATION SERVICES INC	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879	
BRIAN WEIBLINGER	COMMUNITY MANAGEMENT CORPORATIOI	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878	
BRUCE BLUMBERG	ABARIS REALTY, INC.	147 APPLE BLOSSOM WAY		GAITHERSBURG	MD	20878	
CARLA JOHNSON	BENNINGTON HOA	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854	
CHARLES VIA		29 GOODPORT LN		GAITHERSBURG	MD	20878	
CHERYL BERGER	ASSOCIATION BOOKEEPING SERVICE, INC.	313 SUMMIT HALL RD		GAITHERSBURG	MD	20877	
CHRISTOPHER CALANGAN		849 QUINCE ORCHARD BLVD STE F		GAITHERSBURG	MD	20878	
CLAUDE LUMPKINS	VISTA MANAGEMENT	426 GIRARD ST APT 201		GAITHERSBURG	MD	20877	
CRAIG CHUNG	THE MANAGEMENT GROUP ASSOCIATES, IN	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902	
		20440 CENTURY BLVD		GERMANTOWN	MD	20874	

DAVID SAPOZNICK	SUMMIT MANAGEMENT SERV INC, AAMC	3833 FARRAGUT AVE	KENSINGTON	MD	20895
DEBBIE FLANDERS	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD	GAITHERSBURG	MD	20878
ERIC DEHAVEN	COMMUNITY MANAGEMENT CORPORATIO	11300 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
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.	7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
HELEN TRUPPO	VANGUARD MANAGEMENT ASSOCIATES, IN	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		734 TIFFANY CT	GAITHERSBURG	MD	20878
JOSELYN WELLS	WEST RIDING CITIZENS ASSOCIATION				
KEVIN KAPP	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
L SCOTT WERTLIEB	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
LAURA ETCHISON	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
LISA FRANKLIN	IKO COMMUNITY MANAGEMENT	3416 OLANWOOD CT SUITE 210	OLNEY	MD	20832
LORI COHEN	PROCAM LLC	14904 NEW HAMPSHIRE AVE	SILVER SPRING	MD	20905
MARC CERIO	FIRSTSERVICE RESIDENTIAL	11351 RANDOM HILLS RD	FAIRFAX	VA	22030
MEREDITH METSCHULAT		112 TWELVE OAKS DR	GAITHERSBURG	MD	20878
MICHELE KENNEDY	PROPERTY MANAGEMENT PEOPLE, INC.	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
PATTY FLOYD	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR	OLNEY	MD	20832
PEGGY TOLAND	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400	CHEVY CHASE	MD	20815
PEYTON HARRIS	COMMUNITY ASSOCIATIONS INC	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
QUINN ODORIZZI	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350	FAIRFAX	VA	22033
QUINNE ODORIZZI	CMC PROPERTY MANAGEMENT	11300 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
RAMON ESPIN	THE MANAGEMENT GROUP ASSOCIATES, IN	20440 CENTURY BLVD	GERMANTOWN	MD	20874
RICHARD SKOBEL	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR	ONEY	MD	20832
ROBERT FOGEL	MAIN STREET PROPERTIES	9 PARK AVE	GAITHERSBURG	MD	20877
RON GODSEY	ABARIS REALTY INC	7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
RUCHITA PATEL	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD	DAMASCUS	MD	20872
SANDRA EWING	THE MANAGEMENT GROUP ASSOCIATES, IN	20440 CENTURY BLVD #100	GERMANTOWN	MD	20874
SARA ROSSI	VANGUARD MANAGEMENT INC	PO BOX 39	GERMANTOWN	MD	20875
SEAN FARRELL	ALLIED REALTY CORP	7605 ARLINGTON RD SUITE 100	BETHESDA	MD	20814
SHIREEN AMBUSH	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR	OLNEY	MD	20832
STEPHEN BELL	ABARIS REALTY	7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
STEVE LESKOWITZ		5 BARREL COOPER CT	GAITHERSBURG	MD	20878
TERRY CRONWELL	THE MANAGEMENT GROUP ASSOCIATES, IN	20440 CENTURY BLVD SUITE 100	GERMANTOWN	MD	20874
TIMOTHY MULFORD	IKO COMMUNITY MANAGEMENT INC	3416 OLANWOOD CT SUITE 210	OLNEY	MD	20832
TOM ARMSTRONG	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
		108 LONGDRAFT RD	GAITHERSBURG	MD	20878