

MEMORANDUM

City of Gaithersburg

To: Greg Man
From: Sharon Disque
CC: Tom Lonergan, Martin Matsen
Date: 4/29/2015
5/20/2015 – REVISED ATTACHMENT
Re: Kentlands Market Square Amendment - ASDP-6950-2015

Comments: Greg: Attached is information on the presence of professional office uses in comparable centers and below are comments from Economic Development staff.

- Applying a percentage to the total square feet of a shopping center affects the tenant mix among the in-line tenants. (See attached)
- The percentages proposed by Beatty for increased office and educational uses, when applied to Kentlands Market Square in-line spaces, would effectively allow that up to one-in-five of the smaller tenants be non-retail uses.
- Upon tenant turnover, anchor spaces are unlikely to be divided into smaller units due to characteristics of the buildings (ceiling height, mechanicals, dock access, etc.)
- Currently, the City has approximately 1.28 mm square feet of available office and medical space available, per CoStar. There is no shortage of space for these types of uses.
- The majority of comparable centers in the area have a lower proportion of in-line tenants which are non-retail.

Kentlands Market Square

SOURCE: CoStar

Property Detail

GLA:	253,428 s.f.
Anchors:	
Whole Foods	35,868 s.f.
Kentlands Stadium 8	30,000 s.f.
Michael's	23,296 s.f.
former Bally's	23,000 s.f.
<u>Pet Smart</u>	<u>18,741 s.f.</u>
Total:	130,905 s.f.

Estimated In Line Space: 122,523 s.f.

Beatty Proposal

GLA:	254,650 s.f.
Office	10.00% 25,465 s.f.
Education to be <u>included with Office</u>	
Total:	10.00% 25,465 s.f.

Percent of In Line Space*:

	20.78%
Total:	20.78%

*Calculated from CoStar GLA

Beatty Proposed Percentages Applied to In Line Space:

Office	12,252 s.f.
Total:	12,252 s.f.

Other Centers

King Farm Village Center (90% leased)

GLA: 101,060 s.f.

Anchor (Safeway) 53,754 s.f.

In Line 47,306 s.f.

Professional Services:

Realtor 500 s.f.

State of the Art Dental 3,693 s.f.

Miracle Ear 1,040 s.f.

shopping center assoc 500 s.f.

H&R Block 1,500 s.f.

Total: 7,233 s.f.

Percent of In Line Occupied by Office: 15.29%

Kentlands Square Shopping Center (100% leased)

GLA: 372,589 s.f.

Anchor:

Giant Food 60,854 s.f.

Kmart 104,230 s.f.

Party City 11,146 s.f.

Total: 176,230 s.f.

In Line: 196,359 s.f.

Professional Services:

Abraxus Group 500 s.f.

Analitech Systems 500 s.f.

Ben Manesh DDS 2,000 s.f.

Conquest Security 500 s.f.

Hawkins Electric Service 500 s.f.

community foundation 500 s.f.

JK Group 500 s.f.

Susan King 500 s.f.

Score Edicational Cente 1,736 s.f.

Total: 7,236 s.f.

Percent of In Line Occupied by Office: 3.69%

Muddy Branch Square (98% leased)

GLA: 129,971 s.f.

Anchor (Giant Food) 52,706 s.f.

In Line 77,265 s.f.

Professional Services:

Muddy Branch Dental 1,580 s.f.

Muddy Branch Vet 2,412 s.f.

Professional SportsCare 1,920 s.f.

Righttime Medical Care 7,000 s.f.

Urgent Care 3,000 s.f.

United Mu Do 500 s.f.

Total: 16,412 s.f.

Percent of In Line Occupied by Office: 21.24%

Gaithersburg Square (92% leased)

GLA: 220,903 s.f.

Anchor:

Ashley Furniture 24,560 s.f.

Bed Bath & Beyond 30,694 s.f.

Ross Dress for Less 27,957 s.f.

Total: 83,211 s.f.

In Line: 137,692 s.f.

Professional Services:

Arnold I Malhmood, DD 899 s.f.

Federal Realty 1,717 s.f.

Total: 2,616 s.f.

Percent of In Line Occupied by Office: 1.90%



June 1, 2015

Mark Johnson, Legal Advertising Manager
The Gazette Newspaper
2-A North Market Street
Frederick, Maryland 21701

Dear Mr. Johnson:

Please publish the following legal advertisement in the **June 3 and June 10, 2015**, issues of the Gaithersburg Gazette.

Sincerely,

Gregory Mann, Planner
Planning & Code Administration

ASSIGN CODE: **ASDP-6950-2015**

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on amendment to Schematic Development Plan **ASDP-6950-2015**, filed by Ken Miller of Beatty Management Company, on

**WEDNESDAY
JUNE 17, 2015
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.

Application ASDP-6950-2015 has been filed requesting an amendment to schematic development plan approval for a change in use for Kentlands Market Square to allow for up to ten (10) percent of the approved commercial space to be used for office and/or education uses, and the conversion of two (2) standard parking spaces along Market Street into a single handicap space. The Subject Property is located within the Kentlands subdivision and is bordered by Kentlands Boulevard to the north. 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.

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.

Gregory Mann, Planner
Planning and Code Administration
gmann@gaithersburgmd.gov

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

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Tony Tomasello

Joint Hearing - MCC & PC
ASDP-6950-2015
Exhibit 13

The Gazette

Serving Maryland Communities since 1959

9030 Comprint Court, Gaithersburg, MD 20877 301-670-2560

This is to certify that the annexed advertisement of GAITHERSBURG NOTICE OF PUB. HEARING published in the GAITHERSBURG Gazette newspapers, a weekly newspaper published in MONTGOMERY County, Maryland. The Ad appeared once a week for 2 week(s), before 6/13/15.

Copy of Ad Attached

Ad Order Number

11380742

Publication Date(s)

6/3/15

6/10/15

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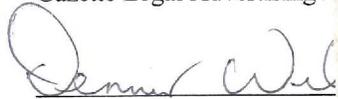
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Gregory Mann, Planner
Planning and Code Administration
gmann@gaitersburgmd.gov

1931219

Gazette Legal Advertising I



Notary Public

My Commission Expires: November 30th, 2016

Joint Hearing - MCC & PC
ASDP-6950-2015
Exhibit 14

BUSINESS

Roaster keeps local coffee business percolating



DAN GROSS/THE GAZETTE

Quartermaine Coffee's head roaster, Calvin Dove, at work in the Rockville roasting facility.

■ Quartermaine Coffee serves beans roasted in Rockville, brewed in Bethesda

BY RYAN MARSHALL
STAFF WRITER

Plenty of people start off their day with a cup or two of coffee, but for Carolyn Weinberg and Calvin Dove their whole day revolves around the brew. Weinberg is the CEO and Dove the head roaster for Quartermaine Coffee Roasters, which has two stores in Bethesda and a roasting facility on Wyaconda Road in Rockville.

As you pull into the parking lot of the low, squat building in the industrial park that holds the roasting plant, the rich smell of roasting coffee wafts through the air.

Inside, the temperature rises as Dove keeps an eye on a batch of French roast in the company's roaster.

A batch of French roast will reach more than 400 degrees, Weinberg said.

Each type of roast requires a different time and heat process to create a different flavor, body and acidity that affect its taste, said Dove, who's been roasting with Quartermaine for about 15 years.

Roasters have to carefully gauge the time for each batch, Weinberg said. Too long and the beans are too dark.

After they're roasted, the beans are dumped out into a large, circular cooling tray, where they're brought from piping hot to room temperature in a matter of minutes.

Quartermaine was started by Jerry Baldwin, Gordon Bowker and Zev Seigel, who originally founded the Starbucks chain in the 1970s.

After looking around the country for a place to locate a new company, they settled on the Washington suburbs.

The company's first store was in Washington's Cleveland Park neighborhood, but its two stores are now on Bethesda Avenue and Old Georgetown Road.

Weinberg was working in sales in New York, but was ready for a change in 1991.

She took a vacation to Italy, what she calls "the coffee capital of the world."

Weinberg's mother is French, and coffee has been part of Weinberg's life for a long time.

"I grew up drinking café au lait out of a bowl," she said.

When Weinberg was hired as the company's second employee, her first job was putting together the roasting facility in Rockville.

The first employee hired was the company's president, Roger Scheumann.

For all her years in the coffee business, Weinberg has a friendlier outlook than one might expect on the giant that dominates the U.S. coffee industry.

Starbucks has actually done smaller companies a favor by educating the market and changing the industry, she said. It's created a base of customers who know their café mocha from their macchiato.

While the Cleveland Park store closed because of competition from Starbucks and other chains — and they do have the two Bethesda stores — much of Quartermaine's focus is selling coffee for people to brew at home, Weinberg said, with 40 percent of sales coming from bean sales.

rmarshall@gazette.net

Client Name: CITY OF GAITHERSBURG
Advertiser: CITY OF GAITHERSBURG
Section/Page/Zone: A/A011/
Description: NOTICE OF HEARING

Ad Number: 11380742-01
Insertion Number: 1931219
Size: 3x3.50
Color Type: B&W

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in Post-Newsweek Media, Inc. on the date & page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Irish restaurant coming to Rockville Town Square

Finnegan's Wake Irish Pub will open its first location at Rockville Town Square this summer, according to developer Federal Realty Investment Trust of Rockville.

The 2,411-square-foot pub, owned by Terry and Vanessa Laurin, will feature traditional Irish cuisine. Construction will begin this month at 100-F Gibbs St.

Finnegan's is the newest restaurant at Rockville Town Square. Miso Café and Samovar are also expected to open this year, and Peter Chang recently opened.

Health care center opens in Rockville

Patient First of Glen Allen,

Va., is opening a new medical center Wednesday at 726 Rockville Pike, Rockville.

The center will be open from 8 a.m. to 10 p.m. daily. Its physicians and support staff will provide urgent care; work, school, camp, sports and travel physicals; occupational health services; and primary care for patients who do not have a primary care physician, according to a news release.

It also will offer digital X-ray and on-site lab services, along with some prescriptions. The center accepts most insurance plans.

The Rockville facility is the chain's 57th medical center. Its phone number is 240-238-0411.

Bethesda software company sells for \$1.2 billion

Privately held Virtustream

of Bethesda has agreed to be acquired by publicly held EMC of Hopkinton, Mass., for \$1.2 billion in cash.

The deal is expected to close this summer, according to a news release.

Virtustream, founded in 2009 by Rodney Rogers and President and Chief Technology Officer Kevin Reid, will form EMC's new managed cloud services business. The software company will operate as a separate EMC business, with Rogers reporting to CEO Joe Tucci.

Virtustream's customers include Coca-Cola, Domino Sugar, Heinz, Hess Corp., Kawasaki, Lexmark and Scotts Miracle-Gro.

BizBriefs

Have a new business in Montgomery County? Let us know about it at www.gazette.net/newbusinessform

HMSHost names VP for business development

HMSHost of Bethesda named Kent Vanden Oever vice president of business development.

Previously, Vanden Oever was a consultant at AirProjects and manager of airport business services for HNTB Corp.

He holds a bachelor's in



Vanden Oever

business from Miami University and an MBA in finance and real estate from the University of Cincinnati.

Smith communities names new COO

Charles E. Smith Life Communities of Rockville named Bruce J. Lederman senior vice president, COO.

Previously, Lederman was chief strategy officer of Midwest Administrative Services. He holds a bachelor's degree from the University of Illinois at Urbana-Champaign and a law degree from DePaul University.

Italian eatery marks 25th year with donations

Il Pizzico, an Italian restaurant in Rockville, is celebrating its 25th anniversary this week by

donating a portion of its sales to Manna Food Center in Gaithersburg.

In addition, it's raffling off tickets for a trip for two to Italy, with proceeds benefiting the Literacy Council of Montgomery County, according to a news release.

And on Thursday, all customers get a 25 percent discount.

The restaurant is at 15209 N. Frederick Road.

Steben & Co. names marketing chief

Steben & Co. of Gaithersburg named Peter Weinberg head of investor relations and marketing.

Previously, Weinberg was head of investor relations at Sky-Bridge Capital.

He holds a bachelor's in economics from Boston University.

NOTICE

Notice is hereby given that application has been made by:

Marilyn Balcomb
Stephanie Weishaar
Susan Berkinshaw

on behalf of Germantown Cultural Arts Center, Inc., for a Beer, Wine & Liquor License, Community Performing Arts Facility License, On Sale Only, for the premises known as **Black Rock Center for the Arts**, which premises are located at:

12901 Town Commons Drive
Germantown, Maryland 20874

A hearing on the application will be held in the Montgomery County Government Rockville Library, First Floor Meeting Room
21 Maryland Avenue, Rockville, Maryland 20850, on:

Thursday: June 18, 2015
At: 11:30 a.m.

Any person desiring to be heard on said application should appear at the time and place fixed for said hearing.

BY: Kathie Durbin
Board of License Commissioners
Division Chief
for Montgomery County, Maryland
1952106

NOTICE

Notice is hereby given that application has been made by:

Paul Jeon
Judy Shin
Michael Shin

on behalf of Bon Bon Hospitality, LLC, for a Beer, Wine & Liquor License, Class B, H/R, On Sale Only, for the premises known as **BonChon of Germantown**, which premises are located at:

19775 Frederick Road
Germantown, Maryland 20876

A hearing on the application will be held in the Montgomery County Government Rockville Library, First Floor Meeting Room
21 Maryland Avenue, Rockville, Maryland 20850, on:

Thursday: June 18, 2015
At: 9:30 a.m.

Any person desiring to be heard on said application should appear at the time and place fixed for said hearing.

BY: Kathie Durbin
Board of License Commissioners
Division Chief
for Montgomery County, Maryland
1952102

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(photo & message)

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Email your submissions to Celebrations@gazette.net a sales professional will contact you for further instruction..

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Gregory Mann, Planner
Planning and Code Administration
gmann@gaitersburgmd.gov

Attention Maryland Residents:

You may qualify for assistance in paying your home telephone bill with a government assistance program known as Lifeline service. Lifeline is a government assistance program that is offered in conjunction with the Maryland Public Service Commission and the Federal Communications Commission. Verizon Maryland LLC offers the following Lifeline-supported services as an Eligible Telecommunications Carrier:

- Basic Tel-Life Service is available for as low as \$0.66 per month for 30 outgoing local calls and \$0.10 per local call over the 30 call limit. Value-added services are not allowed (for example, Call Waiting and Caller ID). 50% discount on connection fees.
- Enhanced Tel-Life Service is \$10 per month for unlimited local calls. This plan allows customers to order two value-added services (ex. Call Waiting and Caller ID) at current rates. 50% discount on connection fees.

Eligibility:

- Marylanders who have been certified by the Maryland Department of Human Resources (DHR) to receive one of several public assistance benefits may apply for this program. To contact DHR, call 1-800-332-6347. Income level may qualify, too.

An application for Verizon Lifeline Service may be obtained by contacting Verizon at www.verizon.com/lifeline or by phone at 1.800.VERIZON. To find out more information, you may also call the Universal Service Administration Company (USAC), which administers Lifeline for the FCC by calling 1.888.641.8722 or by accessing its website at www.LifelineSupport.org.

Some restrictions apply. Taxes and surcharges may also apply. Customers will not be required to pay the federal subscriber line charge. Full terms and rates for these services, including terms of eligibility, are as set forth in federal and Maryland statutes and regulations and in Verizon's tariffs on file with the Maryland Public Service Commission. Rates as stated here are effective as of March 1, 2015. But, the rates and other terms are subject to change in the future. Only eligible consumers may enroll in the Lifeline program. Lifeline customers must recertify qualification each 12 months. You may qualify for Lifeline service if you can show proof that you participate in certain government assistance programs or your annual income is 135% or below the Federal Poverty Guideline. If you qualify based on income, you will be required to provide income verification. Proof of participation in a government assistance program requires your current or prior year's statement of benefits from a qualifying state or federal program; a notice letter or other official document indicating your participation in such a program; and/or another program participation document (for example, benefit card). Proof of income requires your prior year's state or federal tax return; current income statement from an employer or paycheck stub; a statement of Social Security, Veterans Administration, retirement, pension, or Unemployment or Workmen's Compensation benefits; a federal notice letter of participation in General Assistance; a divorce decree; a child support award; and/or another official document containing income information. In addition, the Lifeline program is limited to one discount per household, consisting of either wireline or wireless service. You are required to certify and agree that no other member of the household is receiving Lifeline service from Verizon or another communications provider. Lifeline service is a non-transferable benefit. Lifeline customers may not subscribe to certain other services, including other local telephone service and an inside wiring maintenance plan. Consumers who willfully make false statements in order to obtain the Lifeline benefit can be punished by fine or imprisonment, or can be barred from the program. © 2015 Verizon Call Verizon at 1.800.VERIZON to apply and for additional program details.

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