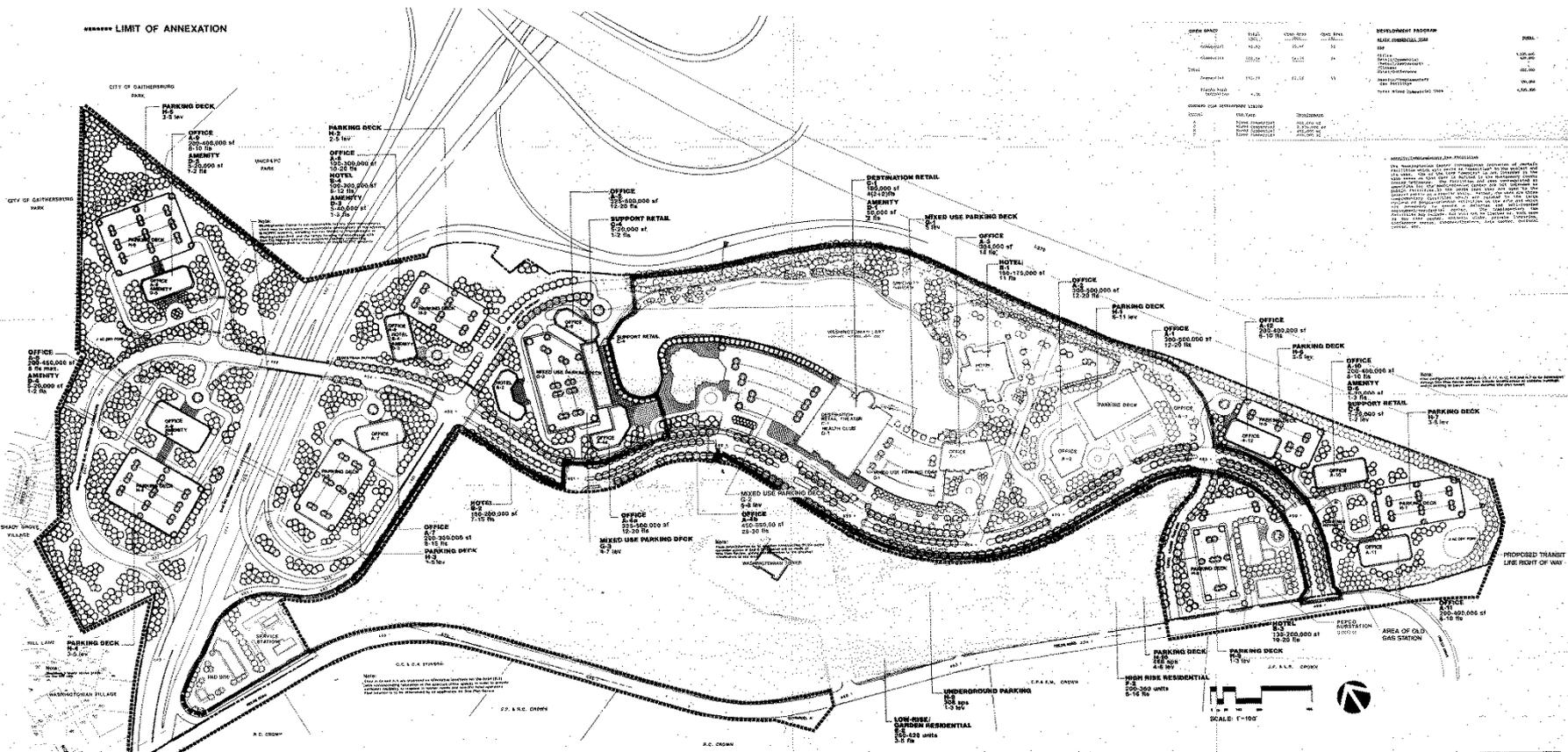


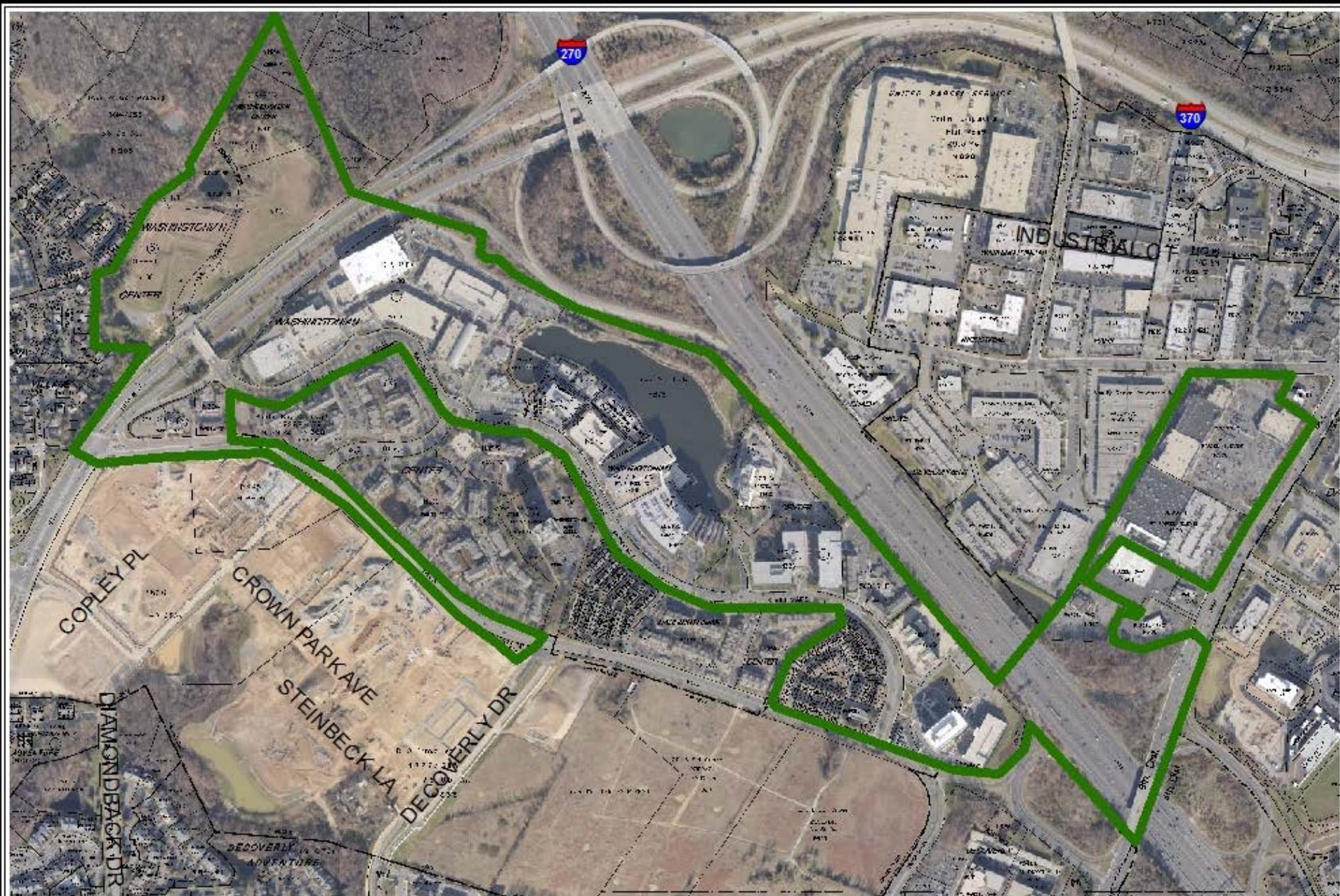
**Washingtonian North  
Third Amendment  
to Annexation Agreement  
2013**

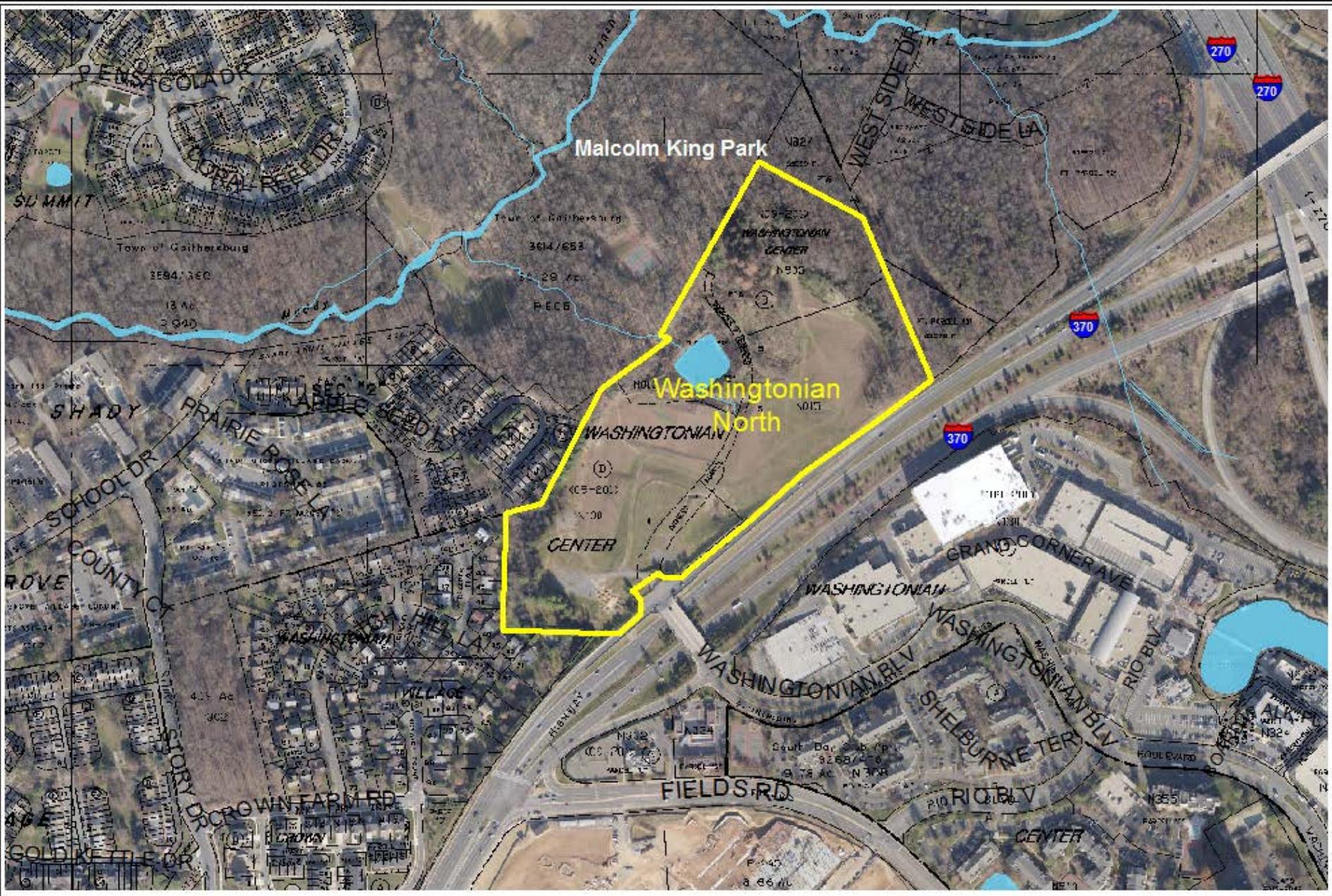


# Annexation X-159 - Aerial 1995



# Annexation X-159 – Aerial 2013





Washingtonian North 2013

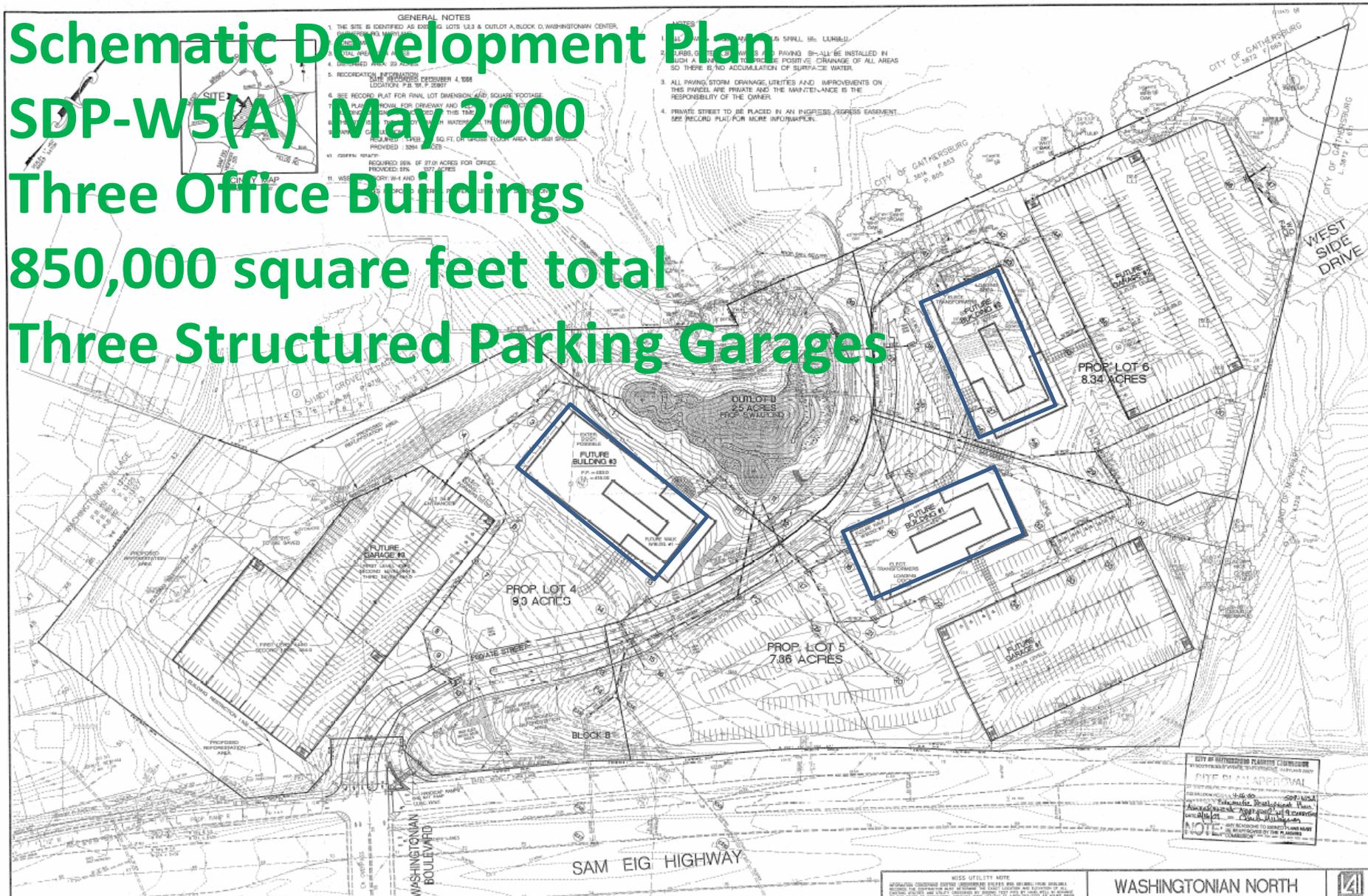
# 1991

- Two office/amenity buildings
  - North Building: 200-400,000 square feet office (8 to 10 floors) and 5-20,000 square feet amenity (1 to 2 floors)
  - South Building: 200-400,000 square feet office (8 to 10 floors) and 5-20,000 square feet amenity (1 to 2 floors)
- Two structured parking facilities: 3-5 levels



# Schematic Development Plan SDP-W5(A) May 2000

## Three Office Buildings 850,000 square feet total Three Structured Parking Garages



- GENERAL NOTES**
1. THE SITE IS LOCATED AS SHOWN ON LOTS 3, 4, 5 & 6, OUTLOT B, WASHINGTONIAN CENTER, WASHINGTONIAN NORTH, P.B. 1917, F. 20907.
  2. SEE RECORD PLAT FOR FINAL LOT DIMENSIONS AND SQUARE FOOTAGE.
  3. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  4. DISPERSED AREA: 39.22 ACRES.
  5. RECONSTRUCTION OF WASHINGTONIAN CENTER, DECEMBER 4, 1998. LOCATION: P.B. 1917, F. 20907.
  6. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  7. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  8. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  9. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  10. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  11. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
  12. SEE RECORD PLAT FOR DRIVEWAY AND SIDEWALK SQUARE FOOTAGE.
- NOTES**
1. ALL PAVING, STORM DRAINAGE UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE RESPONSIBILITY OF THE OWNER.
  2. PRIVATE STREET TO BE PLACED IN AN INGRESS/EGRESS EASEMENT. SEE RECORD PLAT FOR MORE INFORMATION.
  3. ALL PAVING, STORM DRAINAGE UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE RESPONSIBILITY OF THE OWNER.
  4. PRIVATE STREET TO BE PLACED IN AN INGRESS/EGRESS EASEMENT. SEE RECORD PLAT FOR MORE INFORMATION.

**CITY OF WASHINGTON PLANNING COMMISSION**  
**APPROVAL**  
 DATE: 05/11/00  
 BY: [Signature]  
 TITLE: [Title]  
 NOTE: ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING COMMISSION.

**MISS UTILITY NOTE**  
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

**WASHINGTONIAN NORTH**

LOTS 1 - 3 AND OUTLOT "A", BLOCK D  
 WASHINGTONIAN CENTER, P.B. 1917, F. 20907  
 L. 15079 P. 393

CITY OF GAITHERSBURG  
 9th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

DATE: 05/11/00  
 SCALE: 1" = 50'

**LOIEDERMAN ASSOCIATES, INC.**  
 Civil Engineering Land Planning Land Surveying Environmental Studies

1384 Flanders Drive, Bethesda, Maryland 20814  
 301-498-4700 Fax: 301-498-4667  
 4327 Potomac Boulevard, Lorton, Virginia 22070  
 703-461-0001 Fax: 703-461-0002  
 11000 Arden Forest, Alexandria, Virginia 22304  
 703-424-0400 Fax: 703-424-0400  
 80 Indian Hill Park Drive, McLean, Virginia 22102  
 703-475-9100 Fax: 703-475-0244

NO.	DATE	BY	REVISION	SP.	DATE
1	05/11/00	ML	ISSUE FOR PERMIT	01	05/11/00

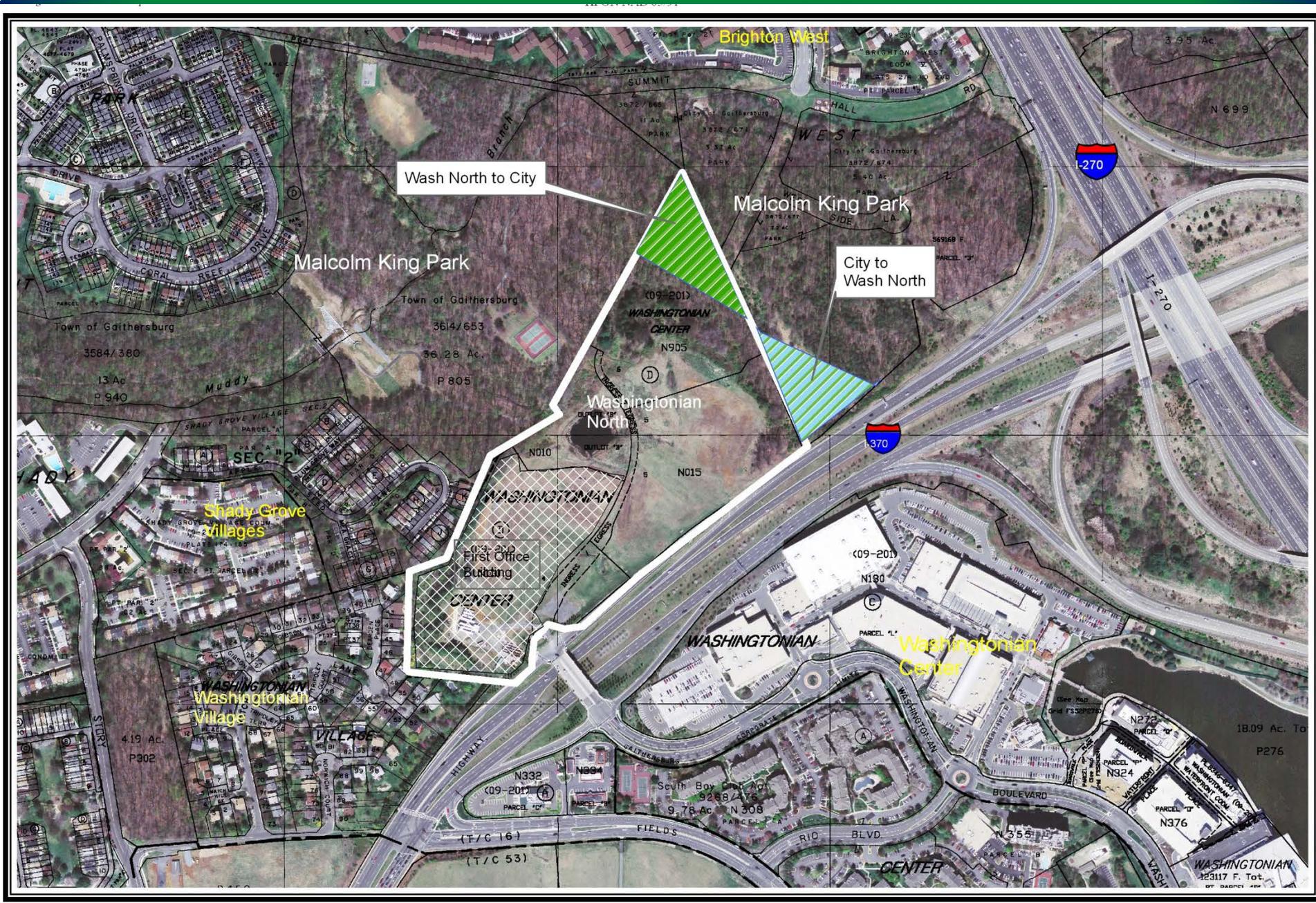
**SCHEMATIC DEVELOPMENT PLAN**



**Washingtonian North Building 3 – 220,116 SF**  
**SP-05-0008**



**Washingtonian North**



# Land Exchange 2008

Existing Annexation Agreement & Schematic Development Plan (SDP) 27 acres	Proposed Annexation Agreement - 2013 27 acres
Office Use	Office - Residential - Health Club Uses
850,000 SF of Office Ancillary Uses as part of the office use (40,000 SF of amenity.)	220 - 320,000 SF Office – 98 ft. Height Limit 375 - 400 Dwelling Unit (Multi-Family) 115,000 - 130,000 SF Health Club Uses
SDP- W5(A) Three Buildings with structured parking	15 % of the Dwelling Units would be MPDU in Accordance to Affordable Regulations
Final Site Plan (Expired) 220,200 Square Feet – 98 Foot Height Limit Building for Building #3	Credit for 1.41 acres of Reforestation for funds used to purchase 13 acres of property for Malcolm King Park in 1999
Land Exchange - Completed	Reduction of 100 foot Building Setback for the Northern Property line (38 feet to 57 feet) adjacent to Malcolm King Park
No Transportation Improvements	No Road Transportation Improvements Bike Path Connection in Malcolm King Park to Sam Eig
	Provision of same number of LEED Points for Silver for Fitness Facility
Stream Restoration	Timed Scheduled Stream Restoration



<b>Schools</b>	
Elementary	Fields Road
Middle	Ridgeview
High	Quince Orchard

<b>10 Minute Emergency Services</b>	
Stations	8 & 31

<b>Water &amp; Sewer</b>
Water Category W-1 Sewer Category S-1

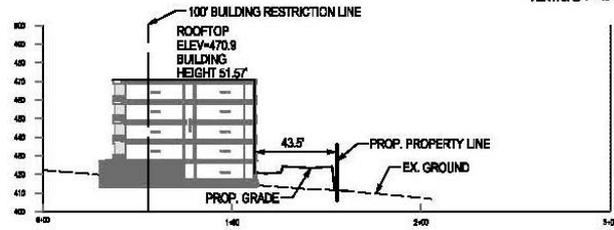
<b>Traffic</b>	
Below 1450 CLV	Signalization Coordination





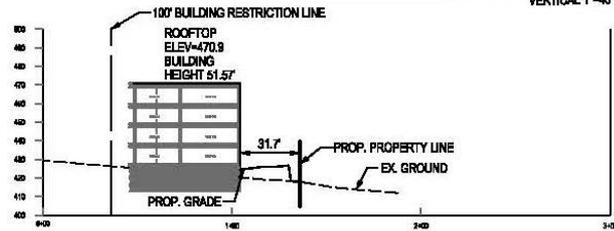
### SECTION 1-1

SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=40'



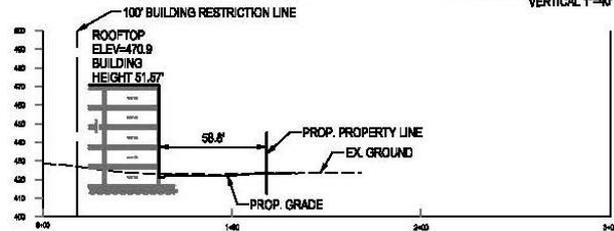
### SECTION 2-2

SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=40'



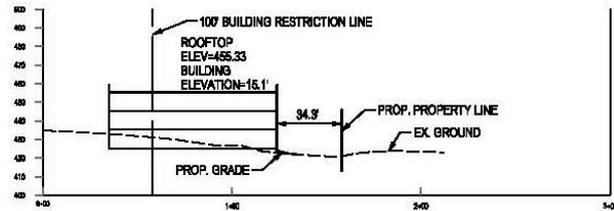
### SECTION 3-3

SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=40'



### SECTION 4-4

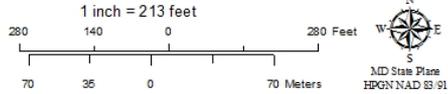
SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=40'



# Malcolm King Park

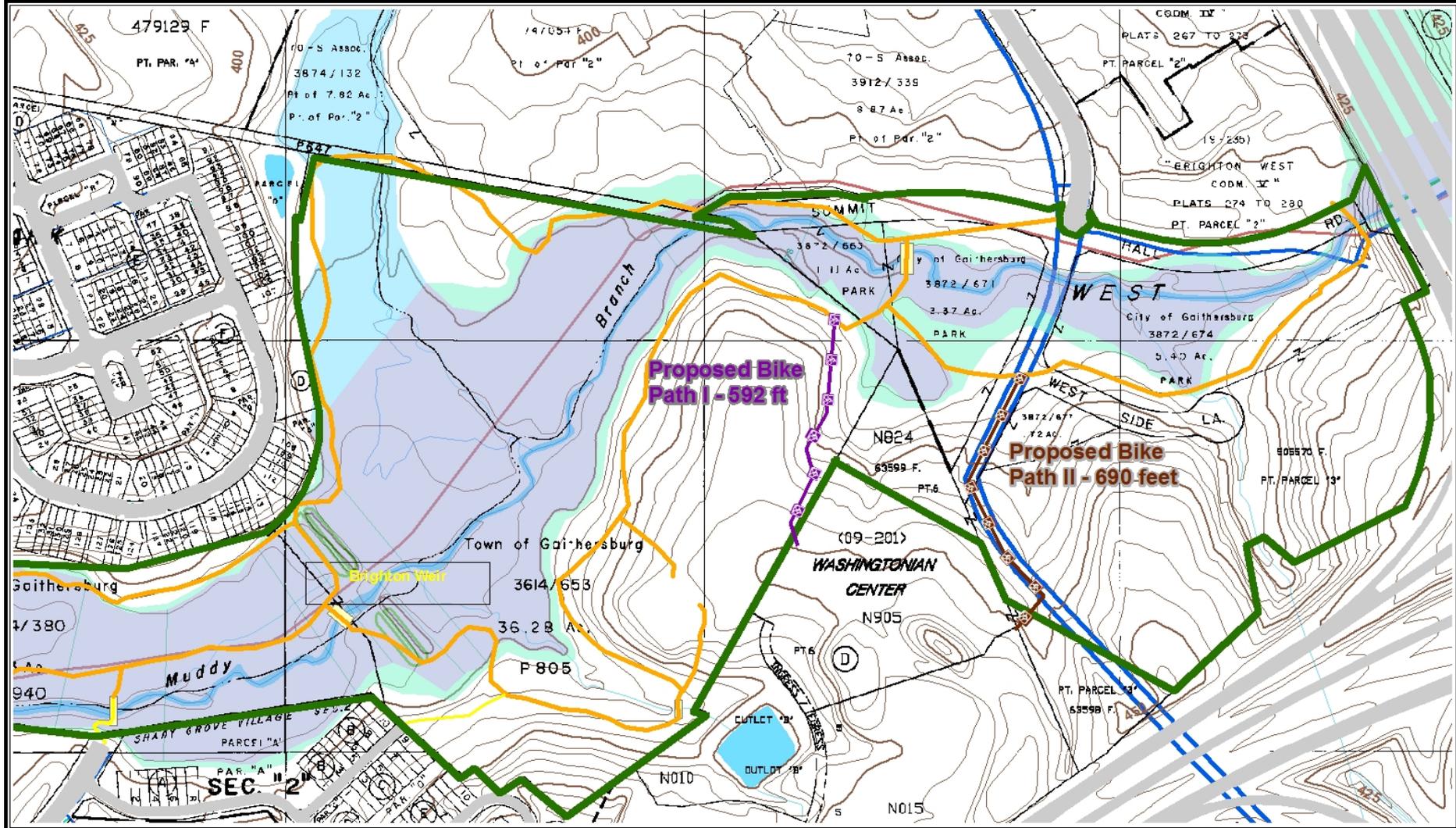
## Proposed Bike Path Connectivity Options

Malcolm King Park Proposed Bike Path Options.mxd - 06-May-2013 - tws



Aerial orthophoto is courtesy of the USGS National Map program - <http://nationalmap.gov/>  
 Property boundaries and planimetric base map ©2011 M-NCPPC and City of Gaithersburg.  
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# LEED 2009 for New Construction and Major Renovations

Life Time Fitness - Gaithersburg, MD

## Project Checklist

#####

### 21 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

### 6 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

### 7 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

### 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

### 5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

### 5 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Education	1
1			Credit 1.2	Innovation in Design: 95% Construction Waste Management	1
1			Credit 1.3	Innovation in Design: Water use reduction, Exemplary	1
1			Credit 1.4	Innovation in Design: Pool Water - UV Treatment/Sphagnum Moss	1
			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

### Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

### 50 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

# Leadership in Energy and Environmental Design (LEED) Rating



**Cross Vane Description:**  
 The Cross-Vane is a grade control structure that decreases near-bank flow stress, velocity and stream power, but increases the energy in the center of the channel. The structure will establish grade control, reduce bank erosion, create a stable width/depth ratio, maintain channel capacity, while maintaining sediment transport capacity, and sediment competence. The Cross-Vane also provides for the proper natural conditions of secondary circulation patterns commensurate with channel pattern, but with high velocity gradients and boundary stress shifted from the near-bank region. The Cross-Vane is also a stream habitat improvement structure due to: 1) an increase in bank cover due to a differential raise of the water surface in the bank region; 2) the creation of holding and refuge cover during both high and low flow periods in the deep pool; 3) the development of feeding lanes in the flow separation zones (the interface between fast and slow water) due to the strong downwelling and upwelling forces in the center of the channel; and 4) the creation of spawning habitat in the tail-out or glide portion of the pool.

**J-Hook Description:**  
 The J-Hook Vane is an upstream directed, gently sloping structure composed of natural materials. The structure can include a combination of boulders, logs and root wads (Figures 6-7) and is located on the outside of stream bends where strong downwelling and upwelling currents, high boundary stress, and high velocity gradients generate high stresses in the near-bank region. The structure is designed to reduce bank erosion by reducing near-bank slope, velocity, velocity gradient, stream power and shear stress. Redirection of the secondary cells from the near-bank region does not cause erosion due to back-eddy re-circulation. The vane portion of the structure occupies 1/3 of the bankfull width of the channel, while the "hook" occupies the center 1/3.

Q:\31840005\2018\T5\Washingtonian North SR Images

# Stream Restoration