

Lauren Pruss

From: Luis Gonzalez [luisg@watkinsmilltc.com]
Sent: Friday, August 03, 2012 3:36 PM
To: Don Boswell
Cc: Lauren Pruss; 'David Duncan'; 'Brad'; peterh@henryinvestments.com
Subject: Watkins Mill Town Center: ASDP-0641-2012 Stormwater Statement
Attachments: WMTC ASDP-0641-2012.pdf

Good afternoon Don,

I am writing to inform you that BP Realty Investments is proposing a plan revising the use of 20 live-work units approved for Casey West (SDP-05-002, July 2005; SP-05-0013, May 2006). This Amendment to Schematic Development Plan application (ASDP-0641-2012) proposes to eliminate the commercial portion of the 20 live-work lots and convert them to townhouse units. The lots effected are (see attachment):

- Lots 9, 10, 11, 12 Block G (Parcel C)
- Lots 34, 35, 36, 37 Block H (Parcel D)
- Lots 16, 17, 18, 19, 20, 21 Block J (Parcel H)
- Lots 31, 32, 33, 34, 35, 36 Block K (Parcel D)

The 10,000 square feet of the commercial space will be reallocated into the hotel located along Watkins Mill Road extended.

The subject lots are within drainage area #1 per the Stormwater Management Concept Report for Watkins Mill Town Center prepared by Rodgers Consulting (approved April 2006).

- Impervious area for the approved plan is 47.94 acres.
- Impervious area for the proposed change will be 47.94 acres.

There will be no negative impact on the impervious surface area for the project and therefore should not require an amendment or revision to the sediment control plan or stormwater management plan.

Please feel free to contact me if you have any questions, comments or concerns.

Thank you!

Luis F. González, PLA, ASLA

Watkins Mill Town Center

Ten Thousand Falls Road, Suite 100 | Potomac, MD 20854 | 301.299.2099

luisg@watkinsmilltc.com | www.watkinsmilltc.com

Lauren Pruss

From: Don Boswell
Sent: Monday, August 06, 2012 7:49 AM
To: Luis Gonzalez
Cc: Lauren Pruss; 'David Duncan'; 'Brad'; peterh@henryinvestments.com
Subject: RE: Watkins Mill Town Center: ASDP-0641-2012 Stormwater Statement

Lauren, David, and Bran,

As long as the foot print of the townhouses does not change there is no need to revise the sediment control plan or stormwater management plan.

Thanks,
Don Boswell

From: Luis Gonzalez [<mailto:luisg@watkinsmilltc.com>]
Sent: Friday, August 03, 2012 3:36 PM
To: Don Boswell
Cc: Lauren Pruss; 'David Duncan'; 'Brad'; peterh@henryinvestments.com
Subject: Watkins Mill Town Center: ASDP-0641-2012 Stormwater Statement

Good afternoon Don,

I am writing to inform you that BP Realty Investments is proposing a plan revising the use of 20 live-work units approved for Casey West (SDP-05-002, July 2005; SP-05-0013, May 2006). This Amendment to Schematic Development Plan application (ASDP-0641-2012) proposes to eliminate the commercial portion of the 20 live-work lots and convert them to townhouse units. The lots effected are (see attachment):

- Lots 9, 10, 11, 12 Block G (Parcel C)
- Lots 34, 35, 36, 37 Block H (Parcel D)
- Lots 16, 17, 18, 19, 20, 21 Block J (Parcel H)
- Lots 31, 32, 33, 34, 35, 36 Block K (Parcel D)

The 10,000 square feet of the commercial space will be reallocated into the hotel located along Watkins Mill Road extended.

The subject lots are within drainage area #1 per the Stormwater Management Concept Report for Watkins Mill Town Center prepared by Rodgers Consulting (approved April 2006).

- Impervious area for the approved plan is 47.94 acres.
- Impervious area for the proposed change will be 47.94 acres.

There will be no negative impact on the impervious surface area for the project and therefore should not require an amendment or revision to the sediment control plan or stormwater management plan.

Please feel free to contact me if you have any questions, comments or concerns.

Thank you!

Luis F. González, PLA, ASLA
Watkins Mill Town Center

Planning Commission
ASDP-0641-2012
14

Lauren Pruss

From: Luis Gonzalez [luisg@watkinsmilltc.com]
Sent: Tuesday, August 07, 2012 10:55 AM
To: Ollie Mumpower
Cc: Lauren Pruss; 'David Duncan'; 'Brad'; peterh@henryinvestments.com
Subject: Watkins Mill Town Center: ASDP-0641-2012 Traffic Letter
Attachments: WMTC ASDP-0641-2012.pdf; Traffic Letter.pdf

Good morning Ollie,

I hope all is well. I am writing to inform you that BP Realty Investments is proposing a plan revising the use of 20 live-work units approved for Casey West (SDP-05-002, July 2005; SP-05-0013, May 2006). This Amendment to Schematic Development Plan application (ASDP-0641-2012) proposes to eliminate the 10,000 square feet of the commercial portion from the 20 live-work lots and convert them into townhouse units. The lots effected are (see attachment):

- Lots 9, 10, 11, 12 Block G (Parcel C)
- Lots 34, 35, 36, 37 Block H (Parcel D)
- Lots 16, 17, 18, 19, 20, 21 Block J (Parcel H)
- Lots 31, 32, 33, 34, 35, 36 Block K (Parcel D)

The 10,000 square feet of the commercial space will be reallocated into the hotel located along Watkins Mill Road extended.

This change is being proposed because we have seen similar unit types in other developments being used entirely as commercial buildings (call centers, real estate offices with 12 agents, insurance sales with 10 agents, etc), instead of their intended ground floor commercial with residential above use. Since these units are in the heart of the residential community, the extra parking generated is predicted to create a significant negative impact on the homes around them.

This proposed change will have no negative impact on the traffic generation for the project and will serve to prevent any possible future conflicts to the surrounding neighborhood.

A traffic letter from our traffic engineer has been included for your review and record. Please feel free to contact Dave Duncan or myself if you have any questions, comments or concerns.

Thank you!

Luis F. González, PLA, ASLA

Watkins Mill Town Center

Ten Thousand Falls Road, Suite 100 | Potomac, MD 20854 | 301.299.2099

luisg@watkinsmilltc.com | www.watkinsmilltc.com



August 6, 2012

Mr. Pete Henry
Capstone Realty, Ltd.
Suite 100
10000 Falls Road
Potomac, MD 20854

RE: Casey West
Montgomery County, Maryland
Our Job No: 2000-1107

CORPORATE OFFICE
Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

Dear Pete:

For the Casey West project, there is an area labeled as "20 live-work units" that is composed of 20 townhouse units on top of 10,000 square feet of retail on the ground floor. In an effort not to cause disturbance to residents in or around the 20 live-work units, it is our understanding that there is a plan to shift the 10,000 square feet of retail space to another area of the project (or alternatively delete the 10,000 square feet entirely), while leaving just the 20 townhouse units in their originally proposed location. Since there will not be added retail space or residential units in the project, there will not be any additional impact to traffic by the Casey West project on the surrounding road network.

Please let me know if you have any questions.

Sincerely,

Joseph J. Caloggero, P.E., PTOE, PTP
Senior Project Manager

JJC:clg
(F:\2000\2000-1107\Wp\Henry1.docx)

Lauren Pruss

From: Ollie Mumpower
Sent: Thursday, August 09, 2012 10:42 AM
To: Lauren Pruss
Subject: FW: Watkins Mill Town Center: ASDP-0641-2012 Traffic Letter
Attachments: WMTC ASDP-0641-2012.pdf; Traffic Letter.pdf

The applicant has submitted a August 6, 2012, traffic statement for the Watkins Mill Town Center indicating that no additional retail space or new residential units are being added to the project and, as such, no additional traffic will be generated by the site.

Engineering Services Director Ollie Mumpower has reviewed this information and agrees with its findings. Based on this information no additional traffic studies are required.

Ollie K. Mumpower
Engineering Services Director
Department of Public Works
800 Rabbitt Road Gaithersburg, Maryland 20878-1600 301-258-6370 Ext. 106
301-258-6375 FAX
301-258-6430 TTY
omumpower@gaithersburgmd.gov
www.gaithersburgmd.gov

From: Luis Gonzalez [<mailto:luisg@watkinsmilltc.com>]
Sent: Tuesday, August 07, 2012 10:55 AM
To: Ollie Mumpower
Cc: Lauren Pruss; 'David Duncan'; 'Brad'; peterh@henryinvestments.com
Subject: Watkins Mill Town Center: ASDP-0641-2012 Traffic Letter

Good morning Ollie,

I hope all is well. I am writing to inform you that BP Realty Investments is proposing a plan revising the use of 20 live-work units approved for Casey West (SDP-05-002, July 2005; SP-05-0013, May 2006). This Amendment to Schematic Development Plan application (ASDP-0641-2012) proposes to eliminate the 10,000 square feet of the commercial portion from the 20 live-work lots and convert them into townhouse units. The lots effected are (see attachment):

- Lots 9, 10, 11, 12 Block G (Parcel C)
- Lots 34, 35, 36, 37 Block H (Parcel D)
- Lots 16, 17, 18, 19, 20, 21 Block J (Parcel H)
- Lots 31, 32, 33, 34, 35, 36 Block K (Parcel D)

The 10,000 square feet of the commercial space will be reallocated into the hotel located along Watkins Mill Road extended.

This change is being proposed because we have seen similar unit types in other developments being used entirely as commercial buildings (call centers, real estate offices with 12 agents, insurance sales with 10 agents, etc), instead of their intended ground floor commercial with residential above use. Since these units are in the heart of the residential community, the extra parking generated is predicted to create a significant negative impact on the homes around them.

This proposed change will have no negative impact on the traffic generation for the project and will serve to prevent any possible future conflicts to the surrounding neighborhood.

A traffic letter from our traffic engineer has been included for your review and record. Please feel free to contact Dave Duncan or myself if you have any questions, comments or concerns.

Thank you!

Luis F. González, PLA, ASLA

Watkins Mill Town Center

Ten Thousand Falls Road, Suite 100 | Potomac, MD 20854 | 301.299.2099

luisg@watkinsmilltc.com | www.watkinsmilltc.com



LEED 2009 for New Construction and Major Renovation

Project Checklist

Project name: Watkins Mill Town Center - Urban Core

Project Location: Gaithersburg, Maryland

16	9	1	Sustainable Sites	26
----	---	---	--------------------------	-----------

Y	N	?		
X			Prereq 1 Construction Activity Pollution Prevention	
		1	Credit 1 Site Selection	1
	5		Credit 2 Development Density and Community Connectivity - (New development does not yet qualify under either Option 1 or 2.)	5
	1		Credit 3 Brownfield Redevelopment	1
6			Credit 4.1 Alternative Transportation—Public Transportation Access (Located within 1/2 mile of existing rail station)	6
1			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms (See note)	1
3			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4 Alternative Transportation—Parking Capacity (See note below)	2
	1		Credit 5.1 Site Development—Protect or Restore Habitat	1
	1		Credit 5.2 Site Development—Maximize Open Space (Open Space is off site)	1
1			Credit 6.1 Stormwater Design—Quantity Control	1
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
	1		Credit 8 Light Pollution Reduction	1

4	1	5	Water Efficiency	10
---	---	---	-------------------------	-----------

Y	N	?		
		X	Prereq 1 Water Use Reduction—20% Reduction (see note below)	
3		1	Credit 1 Water Efficient Landscaping (see note below)	2 to 4
	1	1	Credit 2 Innovative Wastewater Technologies	2
1		3	Credit 3 Water Use Reduction (see note below)	2 to 4

3	7	25	Energy and Atmosphere	35
---	---	----	------------------------------	-----------

Y	N	?		
		X	Prereq 1 Fundamental Commissioning of Building Energy Systems (see note Below)	
X			Prereq 2 Minimum Energy Performance	0
		X	Prereq 3 Fundamental Refrigerant Management (see note below)	
3		16	Credit 1 Optimize Energy Performance	3 to 19
	1	3	Credit 2 On-Site Renewable Energy	4
	1	1	Credit 3 Enhanced Commissioning (see note below)	2
	1	1	Credit 4 Enhanced Refrigerant Management	2
	2	1	Credit 5.1 Measurement and Verification—Base Building (see note below)	3
	1	2	Credit 5.2 Measurement and Verification—Tenant Submetering	3
	1	1	Credit 6 Green Power (see note below)	2

Note: The project is part of a new high-density urban core with extensive hardscape and limited open and green space.

The Urban Core does not qualify for Density or Connectivity measurements since the criteria (banks, shopping, restaurants etc.) are currently lacking and will be provided by the site as it is developed. Individual design alternatives for systems and finishes will be determined at the building design level in concert with the building architect and/or lead tenant..

Project Name - Watkins Mill Town Center

2	5	5	Materials and Resources	12
Y	N	?		
X			Prereq 1 Storage and Collection of Recyclables	0
	1	3	Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
1	1		Credit 2 Construction Waste Management	1 to 2
	1		Credit 3 Materials Reuse	1
	1	1	Credit 4 Recycled Content (see note below)	1 to 2
1	1		Credit 5 Regional Materials (see note below)	1 to 2
			Credit 6 Rapidly Renewable Materials	1
		1	Credit 7 Certified Wood (see note below)	1

0	15	Indoor Environmental Quality	15	
Y	N	?		
X			Prereq 1 Minimum Indoor Air Quality Performance	0
X			Prereq 2 Environmental Tobacco Smoke (ETS) Control	0
		1	Credit 1 Outdoor Air Delivery Monitoring (see note below)	1
		1	Credit 2 Increased Ventilation (see note below)	1
		1	Credit 3.1 Construction IAQ Management Plan—During Construction (see note below)	1
		1	Credit 3.2 Construction IAQ Management Plan—Before Occupancy (see note below)	1
		1	Credit 4.1 Low-Emitting Materials—Adhesives and Sealants (see note below)	1
		1	Credit 4.2 Low-Emitting Materials—Paints and Coatings (see note below)	1
		1	Credit 4.3 Low-Emitting Materials—Flooring Systems (see note below)	1
		1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products (see note below)	1
		1	Credit 5 Indoor Chemical and Pollutant Source Control (see note below)	1
		1	Credit 6.1 Controllability of Systems—Lighting	1
		1	Credit 6.2 Controllability of Systems—Thermal Comfort see note below)	1
		1	Credit 7.1 Thermal Comfort—Design	1
		1	Credit 7.2 Thermal Comfort—Verification	1
		1	Credit 8.1 Daylight and Views—Daylight (see note below)	1
		1	Credit 8.2 Daylight and Views—Views (see note below)	1

2	4	0	Innovation and Design Process	6
----------	----------	----------	--------------------------------------	----------

Y	N	?		
1			Credit 1.1 Innovation in Design: Underground parking design-decreased carbon footprint	1
	1		Credit 1.2 Innovation in Design: Specific Title	1
	1		Credit 1.3 Innovation in Design: Specific Title	1
	1		Credit 1.4 Innovation in Design: Specific Title	1
	1		Credit 1.5 Innovation in Design: Specific Title	1
1			Credit 2 LEED Accredited Professional	1

0	2	2	Regional Priority Credits	4
----------	----------	----------	----------------------------------	----------

	1		Credit 1.1 Regional Priority: Specific Credit	1
	1		Credit 1.2 Regional Priority: Specific Credit	1
		1	Credit 1.3 Regional Priority: Specific Credit	1
		1	Credit 1.4 Regional Priority: Specific Credit	1

27	28	53	Total	108
-----------	-----------	-----------	--------------	------------

Note: The project is part of a new high-density urban core with extensive hardscape and limited open and green space. The Urban Core does not qualify for Density or Connectivity measurements since the criteria (banks, shopping, restaurants etc.) are currently lacking and will be provided by the site as it is developed. Individual design alternatives for systems and finishes will be determined at the building design level in concert with the building architect and/or lead tenant..



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

NOTICE OF PUBLIC HEARING

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

Meeting: **PLANNING COMMISSION**
Application Type: **AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN**
File Number: **ASDP-0641-2012**
Location: **WATKINS MILL TOWN CENTER
400, 401, 500 and 501 Uptown Street**
Applicant/Owner: **BP REALTY INVESTMENTS, LLC**
Proposal: **CHANGE LIVE/WORK UNITS TO TOWNHOMES**
Day/ Date/Time: **WEDNESDAY, SEPTEMBER 5, 2012**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*****IMPORTANT *****

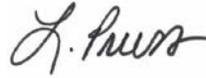
Application **ADSP-0631-2012** has been filed requesting approval of an amendment to schematic development plan SDP-05-002, known as Watkins Mill Town Center in Gaithersburg, Maryland. The application requests approval to eliminate the commercial component of the twenty approved live work units and develop the parcels exclusively with townhomes. The 10,000 square feet of commercial floor area would be reallocated to a hotel to be built in phase two of development. Watkins Mill Town Center is zoned MXD Mixed Use Development and is located between I-270 and the CSX railroad tracks at Watkins Mill Road. The subject area of amendment is located at 400, 401, 500, 501 Uptown Street. Additional details regarding this project are available at www.gaithersburgmd.gov. This is an opportunity to publicly participate, other than providing written testimony which must be submitted before the public hearing record closes. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

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

SEE LOCATION MAP ON REVERSE SIDE

Planning Commission
ASDP-0641-2012
19

CITY OF GAITHERSBURG



By: _____
Lauren Pruss, Planning Director
Planning and Code Administration

**NOTICE POSTED TO THE CITY'S WEBSITE THIS 14th DAY OF AUGUST, 2012
PER § 24-196(g), AND SUBSEQUENTLY MAILED TO:**

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

CITY STAFF

Doris Stokes, Municipal Clerk
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



Lauren Pruss

From: John Schlichting
Sent: Tuesday, August 14, 2012 10:17 AM
To: Lauren Pruss
Subject: RE: Signage for Live/work amendment at WMTC

Lauren,

As we discussed, the intent behind posting the sign on “the primary road frontage” is to maximize the visibility of the sign to the greatest number of people, and to insure that the people most impacted by the subject of the sign are notified. In this case, you propose to post a large sign at the only vehicular entrance to the community, one smaller sign at the community’s only clubhouse, and 10 smaller signs surrounding the two blocks that are proposed to be modified by the site plan amendment. As the City Manager’s authorized representative, I approve the location of these signs.

John Schlichting

Director, Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877-2038
(301) 258-6330
jschlichting@gaitthersburgmd.gov

From: Lauren Pruss
Sent: Tuesday, August 14, 2012 9:53 AM
To: John Schlichting
Subject: Signage for Live/work amendment at WMTC

John,

As the City Manager’s authorized representative, you are granted authority to modify the sign posting requirements for public hearings in the event a sign on the property cannot be readily seen by the public, in such locations as will give fair notice of the pendency of the application. The primary road frontage for WMTC is along I270 with limited visibility due to the speed of traffic, and limited applicability to those passersby. I have attached a map indicating where I think sign posting will provide the most applicable notification to the surrounding residents. Please indicate your approval for the record.

Lauren



August 15, 2012

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 **August 22 and 29, 2012** issues of the Gaithersburg Gazette.

Sincerely,

Lauren Pruss, Planning Director
Planning & Code Administration

ASSIGN CODE: **ASDP-0641-2012** Acct.#

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on an Amendment to Schematic Development Plan **ASDP-0641-2012**, filed by BP Realty Investments, LLC as applicant and owner, on

**WEDNESDAY
SEPTEMBER 5, 2012
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 **ADSP-0631-2012** has been filed requesting approval of an amendment to schematic development plan SDP-05-002, known as Watkins Mill Town Center in Gaithersburg, Maryland. The application requests approval to eliminate the commercial component of the twenty approved live work units and develop the parcels exclusively with townhomes. The 10,000 square feet of commercial floor area would be reallocated to a hotel to be built in phase two of development. Watkins Mill Town Center is zoned MXD Mixed Use Development and is located between I-270 and the CSX railroad tracks at Watkins Mill Road. The subject area of amendment is located at 400, 401, 500, 501 Uptown Street.

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.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones

Planning Commission
ASDP-0641-2012
21



Lauren Pruss, Planning Director
Planning and Code Administration

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaitersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones



NOTICE OF PLANNING COMMISSION MEETING
***WEDNESDAY, SEPTEMBER 5, 2012 at 7:30 PM**
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg MD 20877

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

APPLICATION TYPE: Amendment to Schematic Development Plan
FILE NUMBER: ASDP-0641-2012
LOCATION: Watkins Mill Town Center
400, 401, 500, and 501 Uptown St.
PROPOSAL: Eliminate commercial component of the live/work units and develop the parcels with townhomes

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

*Subject to Change

Planning Commission
ASDP-0641-2012

22

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
BP REALTY INVESTMENTS LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BP REALTY INVESTMENTS LLC		10000 FALLS RD STE 100		POTOMAC	MD	20854
BPTC ELEVEN LLC		10000 FALLS RD STE 100		POTOMAC	MD	20854
BP REALTY INVESTMENTS LLC		8610 COUNTRY CLUB DR		POTOMAC	MD	20817
MTG ACQUISITION LLC		11700 PLAZA AMERICA DR STE 500		RESTON	VA	20190
MTG ACQUISITION LLC		C/O NVR	11700 PLAZA AMERICA DR STE 500	RESTON	VA	20190
AMIN NADEEM	AMIN RUBINA B	130 PARKVIEW AVE		GAITHERSBURG	MD	20866
CHOE PETER Y	YOO JOOHYUN	513 WATKINS MILL RD		GAITHERSBURG	MD	20866
VANGA SUBHASH	AINDLA JYOTHI	509 WATKINS MILL ROAD		GAITHERSBURG	MD	20878
MTG ACQUISITION LLC		C/O NVR HOMES INC	11700 PLAZA AMERICA DR STE 500	RESTON	VA	20190
CHEUNG SAU WAI & LI MINNA	CHEUNG KIM QIN	505 WATKINS MILL RD		GAITHERSBURG	MD	20866
YEUNG THOMAS W	CHIU SHWU-LING	138 PARKVIEW AVE		GAITHERSBURG	MD	20878
CHEUNG HENRY	CHEUNG CINDY	111 TWELVE OAKS DR		GAOTJERSBURG	MD	20878
FISHER MARC R	LOUIE BETTY K	122 BLACKGUM PL		GAITHERSBURG	MD	20878
TSENG GRACE C		126 BLACKGUM PL		GAITHERSBURG	MD	20866
SILVERBERG ROBERT F		497 WATKINS MILL RD		GAITHERSBURG	MD	20866
SINGH JUDITH E		3904 CALVERTON DR		HYATTSVILLE	MD	20782
FENG YI		116 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
SANGKAEN ERIK SEBASTIAN	RAN TIE	130 BLACKGUM PL		GAITHERSBURG	MD	20878
ZHANG AIJUN	KASIM JENNI	493 WATKINS MILL ROAD		GAITHERSBURG	MD	20878
WU JOSEPH	WEN XINWEI	120 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
PARK SEONG & AMMONS EUGENE	WU KUEI-I	489 WATKINS MILL ROAD		GAITHERSBURG	MD	20878
BLAKE JOSEPH M	GOOM Y PARK	124 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
HIERS GEORGE C & HEIDI D	AMMONS CANDICE	200 PARKVIEW AVE		GAITHERSBURG	MD	20866
NG JACKSON KITSANG	BLAKE ALANNA J	518 GRAND ST		GAITHERSBURG	MD	20878
SONG SHUJIA		11592 GAME PRESERVE RD		GAITHERSBURG	MD	20878
PATEL RAHUL	CHEN CHIA YU	128 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
TILAKARATNE KAMAL & SUSHAMA		408 HACKBERRY PL		GAITHERSBURG	MD	20878
CRAWFORD JAMES A		412 HACKBERRY PLACE		GAITHERSBURG	MD	20878
HUH WILLIAM & CHRISTINA	LEE NANCY	412 LONGDRAFT RD		GAITHERSBURG	MD	20878
BISK ALEKSANDR		416 HACKBERRY PL		GAITHERSBURG	MD	20878
TRAN JOHN	BACZA BEATA	117 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
OU SHAW-YI		420 HACKBERRY PL		GAITHERSBURG	MD	20878
GAO YUNLING		132 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
BOND EUGENE	CEPEDA LOURDES	424 HACKBERRY PL		GAITHERSBURG	MD	20878
BENNINGTON COMM ASSOC INC		428 HACKBERRY PLACE		GAITHERSBURG	MD	20878
CHANG ANDREW C		440 HACKBERRY PL		GAITHERSBURG	MD	20878
FENG YAN	CHANG PINGCHIEH L	29 GOODPORT LA		GAITHERSBURG	MD	20878
QIU QIYU	XU LING	444 HACKBERRY PLACE		GAITHERSBURG	MD	20878
KU JIM	QUAN XIN XIN	18104 DARK STAR WAY		BOYDS	MD	20841
KWAK KYUNG JOON & JENNY J	ZHANG JUN	452 HACKBERRY PL		GAITHERSBURG	MD	20878
WEISMAN ALAN S & TESSA		456 HACKBERRY PLACE		GAITHERSBURG	MD	20878
ZHOU XIAOLING		121 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
WONG YUN KIT	WONG SHU YI	474 LADY FERN PLACE		GAITHERSBURG	MD	20878
MAK KAN KI DICK	CHANG YIN MING ESTHER	468 HACKBERRY PLACE		GAITHERSBURG	MD	20878
CAO GUAN LIANG	ZHENG QIAO XI	472 HACKBERRY PL		GAITHERSBURG	MD	20878
CHUANG PONG-WEY		476 HACKBERRY PLACE		GAITHERSBURG	MD	20878
PALLE SRINIVASULU & FUSSELL SCOTT C & LORRIE J		480 HACKBERRY PL		GAITHERSBURG	MD	20878
UM JAMES S	ANANTHA S KAVI	484 HACKBERRY PLACE		GAITHERSBURG	MD	20866
WANG YAOHUI		125 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
KWUN FRANKLIN & CLARA		470 LADY FERN PL		GAITHERSBURG	MD	20878
RUCK DENNIS H	RUCK DORIS E	129 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
		466 LADY FERN PLACE		GAITHERSBURG	MD	20878
		133 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
		125 FOREST PRESERVE DR		GAITHERSBURG	MD	20878

JOHNSON STARLING C & PHYLLIS H		462 LADY FERN PL		GAITHERSBURG	MD	20878
HE HONGYU &	RUNZHI DUO	19421 TRANSHIRE RD		GAITHERSBURG	MD	20886
LUI PAUL &	TAM CINDY	117 FOREST PRESERVE DRIVE		GAITHERSBURG	MD	20878
PARK JUNG J &	SOO JIN KIM	137 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SWERS JEFFREY & SHANA		458 LADY FERN PL		GAITHERSBURG	MD	20878
NOVOTNY JEFFREY A JR & KRISTINA		113 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
AGUILA MIRIAM CECILIA		109 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
TITTLLEY WILLIAM & DING QI		12937 CLARKS CROSSING DR		CLARKSBURG	MD	20871
TAN MINGLIANG &	YANG XIAOFANG	105 FOREST PRESERVE DRIVE		GAITHERSBURG	MD	20878
FAKU CHARLENE		1 WICKER PL		GAITHERSBURG	MD	20878
TOMLINSON BARBARA J		3 WICKER PL		GAITHERSBURG	MD	20878
PHILLIPS DWIGHT & LISA		5 WICKER PL		GAITHERSBURG	MD	20878
LU CLAIRE YIHONG		221 PARKVIEW AVE		GAITHERSBURG	MD	20190
BENNETT SUSAN T ET AL		7 WICKER PLACE		GAITHERSBURG	MD	20878
WANG QI		450 LADY FERN PL		GAITHERSBURG	MD	20878
YOUNG PAUL H &		GAIL R KATZ	9 WICKER PLACE	GAITHERSBURG	MD	20878
EDWARDS DAVID W	CHAND CARMEN M	448 GRAND ST		GAITHERSBURG	MD	20878
WU ZHIJIAN &	FANG YIN	446 LADY FERN PL		GAITHERSBURG	MD	20878
SWIRSKY DOUGLAS J		225 PARKVIEW AVE		GAITHERSBURG	MD	20866
CHANG SOPHIA D	CHANG CHRISTIANA J	444 GRAND STREET		GAITHERSBURG	MD	20878
HUANG CHIEH-CHENG &	TIEN-HUAN LIN	442 LADY FERN PL		GAITHERSBURG	MD	20878
ALVAREZ ALLEN R		440 GRAND ST		GAITHERSBURG	MD	20878
BENNINGTON COMM ASSOC INC		INC	29 GOODPORT LA	GAITHERSBURG	MD	20878
MALIK KASHIF I	MALIK ROSHNI P	229 PARKVIEW AVE		GAITHERSBURG	MD	20878
WANG YUGUANG	XIE RAN	438 LADY FERN PL		GAITHERSBURG	MD	20878
SHULTZ TIMOTHY E &	XIAO H HUANG-SHULTZ	122 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
GOEL MAHESH KUMAR &UMA		118 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
LOPEZ LISET G		17 HONEY BROOK CIR		GAITHERSBURG	MD	20878
CHEN RUTH		436 GRAND		GAITHERSBURG	MD	20878
WANG JEFFREY Y	WANG ALISON Y	111 PRETTYMAN DR		ROCKVILLE	MD	20850
CHEUK TAI CHI		434 LADY FERN PL		GAITHERSBURG	MD	20878
SCHREIBER ANDREW JEFFREY	KWOK OLIVIA WEI-MEI	114 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
COOK DAVID R	COOK ANUREET K	110 FOREST PRESERVE DR		GAITHERSBURG	MD	20878
ZIGH ABDELGHANI		432 GRAND ST		GAITHERSBURG	MD	20866
YANG DAE K		430 LADY FERN PLACE		GAITHERSBURG	MD	20878
COCHRAN JOHN K		15 HONEY BROOK CIR		GAITHERSBURG	MD	20878
SNYDER THOMAS	SNYDER DIANE	428 GRAND STREET		GAITHERSBURG	MD	20878
DRAIN ALUANDA		426 LADY FERN PL		GAITHERSBURG	MD	20878
SULLIVAN DOROTHY DEVLIN	DORSEY MARY DEVLIN REV TR	C/O MARY D DORSEY	1160 SW CHAPMAN WAY UNIT 202	PALM CITY	FL	34990
COMBS KARA & BRIAN		13 HONEY BROOK CIR		GAITHERSBURG	MD	20878
SIMBIREMBEYE ANNONCIATA	NDIANABO EUGENE	424 GRAND ST		GAITHERSBURG	MD	20878
SEXTON LORRAINE A		245 PARKVIEW AVE		GAITHERSBURG	MD	20878
TSE KEVIN LAIKEI		422 LADY FERN PL		GAITHERSBURG	MD	20878
TSAI SHU-FEN		219 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
MURALIDHAR DURBHAKULA & GEETHA		742 SUMMER WALK DR		GAITHERSBURG	MD	20878
JERVOSO RYAN NEIL G &	NELLY ANNE L SOLIMAN	207 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
WU CHARLES C		213 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
ASHEER ADIL U &	MARJAN AL HAMEED	205 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
MOZAFARI PARIVASH N		217 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
VOGL GREGORY W		211 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
HARRIS BOBBY D	CHOUDARY RABHA	215 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
WU JINGWEI ET AL		203 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
WHITFIELD BERNARD H		209 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
DAVE TEJAS R	MEHTA JAHNAVI P	420 GRAND ST		GAITHERSBURG	MD	20878
GOLDSTONE ROY G		418 LADY FERN PL		GAITHERSBURG	MD	20878
WANG LIANG-TSE		416 GRAND ST		GAITHERSBURG	MD	20878

YEUNG IRENE ET AL		414 LADY FERN PL		GAITHERSBURG	MD	20878
KREBS CATHERINE M	LIPSCOMB PHILLIP A	366 WHITE ASH PL		GAITHERSBURG	MD	20878
BPTC TWELVE LLC		C/O BP REALTY	10000 FALLS RD STE 100	POTOMAC	MD	20854
WOLF TAMARA & DEMANN DAVID C	ANATOL WOOLF	369 WHITE ASH PL		GAITHERSBURG	MD	20878
ZHANG JIAN		412 GRAND ST		GAITHERSBURG	MD	20878
DIVINE MICHAEL P & J		410 LADY FERN PL		GAITHERSBURG	MD	20878
KENAH VENECIA R		16 HONEY BROOK CIRCLE		GAITHERSBURG	MD	20878
HUMMER ANDREW & TSANG SIU YEE PATRICIA	SARAH LEIGH-AN POWELL	243 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
BENKE ROBERT ET AL TR		225 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
WU YICONG & LEE JAMES	HUIQI HE	C/O UNIT 8002 H	231 COMMUNITY CENTER AVE	GAITHERSBURG	MD	20878
ZHANG JIAJUN & LI		229 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SHAH KUNAL P & GREENBERG BRENDA	NEHA S VOHRA	241 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
TOWNSEND JOSHUA & LAURA		235 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
BUDHU ANURADHA S		237 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
LU CHEN-XI		239 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
PARK OK JOO KIM		233 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
KIM JUNG H		227 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
BPTC ELEVEN LLC		362 WHITE ASH PLACE		GAITHERSBURG	MD	20878
CHEN WEI	HUANG YAN	408 GRAND ST		GAITHERSBURG	MD	20878
CHEN MICHAEL C	CHEN PEARL M	406 LADY FERN PL		GAITHERSBURG	MD	20878
FIRST FEDERAL CORPORATION		365 WHITE ASH PL		GAITHERSBURG	MD	20878
JOINES JASON M		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
ZHOU YAOLIN	ZHU WENQIN	404 GRAND ST		GAITHERSBURG	MD	20878
BOGART AMY L		8220 SCOTCH BEND WAY		POTOMAC	MD	20854
CHEN DREW T	FU TIFFANY T	75 W WATKINS MILL RD		GAITHERSBURG	MD	20878
SIMKO SONJA J		14 HONEY BROOK CIR		GAITHERSBURG	MD	20878
SAREDDU SRIKANTH KIRAN & YU JONATHAN K	VENKATA NAGA DURGA MALLIPUDI	402 LADY FERN PL		GAITHERSBURG	MD	20878
LA BARBERA LINDA C LV TRUST		361 WHITE ASH PL		GAITHERSBURG	MD	20878
CHENG GANG	WEI QUN	354 WHITE ASH PLACE		GAITHERSBURG	MD	20878
PAINTER JAMES 3RD & HEATHER		12 HONEY BROOK CIR		GAITHERSBURG	MD	20878
ROVEGNO NOELLE		357 WHITE ASH PL		GAITHERSBURG	MD	20878
ZHAO YAN & ELDER JOHN F	LILIA L BI	350 WHITE ASH PLACE		GAITHERSBURG	MD	20878
HESS JOSHUA & DEBRA D O		251 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
KIM CHARLES & LEIER BRIAN P & ROSEMARY	CHRISTINE C PARK	267 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SCHIFFERLI KEVIN		255 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
ARKILLS SCOTT A & MELISSA M		249 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SHI XIAO X		13509 GUM SPRING DR		ROCKVILLE	MD	20850
FARIA CAROLYN & LEE AUTUMN E	JAYSON COLLADO	257 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SAINI ADITYA & KHANNA NITIN & GRANDISON ANDREW & LORI	JOTHNSNA RAO SUMEDHA MALHOTRA	263 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
NG JOSEPH		259 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
HSU FRANK & CHYA JO ANN N & POLLARD MONTY	SHU CHUAN HSU CUASON JAYSON L	265 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
IMAM HUSSAIN T		253 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
COULOUMBIS ALEXANDER T	YOUNG SO	234 URBAN AVENUE		GAITHERSBURG	MD	20878
WU CHARLES	WU ELLEN	222 URBAN AVENUE		GAITHERSBURG	MD	20878
		228 URBAN AVENUE		GAITHERSBURG	MD	20878
		220 URBAN AVE		GAITHERSBURG	MD	20878
		226 URBAN AVENUE		GAITHERSBURG	MD	20878
		232 URBAN AVE		GAITHERSBURG	MD	20878
		238 URBAN AVENUE		GAITHERSBURG	MD	20878
		230 URBAN AVE		GAITHERSBURG	MD	20886
		236 URBAN AVE		GAITHERSBURG	MD	20878
		242 URBAN AVENUE		GAITHERSBURG	MD	20878
		224 URBAN AVE		GAITHERSBURG	MD	20886
		240 URBAN AVENUE		GAITHERSBURG	MD	20878
		353 WHITE ASH PL		GAITHERSBURG	MD	20878
		346 WHITE ASH PLACE		GAITHERSBURG	MD	20878

VLADAVSKY ELINA M ET AL		349 WHITE ASH PL		GAITHERSBURG	MD	20878
WALTON BETH L		342 WHITE ASH PLACE		GAITHERSBURG	MD	20878
NARIO NEIL A & ALINE A		345 WHITE ASH PL		GAITHERSBURG	MD	20878
HALTON JOSEPH P	HALTON MARUMI M	338 WHITE ASH PLACE		GAITHERSBURG	MD	20878
FEINBLUM BENJAMIN COREY		341 WHITE ASH PL		GAITHERSBURG	MD	20878
BPTC THREE LLC		8610 COUNTRY CLUB DR		POTOMAC	MD	20817
DRIS ANTHONY M	DRIS MARIA CANDY	256 URBAN AVE		GAITHERSBURG	MD	20878
AJADI IBRAHEEM F		262 URBAN AVENUE		GAITHERSBURG	MD	20878
ALI AHMEDUR R	ALI FATEMA SULTANA	250 URBAN AVENUE		GAITHERSBURG	MD	20878
LOPEZ EDWARD R	LOPEZ RACHAEL C	266 URBAN AVENUE		GAITHERSBURG	MD	20878
WOO JEFFREY J		254 URBAN AVE		GAITHERSBURG	MD	20878
FILIPOWICZ JOSEPH M	HOLYOKE REBECCA R	260 URBAN AVENUE		GAITHERSBURG	MD	20878
VELLA MELAINE S	RATNAM SURESH	268 URBAN AVE		GAITHERSBURG	MD	20878
SHEN LI	HUANG HENRY Z	P O BOX 3321		RANCHO SANTA FE	CA	92067
CECERE ANDREW F	CECERE MALLORY H	258 URBAN AVE		GAITHERSBURG	MD	20878
CONDON CATHY L		264 URBAN AVENUE		GAITHERSBURG	MD	20878
EL-BADRY OSAMA M	ABDALLA FATIMA A	270 URBAN AVENUE		GAITHERSBURG	MD	20878
BPTC THREE LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BANKS ERIK C ET AL		337 WHITE ASH PL		GAITHERSBURG	MD	20878
MEASE BART A		323 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
WERNLY CLAIRE H		329 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
HUANG DAVID C		335 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
CASTELLINO KIM	NORONHA ARUNA	2805 DEER RIDGE DR		SILVER SPRING	MD	20904
NI JIA		327 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
QI HUI		333 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
LIVERNOS MICHELLE R		321 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
CHAUDHARY SALMAN S		315 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
JOSEPH SHAWN	JOSEPH OCHEZE W	331 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
NAYAGAM MATTHEW		325 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
HEDRICK EVERETT GEOFFREY		319 COMMUNITY CENTER AVENUE		GAITHERSBURG	MD	20878
SUN WENPING		313 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20866
BPTCFOUR LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BP REALTY INVESTMENTS LLC		C/O ACCOUNTING DEPT	10000 FALLS RD #100	POTOMAC	MD	20854
BMR-WEST WATKINS MILL LLC		C/O PARADIGM TAX GROUP	5694 MISSION CENTR RD #602-800	SAN DIEGO	CA	92108
PAI PRATYAKSH V	PAI VIDYA	347 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
PANDEY SANJAY K	BHARGAVA NANDITA	355 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
TRAN KIM LOAN T		359 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
DAI KAIFAN	ZHAO XUELIAN	363 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
JENSEN MICHAEL J	HOYOS ALEJANDRA	349 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
TU HONGYING		353 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
SILVERMAN ADAM E	KAY LAUREN S	357 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
LA FLEUR BYRON A		343 COMMUNITY CENTER AVE		GAITHERSBURG	MD	20878
KAHN ALEKSEY	KAHN EKATERINA	351 COMMUNITY CENTER WAY		GAITHERSBURG	MD	20878
BPTC FIVE LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BPTC SEVEN LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BPTC SIX LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BPTC EIGHT LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BPTC SIX LLC		8610 COUNTRY CLUB DR		POTOMAC	MD	20817
STEVENSON GEORGE & L		8114 BRINK RD		GAITHERSBURG	MD	20882
BMR-50 WEST WATKINS MILL LLC		C/O PARADIGM TAX GROUP	5694 MISSION CENTR RD #602-800	SAN DIEGO	CA	92108
BPTC NINE LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
30 WEST WATKINS MILL ROAD LLC		30 W WATKINS MILL RD		GAITHERSBURG	MD	20878
BPTC TEN LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
LOUISE'S HERITAGE LLC		8114 BRINK RD		GAITHERSBURG	MD	20882
METROGROVE 1 LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
HALCYON ASSOCIATES		5500 MACARTHUR BLVD NW		WASHINGTON	DC	20016

MGR3 LLC		10000 FALLS RD STE 100		POTOMAC	MD	20854
METROGROVE 2 LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
MGR4 LLC		10000 FALLS RD STE 100		POTOMAC	MD	20854
MONTGOMERY COUNTY		EOB 101 MONROE ST		ROCKVILLE	MD	20850
DANIEL DANIEL & DANIEL		5500 MACARTHUR BLVD NW		WASHINGTON	DC	20016
STATE OF MARYLAND		TAWES STATE OFF BLDG		ANNAPOLIS	MD	21401
MONTGOMERY COUNTY		101 MONROE STREET		ROCKVILLE	MD	20850
CSX TRANSPORTATION INC		C/O SPECIAL ASSM S/C J915	301 W BAY ST STE 800	JACKSONVILLE	FL	32202
STATE OF MARYLAND		DEPT OF NATURAL RESOURCES	TAWES STATE OFFICE BLDG	ANNAPOLIS	MD	21401
BERCELI MICHAEL		11510 GAME PRESERVE RD		GAITHERSBURG	MD	20878
ST OF MD DEPT OF FORESTS &		PARKS	TAWES STATE OFF BLDG	ANNAPOLIS	MD	21401
MCGOWN AUGUSTA B ET AL		309 STAGHORN WAY		WEST CHESTER	PA	19380
Alan Rosen	President	17017 Sioux Lane		Gaithersburg	MD	20878
April Day	Community Association Services, Inc.	18401 Woodfield Road, Suite H		Gaithersburg	MD	20879
Barbara B. Jensen	Quantum	5101 River Road, Suite 101		Rockville	Maryland	20816
Brian Weiblinger	President	147 Apple Blossom Way		Gaithersburg	MD	20878
Bruce Blumberg	Abaris Realty, Inc.	12009 Nebel Street		Rockville	MD	20852
Carla Johnson	Bennington	29 Goodport Lane		Gaithersburg	Maryland	20878
Cheryl Berger	Association Bookkeeping Service, Inc.	849-F Quince Orchard Boulevard		Gaithersburg	MD	20878
Chris Froehlich	Community Mngmnt. Corp.	11300 Rockville Pike #907		Rockville	MD	20852
Claude Lumpkins	Vista Management	1131 University Blvd West Suite 101		Silver Spring	MD	20902
Craig Chung	The Management Group	20440 Century Boulevard, Suite 100		Germantown	Maryland	20874
Dale Roan	Main Street Property Management, Inc.	9 Park Avenue		Gaithersburg	MD	20877
David Sapoznick	Summit Management Services, Inc. AAMC	3833 Farragut Avenue		Kensington	MD	20895
David Studley	President	716 Beacon Hill Terrace		Gaithersburg	MD	20878
Elaine Ziemke	The Management Group	20440 Century Boulevard, Suite 100		Germantown	Maryland	20874
Eric Cooper	Property Management People	955-A Russell Avenue		Gaithersburg	Maryland	20879
Frances Winter	President	2 Glazebrook Court		Gaithersburg	MD	20878
Glenn Loveland	Abaris Realty, Inc.	12009 Nebel Street		Rockville	MD	20852
Guisela Deering	The Simmons Management Group, Inc.	8911 60th Avenue, 2nd Floor		College Park	MD	20740
Hank Jacob	Allied Realty	7605 Arlington Road		Bethesda	MD	20814
Ibrahim Dukuly	Lighthouse Property Management, LTD	P.O. Box 5379		Takoma Park	MD	20913
Jackie Shaw	Vice President	5 Antioch Road		Gaithersburg	MD	20878
Jeanette Broadwater	Vanguard Management Associates	PO Box 39		Germantown	MD	20875
Jeff Kivitz	Main Street Property Management, Inc.	9 Park Avenue		Gaithersburg	MD	20877
Jesse James	Allied Realty	7605 Arlington Road		Bethesda	MD	20814
Jessica Cummings	IKO Real Estate, Inc.	3416 Olandwood Court, Suite 210		Olney	MD	20832
Jon May	President	8940 Edgewood Drive		Gaithersburg	Maryland	20877
Karen Cooper	Paul Associates, Inc.	6935 Wisconsin Avenue Suite 400		Chevy Chase	MD	20815
Kay Nichols	President	108 Twelve Oaks Court		Gaithersburg	MD	20877
Kevin Kapp	Vista Management	1131 University Blvd West Suite 101		Silver Spring	MD	20902
Kim Lee	Villa Ridge Condominium Association	414 Girard Street		Gaithersburg	MD	20877
Lisa Franklin	PROCAM	14904 New Hampshire Avenue		Silver Spring	Maryland	20905
Lori Cohen	Armstrong Management Services	3949 Pender Drive #205		Fairfax	Virginia	22030
Matt Snyder	ComSource Management, Inc.	3414 Morningwood Drive		Olney	MD	20832
Melinda Nickols	ComSource Management, Inc.	3414 Morningwood Drive		Olney	Maryland	20832
Michael Eckloff	ComSource Management, Inc.	3414 Morningwood Drive		Olney	Maryland	20832
Michael LaPrade	ComSource Management, Inc.	3414 Morningwood Drive		Olney	MD	20832
Mike Potter	M.T.M Management Associates	26223 Ridge Road		Damascus	MD	20872
Nancy Goglio	President	905 Wild Forest Drive		Gaithersburg	Maryland	20879
Peggy Toland	Community Association, Inc.	15742 Crabbs Branch Way		Derwood	MD	20855
Peyton Harris	Capital Management	12011 Lee Jackson Highway #350		Fairfax	VA	22033
Ralph Caudle	IKO Real Estate, Inc.	3416 Olandwood Court, Suite 210		Olney	MD	20832
Randy Fox	Kentlands Citizen Assembly, Inc.	485 Tschiffely Square Road		Gaithersburg	Maryland	20878
Richard Skobel	Main Street Property Management, Inc.	9 Park Avenue		Gaithersburg	MD	20877
Robert Fogel	Abaris Realty, Inc.	12009 Nebel Street		Rockville	MD	20852

Ruchita Patel	The Management Group	20440 Century Boulevard, Suite 100	Germantown	Maryland	20874
Sandra Ewing	Vanguard Management Associates	PO Box 39	Germantown	MD	20875
Shireen Ambush	Abaris Realty, Inc.	12009 Nebel Street	Rockville	MD	20852
Steve Leskowitz	The Management Group	20440 Century Boulevard, Suite 100	Germantown	Maryland	20874
Steve Philbin	Community Management Corporation	11300 Rockville Pike #907	Rockville	MD	20852
Tom Armstrong	President	108 Longdraft Road	Gaithersburg	Maryland	20878
Tony Martella	ComSource Management, Inc.	3414 Morningwood Drive	Olney	MD	20832

Lauren Pruss

From: Luis Gonzalez [luis.gonzalez@studiolfg.com]
Sent: Wednesday, August 15, 2012 4:53 PM
To: Lauren Pruss
Cc: 'Allen Meizlish'
Subject: RE: follow up

Good afternoon Lauren,

Sorry, I didn't get back to you sooner. We have tentatively scheduled the community meeting for August 30th from 5pm-7pm at the Parklands Clubhouse, 209 Parkview Ave, Gaithersburg, MD 20866. I am coordinating with NVR for the graphics. We'd like to conduct the meeting as an informal open house with the graphics mounted on boards, sitting on easels. We're planning on having some snack platters for everyone. I think this format will be conducive to generating an open dialogue between us and the community. NVR will have someone there and from our end it will be Allen (my apprentice) and myself. What sort of advertisement would you like us to do? Would you like us to produce a flyer? We were planning on posting an announcement at the pool and clubhouses and NVR marketing trailer.

The signs were picked up and posted yesterday by one of the guys in our office. I should be receiving them from him either later this evening or tomorrow morning.

Thank you!

-Luis

From: Lauren Pruss [<mailto:LPruss@gaithersburgmd.gov>]
Sent: Wednesday, August 15, 2012 4:08 PM
To: Luis Gonzalez
Subject: follow up

Luis,

I did not receive a response to my email on Monday regarding the community meeting. Can you confirm that you received the email and let me know what your plans are. Also, can you have date stamped pictures of the sign posting sent over for verification? Thanks.

Lauren

Lauren Pruss

From: Luis Gonzalez [luis.gonzalez@studiolfg.com]
Sent: Thursday, August 16, 2012 12:14 PM
To: Lauren Pruss
Cc: 'Allen Meizlish'
Subject: ASDP-0641-2012: Sign Posting Pictures
Attachments: photo 03.JPG; photo 04.JPG; photo 05.JPG; photo 06.JPG; photo 07.JPG; photo 08.JPG; photo 09.JPG; photo 10.JPG; photo 11.JPG; photo 12.JPG; photo 13.JPG; photo 14.JPG

Good afternoon Lauren,

I have attached the sign pictures you requested. Please let me know if there's anything else you need.

Thank you!

Luis

From: Luis Gonzalez [<mailto:luis.gonzalez@studiolfg.com>]
Sent: Wednesday, August 15, 2012 4:53 PM
To: 'Lauren Pruss'
Cc: 'Allen Meizlish'
Subject: RE: follow up

Good afternoon Lauren,

Sorry, I didn't get back to you sooner. We have tentatively scheduled the community meeting for August 30th from 5pm-7pm at the Parklands Clubhouse, 209 Parkview Ave, Gaithersburg, MD 20866. I am coordinating with NVR for the graphics. We'd like to conduct the meeting as an informal open house with the graphics mounted on boards, sitting on easels. We're planning on having some snack platters for everyone. I think this format will be conducive to generating an open dialogue between us and the community. NVR will have someone there and from our end it will be Allen (my apprentice) and myself. What sort of advertisement would you like us to do? Would you like us to produce a flyer? We were planning on posting an announcement at the pool and clubhouses and NVR marketing trailer.

The signs were picked up and posted yesterday by one of the guys in our office. I should be receiving them from him either later this evening or tomorrow morning.

Thank you!

-Luis

From: Lauren Pruss [<mailto:LPruss@gaitthersburgmd.gov>]
Sent: Wednesday, August 15, 2012 4:08 PM
To: Luis Gonzalez
Subject: follow up

Luis,

I did not receive a response to my email on Monday regarding the community meeting. Can you confirm that you received the email and let me know what your plans are. Also, can you have date stamped pictures of the sign posting sent over for verification? Thanks.

 **PLANNING COMMISSION REVIEW**

**CHANGE
IN USE**

ASDP-0641-2012

PURPOSE

REFERENCE

**LIVE/WORK TO
TOWNHOUSE**

MEETING TYPE

Wednesday

**SEPTEMBER
05, 2012**

DAY

DATE

7:30pm at 31 S. Summit Ave.

TIME

LOCATION

*** SUBJECT TO CHANGE CALL 301-258-6330
www.galthersburgmd.gov**

08/14/2012 5:25


Gaithersburg
PUBLIC HEARING
ASDP-0641-2012
FILE NUMBER
Change In Use: Live/Work To Townhouse
APPLICATION REQUEST
Wednesday Sept. 5, 2012
DAY * DATE
7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
*SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:20




PUBLIC HEARING

ASDP-0641-2012
 FILE NUMBER

Change In Use From Public to Warehouse
 APPLICATION REQUEST

Wednesday *Sept 5, 2012*
 DAY DATE

7:30 P.M.
 GAITHERSBURG CITY HALL
 31 SOUTH SUMMIT AVENUE

 *SUBJECT TO CHANGE
 CALL 301-258-6330
 www.gaithersburgmd.gov


08/14/2012 5:19


PUBLIC HEARING
ASDP-041-2012
FILE NUMBER
Change to the Top Park & Ride
APPLICATION REQUEST
Held on *Sept 5, 2012*
DAY DATE
7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
*SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:18


PUBLIC HEARING
ASDP-0641-2012
FILE NUMBER
Change In Use Application to Surface
APPLICATION REQUEST
Wednesday Sep 5, 2012
DAY * DATE
7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
*SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgmd.gov

 **M & M**
SEDIMENT CONTROL & CONTRACTING

08/14/2012 5:17




PUBLIC HEARING
 ASDP-0801-2012
 FILE NUMBER
 Change to the Site Plan & Section
 APPLICATION REQUEST
 Date: 8/14/2012
 TIME: 7:30 P.M.
 GAITHERSBURG CITY HALL
 17 SOUTH BURNING WOODS
 GAITHERSBURG, MD 20878
 CALL 201-258-8229
 www.gaithersburgmd.gov

08/14/2012 5:16




PUBLIC HEARING
ASDP-DWH-2012
FILE NUMBER
Change to use for use in the
APPLICATION REQUEST
L. Johnson 8/14/2012
DAY DATE
7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
*SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgme.gov

STOP

08/14/2012 5:15



PUBLIC HEARING

ASDP-0641-2012

FILE NUMBER

Change In Use: Live/Work To Townhouse

APPLICATION REQUEST

Wednesday

DAY

Sept. 5, 2012

* DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE

CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:14



Gaithersburg

PUBLIC HEARING

ASDP-0641-2012

FILE NUMBER

Change In Use: Live/Work To Townhouse
APPLICATION REQUEST

Wednesday

DAY

Sept 5, 2012

* DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE

CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:13


Gaithersburg

PUBLIC HEARING

ASDP-0641-2012
FILE NUMBER

Change in Use/Zone to Townhouse
APPLICATION REQUEST

Wednesday Sept 5, 2012
DAY * DATE

7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

* SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:12



Gaithersburg

PUBLIC HEARING

ASDP-0641-2012

FILE NUMBER

Change In Use: Live/Work To Townhouse

APPLICATION REQUEST

Wednesday

DAY

Sept 5, 2012

* DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE

CALL 301-258-6330
www.gaithersburgmd.gov

08/14/2012 5:12


PUBLIC HEARING

ASDP-0641-2012
FILE NUMBER
Change to the Land Use & Zoning
APPLICATION REQUEST

Wednesday *Sept 5, 2012*
DAY * DATE
7:30 P.M.
GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE
CALL 301-258-6330
www.gaithersburgmd.gov

INVITATION AND OPEN HOUSE



Location: Parklands Clubhouse
209 Parkview Ave
Gaithersburg, MD 20866

Date: August 30, 2012

Time: 5:00pm-7:00pm

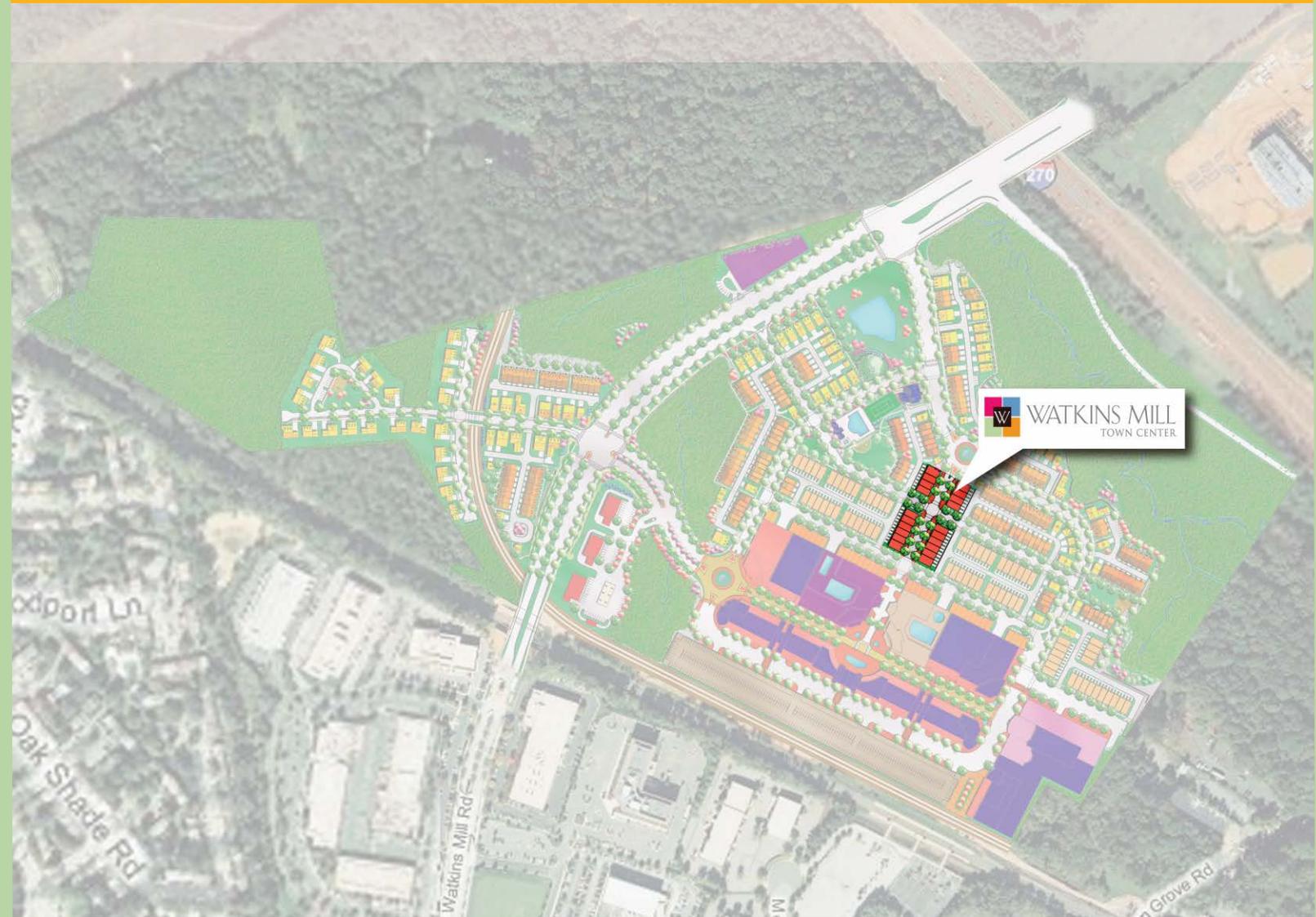
**Open house to discuss ASDP-0641-2012:
Converting live-work units into townhouse homes to enhance
the residential experience.**



WATKINS MILL
TOWN CENTER

Planning Commission
ASDP-0641-2012
25

For additional information please call Luis Gonzalez at 301.299.2099



Location to convert live-work units into townhouse homes to enhance the residential experience.



WATKINS MILL
TOWN CENTER

For additional information please call Luis Gonzalez at 301.299.2099

Lauren Pruss

From: Trudy Schwarz
Sent: Sunday, August 19, 2012 8:26 AM
To: Lauren Pruss
Subject: Fwd: Asdp-0641-2012 9/5

Trudy

----- Original message -----

Subject: Re: Asdp-0641-2012 9/5

From: David Huang <huangdc14@gmail.com>

To: Trudy Schwarz <TSchwarz@gaithersburgmd.gov>, "jCoratola@gaithersburgmd.gov"

<jCoratola@gaithersburgmd.gov>, "mhopkins@gaithersburgmd.gov"

<mhopkins@gaithersburgmd.gov>, "lkaufman@gaithersburgmd.gov"

<lkaufman@gaithersburgmd.gov>, "glanier@gaithersburgmd.gov"

<glanier@gaithersburgmd.gov>, "dwinborne@gaithersburgmd.gov" <dwinborne@gaithersburgmd.gov>

CC: Re: Asdp-0641-2012 9/5

I won't be able to attend 9/5 meeting at city hall, but I vote against above-mentioned case number, to turn an area suppose meant for recreation area/sitting area in the community into additional townhouses. There are very little area in Parklands for outdoor sitting for the large number for residence already, the builders should not take what's left in the community for planting some trees and set up benches to build more houses for profit.

Thank you for your time.

David Huang
335 Community Center Ave
Gaithersburg, MD 20878

OFFENDERS

Continued from Page A-1

David W. Weissert, coordinator of the Office of Commissioner Activity in the District Court of Maryland. The courts do not track how many offenders released without bail are repeat offenders.

Every person who is arrested appears before a court commissioner within 24 hours to hear an explanation of the charges made against him and his rights, Weissert said. A total of 23 commissioners work in shifts around the clock in Montgomery, he added.

If the commissioner thinks the defendant might not return to court, he can assign him to post bail before releasing the person or, if the crime is severe, detain the person without bail until he can be seen by a judge, Weissert said.

"Pretrial release conditions are decided based on two factors alone, and that is appearance at trial and safety — it has nothing to do with the factors of the case," he said.

Past crimes or repeat offenses are factored into commissioners' decisions, but every individual crime a person is charged with is looked at on its own and all suspects are considered innocent until proven guilty, Weissert said.

"Being a repeat offender doesn't mean that you're necessarily a safety issue or that you have a record of not appearing at trial," he said. "It depends on what the repeat offenses are. Are they of the same nature or of a different nature? Is it the same victim or different victims?"

Sheriffs in Montgomery County are especially concerned with the release of offenders who have a history of violating domestic violence protective orders, because such offenders can be a threat to their victims or others, said Montgomery County Sheriff Darren M. Popkin, who also is the second vice president of the Maryland Sheriffs' Association.

"In these real serious cases we're always hoping that [the offenders] get held over, so, in some cases, when people are released, we don't really have an understanding as to why a commissioner made that call," Popkin said. "It's unfortunate ... we know in these domestic violence cases that, if there is court intervention and [the offenders] get held, the victim is safer."

The role of commissioners

has come under fire in Maryland previously, with some critics arguing the decisions made at commissioner hearings would be better handled by a judge. Commissioners in Maryland must be at least 18 years old, live in the jurisdiction they intend to serve in and hold a four-year bachelor's degree to be appointed, Weissert said.

Commissioners in other states, including the Superior Court of California, are required to be members of the state bar and have at least 10 years' practice in law, but in Maryland commissioners do not have the authority to preside over a trial as commissioners in California do, Weissert said. The roles of Maryland commissioners are different and do not require a law degree, he said.

"There's no adjudication, there's no decisions made in the case. These meetings are to advise you of your rights and determine pretrial release," Weissert said. "In [a] way it's better that you're not an attorney; that way you mirror the community."

Last year, about 12,441 petitions for protective orders were filed with commissioners in Montgomery County, according to state district court statistics. That same year, 11,080 statements of charges were issued for violations of protective orders in Montgomery County, Weissert said.

The courts do not track how many violations were committed by the same offenders, even though a defendant's previous offenses are made available to commissioners at hearings, Weissert added.

Hannah Sassoon, the director of the county's Family Justice Center, said she thinks that too many cases involve repeat offenders targeting the same victim — or others — during relatively short periods of time.

The center, which cooperates with police, sheriff's deputies, health and human services representatives and others to provide safety and services to abused persons in Montgomery County, helps thousands of victims every year.

"We have serial offenders just like there are serial rapists," Sassoon said. "And we try to get that information to the commissioners; we will do bond memos to let the commissioner know and let judges know that this person is coming before them. We do the best that we can."

jarias@gazette.net

New lie detector results disallowed from trial

■ Second trial for Ranger accused of killing roommate

BY JEREMY ARIAS
STAFF WRITER

A Montgomery County judge refused Tuesday to allow into evidence results from an emerging lie detector technology at a murder trial next week for a former U.S. Army Ranger accused of killing his roommate in 2006.

Circuit Court Judge Eric M. Johnson ruled that the technology, which uses a machine to measure brain activity through changes in blood flow, is far too untested to be relied upon at trial. Defense attorney Andrew V. Jezic had hoped to present the test results, which his client passed, at next week's trial for Gary James Smith, who is charged with the September 2006 shooting death of his roommate and fellow Army Ranger, Michael McQueen Jr.

While a bevy of experts in neuroscience testified as to the promising possibilities of someday using Functional Magnetic

Resonance Imaging machines — called fMRIs — to determine if a subject is lying, none of the experts could testify to the technology's current reliability, classifying the emerging field as untested and lacking standards, Johnson said in his decision.

"There's no quantitative analysis of this procedure available yet. ... How can you check your work?" Johnson said. "... We know that two and two means four, but we can't say the same thing about fMRIs."

Smith was convicted of depraved-heart second-degree murder in the slaying in April 2008, but Johnson excluded certain testimony, resulting in the Court of Appeals of Maryland overturning the conviction.

During the 2008 trial, Johnson refused to allow testimony from a Georgia police officer who thought McQueen was suicidal, a key point to the defense's argument that the gunshot wound to McQueen's temple was self-inflicted.

City of Acworth Police Officer John Hegger had arrested McQueen near Fort Benning, Ga., in August 2006 for driving while intoxicated. He would

have provided statements McQueen made that defense attorneys believe could have been used to convince the jury that McQueen was suicidal.

Both Jezic and county Deputy State's Attorney John Maloney were barred from discussing the outcome of the motions trial on fMRIs Tuesday afternoon, but Jezic was optimistic discussing next week's trial.

"I think that the evidence that was excluded last time was very significant; Officer Hegger will be able to testify about Mike McQueen's statements," he said after Tuesday's hearing. "We will vigorously assert Gary Smith's innocence and we expect to show that he is innocent [next week]."

Smith was also optimistic, though cautious in his statements following Tuesday's motions hearing.

"It's stressful ... but, you know, I also have more confidence and I have more fight in me to prove that I did not shoot my friend," he said.

McQueen and Smith moved into their apartment earlier in September 2006 after serving in

the same intelligence unit in Afghanistan, according to court records.

On the afternoon of Sept. 25, they smoked marijuana, had dinner and drank a couple of beers at home before heading out to two bars in Gaithersburg, according to court records. Just before 1 a.m. Sept. 26, police responded to a 911 call from Smith. Less than a minute after receiving the call, officers found Smith "outside, hysterical and with blood on his face," according to court records.

McQueen's body was found in a living room chair dead from a gunshot wound that was linked to a .38-caliber gun owned by Smith, which was found at the bottom of nearby Lake Needwood. Defense attorneys said Smith discarded the gun out of fear of being blamed.

"After fighting for everybody else's freedom — I did one and a half deployments in Iraq and three and a half deployments in Afghanistan — to be put in prison for a crime I didn't commit was extremely frustrating," Smith said Tuesday.

jarias@gazette.net

FAIR

Continued from Page A-1

Montgomery County, so every year we have to advertise to new people."

The Montgomery fair association reported a combined \$2.7 million in revenues in its 2010 tax filing. The fair, which costs \$10 to enter, showcases 20,000 exhibits and 140 vendors, including 32 food vendors, Svrcek said.

"Hundreds of 4-H kids depend on the fairground for an opportunity to showcase," he said, referring to the youth organization administered by the National Institute for Food and Agriculture and the U.S. Department of Agriculture.

This year, the Montgomery fair installed new seating at its Peppo Community Stage and laid new asphalt, Svrcek said.

"We always try to bring new attractions," he said, with this year's fair including a monster truck that transforms into a dinosaur, breathes fire and bites a car in half.

Most fair associations also supplement their revenues by leasing their land for other events

during the off-season. The Maryland State Fair in Timonium rents its land to trade shows and festivals, while Montgomery offers its fairgrounds to Latino festivals, antique doll shows and craft festivals, and also leases it for parking for major golf events.

Fairs also keep costs down by relying on volunteers, with the Montgomery organization calling in as many as 1,200.

But as the areas around fairs become more urbanized, the vast swaths of land they occupy become more appealing to investors and developers.

Retail is starting to come back and fairgrounds, such as the 62-acre Montgomery fair, are increasingly viewed strategically for development, said Ronayne Waldron, senior vice president of McShea & Co., a real estate services company in Gaithersburg.

Almost \$300 million worth of new construction related to multifamily housing in the area within the past 18 months puts the fairgrounds, on Md. 355, in "extreme premium," he said.

"Multifamily is what's trending," Waldron said.

The fairgrounds property was assessed at \$14.4 million in January, according to the Maryland Department of Assessments and Taxation. The Gaithersburg City Council also rezoned the



TOM FEDOR/THE GAZETTE

Reyna Dengler, who works for the Taisey Agency of Frederick, a contractor, collects admission from fairgoers at the Montgomery County Agricultural Fair in Gaithersburg.

fairgrounds in June, making it more attractive for development.

"I could see the office market improving and industrial [research and development] in Montgomery County," Waldron said.

Svrcek said the fair's position is that the land is not for sale.

"This property will be the Montgomery County Agricultural Fair until it becomes the Montgomery County Agricultural Fair elsewhere. Our mission is fostering agricultural education, supporting the 4-H clubs and keeping the community abreast of how

agriculture affects their daily lives. As long as that continues to be our mission, the fair will exist," he said. "The Montgomery County fair is here in 2012 and plans to be here for many years to come."

Waldron also said the improved roads near the Frederick fairgrounds make that property equally accessible and attractive.

"At some point, the values become so compelling that something has to be done," he said. "It's all about location, and that's a heck of a location."

lrobbins@gazette.net

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on an Amendment to Schematic Development Plan ASDP-0641-2012, filed by BP Realty Investments, LLC as applicant and owner, on

**WEDNESDAY
SEPTEMBER 5, 2012
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 ADSP-0641-2012 has been filed requesting approval of an amendment to schematic development plan SDP-05-002, known as Watkins Mill Town Center in Gaithersburg, Maryland. The application requests approval to eliminate the commercial component of the twenty approved live work units and develop the parcels exclusively with townhomes. The 10,000 square feet of commercial floor area would be reallocated to a hotel to be built in phase two of development. Watkins Mill Town Center is zoned MXD Mixed Use Development and is located between I-270 and the CSX railroad tracks at Watkins Mill Road. The subject area of amendment is located at 400, 401, 500, 501 Uptown Street.

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.

1846437

NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan SDP-12-001, filed by Jody Kline, Miller Miller & Canby for Izaak Walton League of America, on

**TUESDAY
SEPTEMBER 4, 2012
AT 7:30 P.M.**

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

The applicant requests approval of Schematic Development Plan, SDP-12-001, in conjunction with Sketch Plan Z-317, known as the Izaak Walton League of America, Inc., Property, located at 700, 704 and 707 Conservation Lane, off Muddy Branch Road in the City of Gaithersburg, Maryland. The plan proposes to maintain the existing building as Philanthropic Organization, including Office Use, on approximately 33.54 acres of land proposed to be in the MXD (Mixed Use Development) Zone.

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.

Trudy Schwarz, Community Planning Director
Planning and Code Administration

1846434

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Map Amendment and associated Sketch Plan Z-317, filed by Jody Kline, Miller Miller & Canby for Izaak Walton League of America on

**TUESDAY
SEPTEMBER 4, 2012
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.

This is an application to rezone 33.54 acres of land from the R-A (Low Density Residential) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 (Map Amendments) of the City Code. The property, known as the Izaak Walton League of America, Inc., is located at 700, 704 and 707 Conservation Lane, off Muddy Branch Road in the City of Gaithersburg, Maryland.

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.

Trudy Schwarz, Community Planning Director
Planning and Code Administration

1846433

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg's Mayor and Council and Planning Commission will conduct a joint public hearing on the Historic District Commission's recommendations for the historic designation of the following eight properties within the Tschiffely-Kent Farm/Kentlands Old Farm: Springhouse Ruins — south of Inspiration Lane/north of Inspiration Lake; Caretaker's House — 421 Kent Square Road; Grotto (Pheasant House)/Crypt — 801 Inspiration Lane; Kentlands Mansion — 320 Kent Square Road; Garage/Kentlands Carriage House (KCA) - 321 Kent Square Road; Arts Barn — 311 Kent Square Road; Brick Building/Wood Shop (DPZ) — 320 Firehouse Lane; and Garden Tool Shed — 117 Kent Square Road. The joint public hearing on these historic designation applications will take place on:

**TUESDAY
SEPTEMBER 4, 2012
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard, in the Council Chambers at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland 20877. These historic designation applications request the historic designation of the resources/sites that originally comprised the approximately 110-year-old Tschiffely-Kent Farm. The City's Historic District Commission recommended historic designation of these resources/sites based on criteria outlined in § 24-226 of the City Code. Further information on this application may be obtained from the Planning and Code Administration in City Hall, 31 South Summit Avenue, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday or by visiting www.gaithersburgmd.gov/kentlandsoldfarm.

Matthew T. Bowling, M.A., M.H.P.
Planner, Liaison to the Historic District Commission

1846436

Planning Commission
ASDP-0641-2012
27

Client Name: 11208791-01
Advertiser: 1846436
Section/Page/Zone: A/A016/
Description: Notice of Joint Public Hearing
Ad Number: 11208791-01
Insertion Number: 1846436
Size: 3x4.00
Color Type: B&W

The Gazette
Serving Maryland Communities since 1959
Publication Date: 08/22/2012

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.

Heroic high-five



Greg Doehler/The Gazette
 Connie Lattin (left) of Gaithersburg looks on as her grandson, Caiden Reyes, 3, gets a high-five from comic book super hero Captain America Saturday during Hero Day at Adventure Park USA in New Market. In addition to fictional heroes, the event featured real-life "unsung heroes," including firefighters and police officers.

Rockville swim center to see new improvements

■ Construction set to begin on new bathhouse

BY ELIZABETH WAIBEL
 STAFF WRITER

Summer is winding down, but visitors to the Rockville Swim and Fitness Center have some new shower and changing facilities to look forward to next summer.

Demolition and construction is set to begin next month on a new bathhouse in the center's outdoor complex to replace an existing 43-year-old bathhouse. The project will cost about \$1 million.

"We're hoping to start construction just after we close for Labor Day," said Mark Eldridge, swim center superintendent. That would allow eight months for construction before the facility reopens next summer.

The plans call for tearing down the old two-story outdoor bathhouse and building a new one in the same location. Eldridge said the old building does not meet all the current building codes and accessibility requirements. The new bathhouse will include a guard office, more modern showers and toilets and a changing area. To make the building more accessible, it also will have a family changing room and will be all on one floor.

The new building will be about the same size as the old one, and Eldridge said the

main improvement to the design is more modern equipment and facilities.

"It's a very simple project; there's nothing extravagant in there at all," he said. "... There's not any big, significant changes, it's just creating a useable, modern bathhouse for the people out there."

The city originally had hoped to have the bathhouse completed in May, in time for it to be open this summer. In December, the city solicited bids for the project, but rejected all of them for exceeding the budget, which was about \$735,000. Since then, a state bond bill has added \$200,000 to help fund the bathhouse, and the architect reduced the scope of the project.

In May, the city again sought bids for construction with a budget of \$935,000. The lowest bid, at \$1,003,520, came from Gardiner and Gardiner, which is based in Crofton.

Funding for the bathhouse will come from the Swim and Fitness Improvements Capital Improvements Program. The city also was able to use \$115,000 it saved on renovating the old post office to house the police station and \$16,900 it saved on architectural services for the bathhouse.

Eldridge said the bathhouse is one of the most popular buildings in Rockville.

"Close to 200,000 people a year go through it, and even though it's only open a small time of the year, we have well over 1,000 to 2,000 people a day," he said.

ewaibel@gazette.net

Climate change issue affecting energy providers across Maryland

■ Utilities might not acknowledge it, but they still are preparing

BY MARGIE HYSLOP
 STAFF WRITER

Maryland's electric utilities vary in how directly they address the still-contentious issue of climate change. But they all say they are adapting to stormier conditions that have marked the state's weather in recent years.

Pepco Region President Thomas H. Graham told state Sens. Brian E. Frosh and James C. Rosapepe in a letter this month that Pepco Holdings "discusses climate change at all levels in the Company."

But, Baltimore Gas and Electric Co., the state's largest electric utility, has "no business plan that

applies climate change to business on a day-to-day basis," although it is committed to adapting to the "new normal for weather," BGE Vice President Rob Gould said.

Although the debate about climate change continues, said SMECO spokesman Thomas Dennison, "The fact that we have experienced two of the three largest outage events in our 75-year history over the past 12 months cannot be ignored."

Although the storms that caused recent outages forced SMECO to look for ways to improve, Dennison said, "The improvements we make to prepare for the next storm, heat wave or cold spell will not be made because of 'climate change.'"

"They will be made based on sound engineering, our experience with our system here in Southern Maryland and because

they are necessary to meet our mission."

Under an executive order issued last month by Gov. Martin O'Malley (D), experts, including utility executives, are drafting recommendations on how to make the electric grid in Maryland more "resilient" in the face of severe weather and high temperatures.

The state has made a concerted effort recently to begin addressing climate change. Early this month, Department of Natural Resources Secretary John R. Griffin told a congressional panel that new directives already in use could influence future projects, especially those vulnerable to sea level rise.

As for the utilities, Pepco's and Delmarva Power's lines can withstand high temperatures in the near future, said Bob Hainey spokesman for Pepco Holdings,

which owns the two companies.

Pepco's ongoing and planned reliability work includes redesigning and rebuilding the system "to meet most current, resilient and appropriate construction standards, as well as the application of newer technology," Graham said in his response to the letter from Frosh (D-Dist. 16) of Bethesda and Rosapepe (D-Dist. 21) of College Park.

Pepco stepped up its reliability work after the Maryland Public Service Commission opened an investigation into the utility's performance two years ago following winter and summer storms that produced widespread outages lasting days.

And within six months, the company is expected to deliver an analysis on its options for undergrounding lines, as directed by O'Malley's order.

"Pepco also designs and builds the electric system to meet National Electric Safety Code (NESC) standards, which [include] heat-related and other demand ... and winds up to 120 miles per hour," Graham told the senators in his letter.

The senators sent letters to both Pepco and BGE urging the utilities to take more aggressive steps to prepare for global warming.

"BGE is committed to further adapting to what appears to be the new normal for weather — more storms, stronger storms and extreme temperatures — and evaluating the ability of infrastructure to withstand those extremes," Gould told The Gazette in an email.

And BGE plans for and drills its employees on responding to all types of weather, he said.

BGE's new parent company,

Exelon, has been recognized for its environmental sustainability efforts by several evaluators, including Newsweek magazine in its "2011 Green Rankings" and the Dow Jones Sustainability North America Index.

SMECO, meanwhile, is "extremely proud" of its restoration efforts in recent outages and that the system "held strong" during "some of the hottest stretches of days on record," Dennison said in an email.

SMECO's system experienced some problems from heat and overloading, but the utility identifies those trouble spots and fixes them to avoid new outages, he said.

Potomac Edison's parent company, First Energy, highlights its efforts to reduce its carbon footprint and emissions in its sustainability report. Potomac Edison serves Western Maryland, including a portion of northwestern Montgomery County.

First Energy's renewable energy portfolio includes a long-term contract to purchase power from Maryland Solar Farm, which is being built on 160 acres in Hagerstown. It is expected to begin generating power in 2013.

If temperatures do rise — as climate change adherents say is occurring — one way to cope is to reduce demand, which usually is highest when it is hot.

Measures to reduce energy use, mandated in 2008 under the EmPOWER Maryland Energy Efficiency Act, are one way to reduce greenhouse gases and conserve resources.

Under an order the PSC issued in December, BGE, Pepco, Delmarva, Potomac Edison and

SMECO were directed to work together to come up with programs to meet the EmPOWER Act's annual energy use goals by 2015, which the PSC said the utilities were not on track to do.

The utilities said they will meet those goals, although in a letter last week to the PSC, the Maryland Energy Administration said that "there have been few tangible signs of progress" from the utilities' collaboration.

This week, Lauren Urbanek, MEA's manager for energy efficiency programs, said the utilities can meet the goals "if they institute new programs that are in development."

Pepco and Delmarva expect to achieve the 2015 goals by reducing energy use annually by 20 percent and 16 percent, respectively, Hainey said in an email.

BGE also "expects to make significant progress towards achievement of the 2015 goals, which are the most aggressive targets of any state in the U.S.," Gould said in an email. And, Gould said, BGE anticipates that energy-use reductions among its residential customers will exceed the 2015 target.

As for SMECO, it has met 91 percent of its EmPOWER goal and is confident it will reach 100 percent before 2015, Dennison said.

Also, Potomac Edison is "on track" to meet its 2015 EmPOWER goals, spokesman Todd Meyer said in an email.

"Some of the larger utilities may be lagging, which means the Maryland utilities as a total group may fall short of the goal. But Potomac Edison is on its way," he said.

mhslop@gazette.net

NOTICE OF POOLESVILLE CHARTER AMENDMENT

On August 20, 2012 the Poolesville Commissioners approved the following Charter Resolutions:

- CR7-12 (Sec. 82.4A) which deletes language that is in conflict with the Section outlining the qualifications necessary to hold the office of Commissioner.
- CR8-12 (Sec. 82.20) to add a section to allow Town real property taxes to be collected by Montgomery County (which is the current practice).
- CR9-12 (Sec. 82.21) to add a section to allow Town tax sales to be handled by Montgomery County (which is the current practice).
- CR10-12 (Sec. 82.24) to delete outdated language which calls for individuals to be committed to collections of fines and penalties.
- CR11-12 (sec. 82.24A) to add language defining the term Development Impact Fee.
- CR12-12 (Sec. 82.25) to delete the entire section as it is outdated and inapplicable.

These amendments shall become effective on the fiftieth day after the date of adoption unless a referendum petition is filed on or before the fortieth day after the amendment was adopted. The requirements for filing such a petition can be found in Article 23A, Section 13 of the Maryland Code. Copies of the Resolution and the Poolesville Petition Guidelines are available at Town Hall or by calling 301-428.8927.

1846438

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on an Amendment to Schematic Development Plan ASDP-0641-2012, filed by BP Realty Investments, LLC as applicant and owner, on

WEDNESDAY
 SEPTEMBER 5, 2012
 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 ADSP-0641-2012 has been filed requesting approval of an amendment to schematic development plan SDP-05-002, known as Watkins Mill Town Center in Gaithersburg, Maryland. The application requests approval to eliminate the commercial component of the twenty approved live work units and develop the parcels exclusively with townhomes. The 10,000 square feet of commercial floor area would be reallocated to a hotel to be built in phase two of development. Watkins Mill Town Center is zoned MXD Mixed Use Development and is located between I-270 and the CSX railroad tracks at Watkins Mill Road. The subject area of amendment is located at 400, 401, 500, 501 Uptown Street.

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.

1846437

Hibachi

SUSHI & SUPREME BUFFET

We offer STEAMED CRABS, JUMBO SHRIMP, Crab Cakes, Oysters, Scallops, Shrimp, Fresh Fish, Hibachi Buffet, Sushi & Sashimi with Reasonable Prices. All You can Eat Over 200 Items

Oriental, American, Italian, Japanese
 Sunday - Thursday 11:00am - 10:00pm
 Friday - Saturday 11:00am - 11:00pm

8 Bureau Drive, Gaithersburg, MD 20878
Diamond Square Shopping Center
 Access from NIST
301.208.7305

Early Bird Special, Seniors 60 & over \$7.99
 (soft drinks included)
Mon.-Fri. 1:30pm-3:30pm

\$2 OFF ONE ADULT DINNER BUFFET <small>Not valid w/any other offer. Expires 09/11/12</small>	\$4 OFF TWO ADULT DINNER BUFFETS <small>Not valid w/any other offer. Expires 09/11/12</small>	\$6 OFF THREE ADULT DINNER BUFFETS <small>Not valid w/any other offer. Expires 09/11/12</small>
---	--	--

Planning Commission
 ASDP-0641-2012
 28

Client Name: CITY OF GAITHERSBURG
 Advertiser: CITY OF GAITHERSBURG
 Section/Page/Zone: A/A010/
 Description: Notice of Public Hearing
 Ad Number: 11210145-01
 Insertion Number: 1846437
 Size: 3x4.50
 Color Type: B&W

The Gazette
 Serving Maryland Communities since 1959
Publication Date: 08/29/2012

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.

The Gazette

Serving Maryland Communities since 1959

9030 Comprint Court, Gaithersburg, MD 20877 301-846-2108

8/22/12



This is to certify that the annexed advertisement of CITY OF GAITHERSBURG NOTICE OF PUBLIC HEARING, 9/5/12 AT 7:30 P.M. was published in the Gaithersburg/Germantown Gazette newspapers, a weekly newspaper published in Montgomery County, Maryland. The Ad appeared once a week for two weeks, before 8/30/12.

Copy of Ad Attached

Ad Order Number

1846437

Publication Date(s)

8/22/12

8/29/12

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on an Amendment to Schematic Development Plan ASDP-0641-2012, filed by BP Realty Investments, LLC as applicant and owner, on

**WEDNESDAY
SEPTEMBER 5, 2012
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 ADSP-0641-2012 has been filed requesting approval of an amendment to schematic development plan SDP-05-002, known as Watkins Mill Town Center in Gaithersburg, Maryland. The application requests approval to eliminate the commercial component of the twenty approved live work units and develop the parcels exclusively with townhomes. The 10,000 square feet of commercial floor area would be reallocated to a hotel to be built in phase two of development. Watkins Mill Town Center is zoned MXD Mixed Use Development and is located between I-270 and the CSX railroad tracks at Watkins Mill Road. The subject area of amendment is located at 400, 401, 500, 501 Uptown Street.

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.

Gazette Legal Advertising De

Notary Public *Carally*

My Commission Expires: Jan

1846437



Planning Commission
ASDP-0641-2012
29