



SDP-8597-2020
Joint Public Hearing
December 21, 2020

Mayor & City Council | Planning Commission



PREPARED BY



THE TEAM

Owner



Mark Matan
Karl Morris
Brian Morris

Civil Engineer



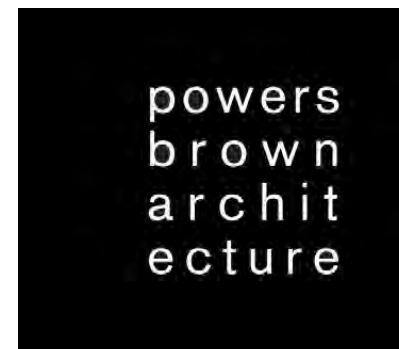
Ian Duke
Joshua Sloan

Land Use Counsel



Phillip Hummel

Architect



Chelsea Serrano-Piche

MISSION STATEMENT

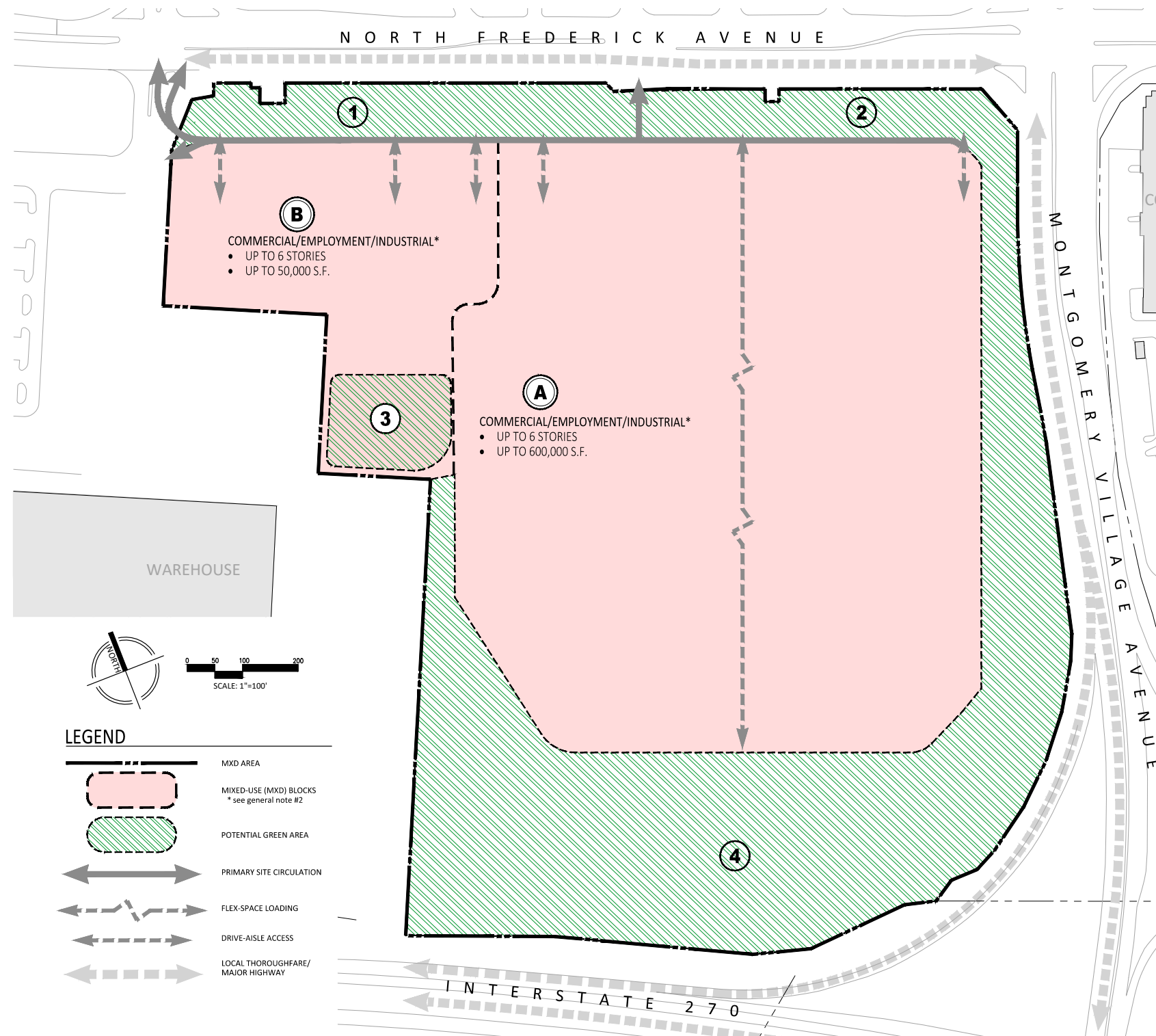
The vision for 700 N. Frederick Avenue is to develop a mixed-use project that will provide the flexibility and amenities that will attract some of the Nation's most respected employers and provide opportunities for local businesses to prosper. This vision will result in diverse job growth and services for the City of Gaithersburg that will ultimately enhance the quality of life for its residents.

LOCATION OVERVIEW

→
NEW I-270
INTERCHANGE
COMPLETE &
OPERATIONAL



SKETCH PLAN OVERVIEW



BLOCK A

Uses: Employment, Industrial, Commercial, Retail
Size: Up to 600,000 SF
Principal Retail Commercial Uses: May not exceed 20,000 SF
Max Height: 6 stories

BLOCK B

Uses: Employment, Industrial, Commercial, Retail
Size: Up to 50,000 SF
Principal Retail Commercial Uses: May exceed 20,000 SF provided the max cumulative retail commercial density on both blocks does not exceed 65,000 SF
Max Height: 6 stories

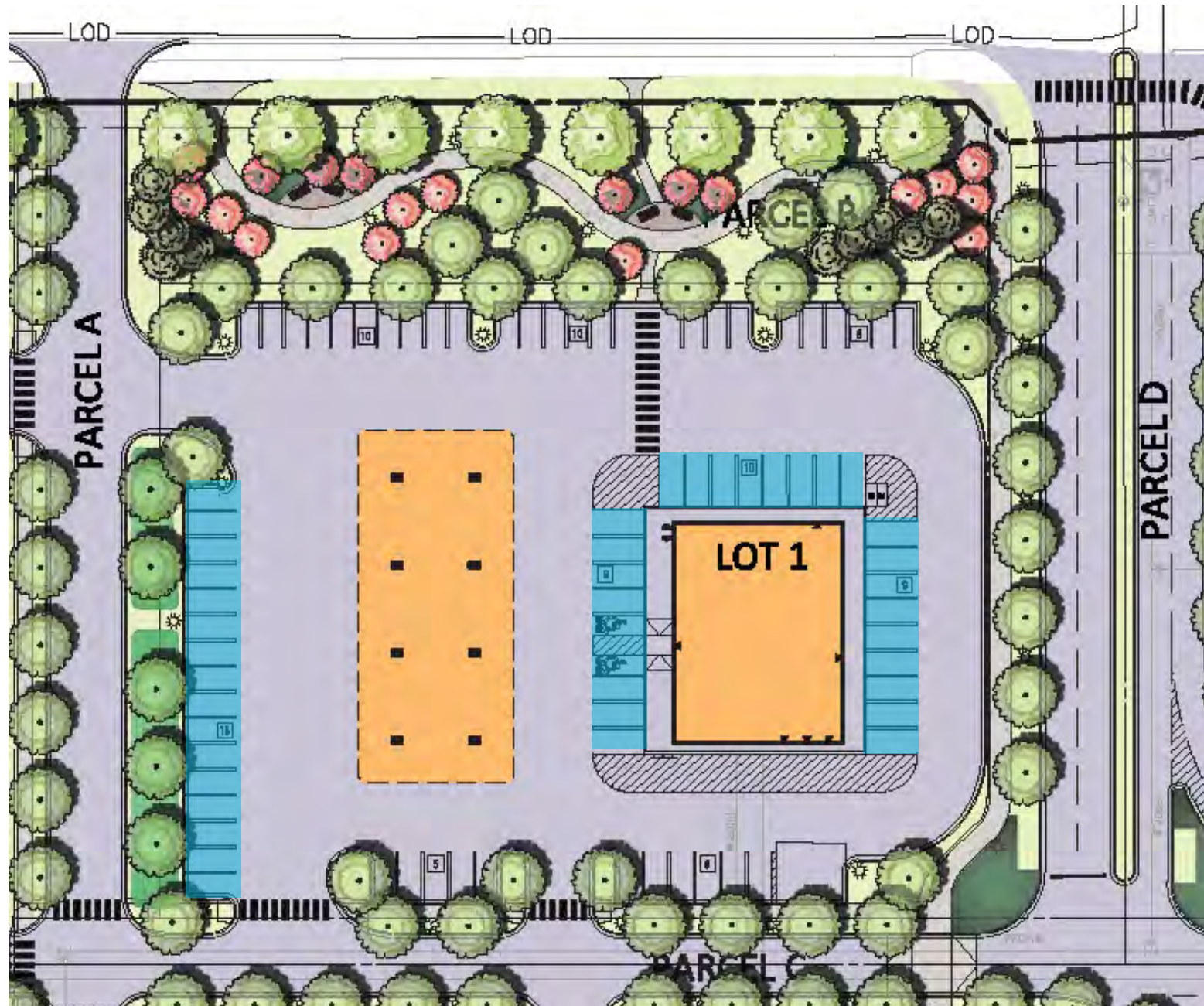
SCHEMATIC DEVELOPMENT PLAN OVERVIEW



Phase 1:
38.89 acres
460,600 SF
0.27 FAR



LOT 1: FUELING STATION



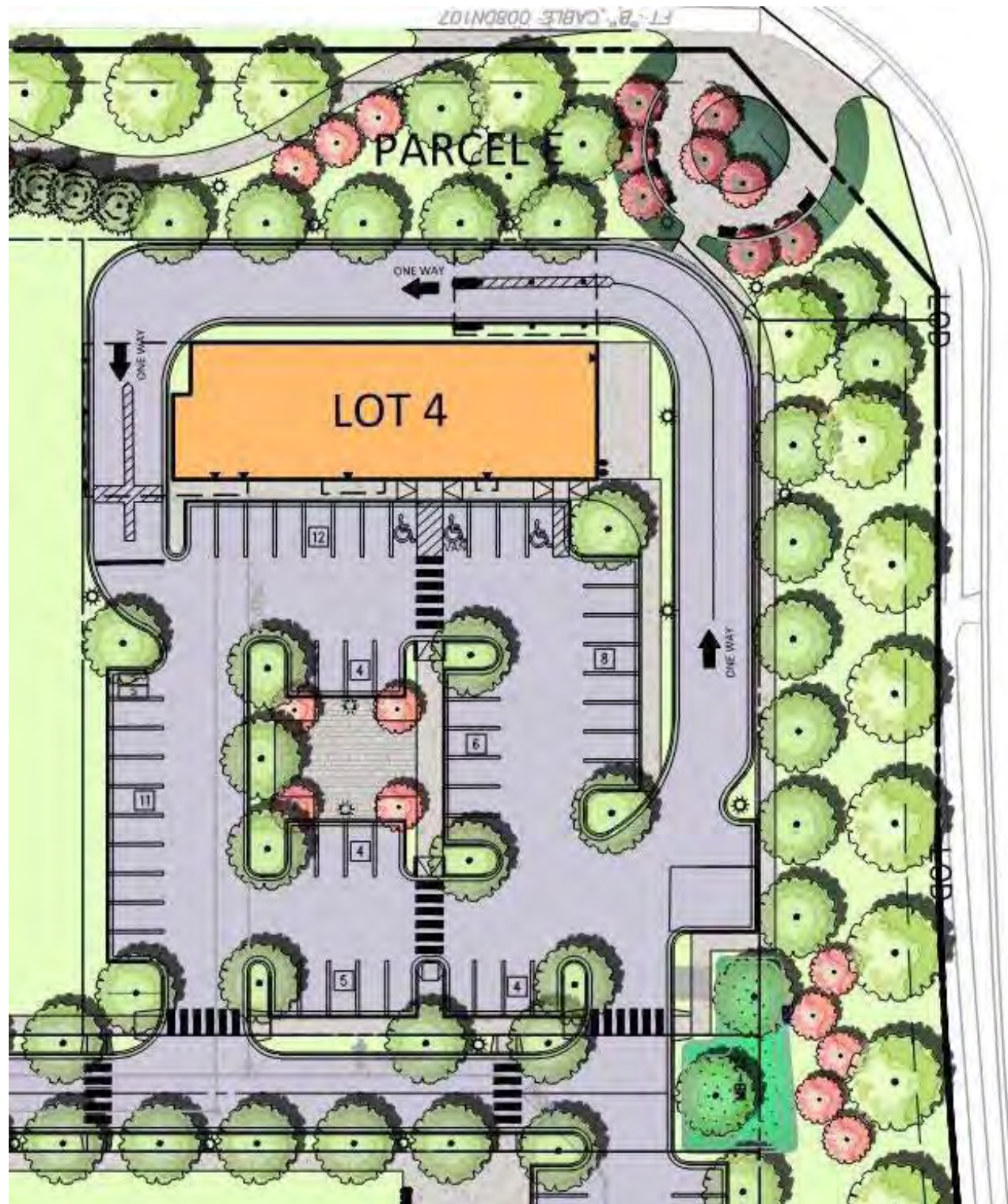
Gross Floor Area: 5,600
Parking: 81
• **Ratio:** 1/225
• **Parking Spaces (10'x20'):** 42
Proposed Building Height: 26'

Permitted Uses:

- Retail
- Automobile Filling Stations
- Automatic Automobile Car Wash;
ancillary to Automobile Filling Stations



LOT 4: FAST FOOD RESTAURANT



Gross Floor Area: 5,000
Parking: 52
• **Ratio:** 1/225
Proposed Building Height: 26'

Permitted Uses:
Restaurants, Bars
Retail



LOT 5 & 6: FLEX BUILDINGS



Gross Floor Area	450,000
Parking	618
Ratio	1/728
EV Charging Stations	20
Proposed Building Height	50'
Permitted Use(s)	
	Integrated Light Manufacturing
	Repair and Business, Services, including but not limited to carpenter, cabinet, plumbing
	Laboratories
	Research, Experimental and Testing Laboratories
	Manufacture, Compounding, Processing, Assembly, and Ancillary Retail Sales
	Wholesale businesses
	Distribution/Warehouse, excluding self storage
	Offices
	Fitness centers, amusement and recreational facilities
	Child and/or adult day care
	Rental of trucks, ancillary to uses listed above (not to exceed rental of 30 trucks)

LOT 5 & 6 ILLUSTRATIVE



SITE CIRCULATION

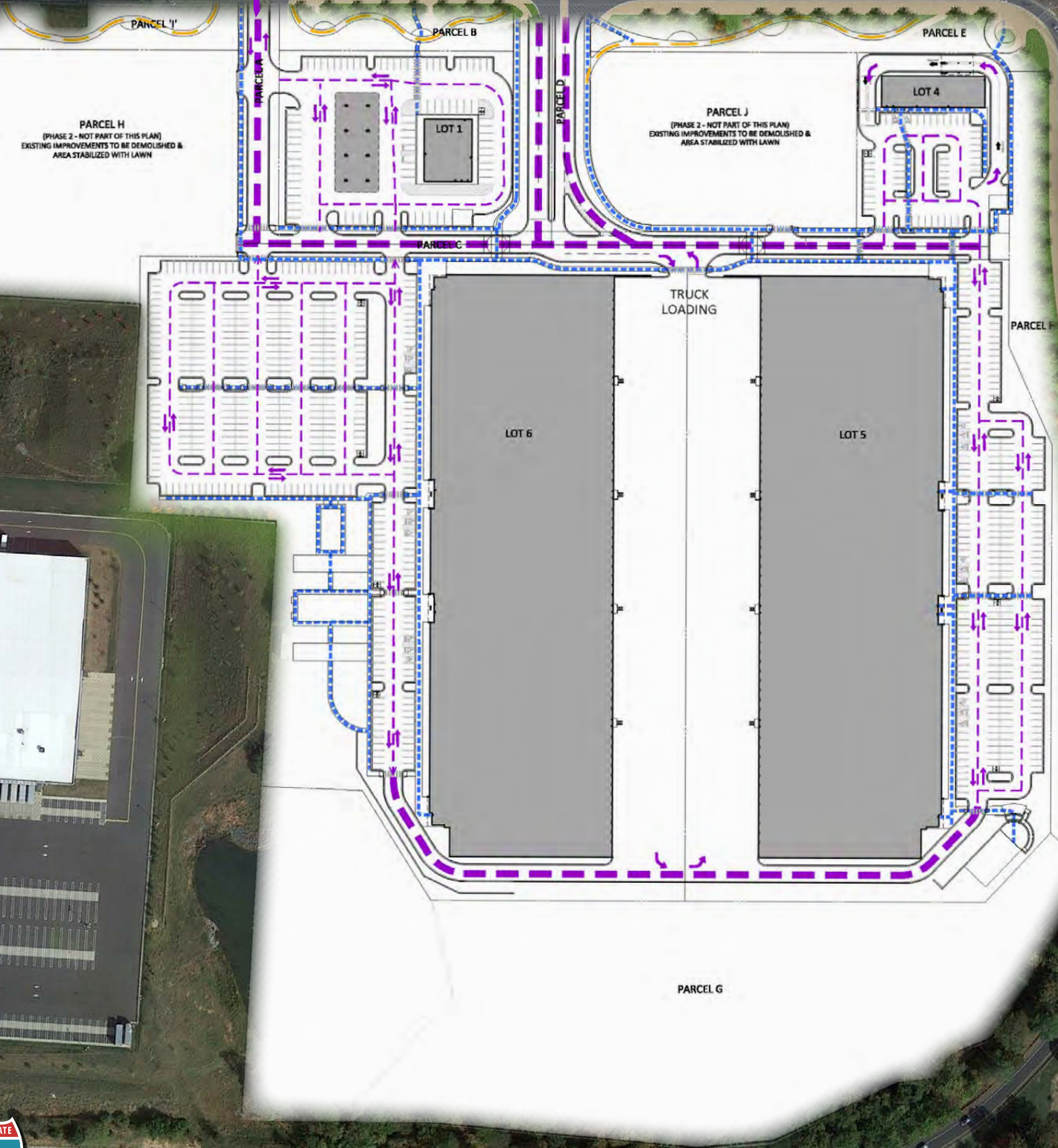


MARYLAND
355







MARYLAND
124

Frederick Ave.

Montgomery Village Ave.



LEGEND

-  COMMERCIAL SERVICE ROAD
-  PARKING AISLES
-  SHARED USE PATH
-  PROPOSED PEDESTRIAN MOVEMENT
-  EXISTING PEDESTRIAN MOVEMENT
-  VEHICULAR TURNING MOVEMENTS

OPEN SPACE & OUTDOOR AMENITIES



Linear Park

Green Area Tabulation

Required: 25.00% or 9.72 acres
 Provided: 43.09% or 16.76 acres

Employee Amenity Area #1

Employee Amenity Area #2

Naturalized Lawn Area

- Variance for removal of 9 Speciman Trees
- Permanent SVB Impact Waiver: 0.04 AC
- Temporary SVB & 100-year Floodplain Impact Waiver: 0.034 AC



Linear Park Aerial



Linear Park View #1



Linear Park View #2



Gateway / Public Art



Employee Amenity Area #1



Employee Amenity Area #2

MISSION STATEMENT

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RESOURCE SLIDE

Environmental Waiver & Tree Removal Variance



Parking

Vehicular Parking ¹									
Lot	GFA	Use	Fraction Rate	Required	Provided	ADA Required	ADA Provided including Van	ADA Van Required	ADA Van Provided
lot 1, ph1	5,600	Retail	1/225	25	81	4	4	1	4
lot 4, ph1	5,000	Restaurant	1/225	23	54	3	3	1	2
lots 5 & 6, ph1	450,000	see note 21	1/728	618	618	13	13	4	6
Total	460,600			666	753	20	20	6	12

¹See General Notes 21 and 22 for parking calculations and permitted uses.

- The permitted use(s) for Lots 1, 4, 5 and 6 are governed by Sketch Plan SK-8180-2019 and may include one or more uses in the Permitted Use(s) chart below.
- This SDP allows the potential incorporation of additional parking spaces in the area between the commercial structures located on Lots 5 and 6 at time of applicable final site plan(s) as stated in Applicant's Parking Justification Letter. Final number, configuration, and layout of parking spaces for Lots 1, 4, 5 & 6 will be determined at the time of final site plan(s). See Sec. 24-160D.8 of the Zoning Ordinance.

Permitted Use(s)	Lot 1	Lot 4	Lot 5	Lot 6
Integrated Light Manufacturing			X	X
Repair and Business Services, including but not limited to carpenter, cabinet, plumbing or electrical shops			X	X
Laboratories			X	X
Research, Experimental and Testing Laboratories			X	X
Manufacture, Compounding, Processing, Assembly, and Ancillary Retail Sales			X	X
Wholesale businesses			X	X
Distribution/Warehouse, excluding self storage			X	X
Offices			X	X
Fitness centers, amusement and recreational facilities			X	X
Child and/or adult day care			X	X
Retail	X	X		
Restaurants, Bars	X	X		
Rental of trucks, ancillary to uses listed above (not to exceed rental of 30 trucks)			X	X
Automobile filling stations	X			
Automatic automobile car wash, ancillary to Automobile Filling Stations	X			



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 MATANINC.COM

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