

APPENDIX F
MONTGOMERY COUNTY OFFICE BUILDING RECYCLING PLAN

Office Building Recycling Plan

Stakeholders - Applicability

State Bill 370, Environment – Recycling – Office Buildings, requires the County to address the collection and recycling of recyclable materials from buildings that have 150,000 square feet of greater office space. Per Section 9-1714 of the Environment Article, Annotated Code of Maryland, by October 1, 2021, each owner of an office building that have 150,000 square feet or greater of office space to provide recycling receptacles for the collection of recyclable materials. The office recycling program must include paper, cardboard, metal, and plastic materials. The building owner may establish an agreement with a tenant of their building whereby the tenant is responsible for complying with the recycling requirements of Bill 370.

Through SDAT records, the County identified (see table below) properties with more than 150,000 square feet of office space required to comply with Bill 370. The businesses occupying these properties are classified into three categories:

Business Classification	# of Employees
Large	More than 250
Medium	100 - 249
Small	Less than 100

Businesses of all types classified as medium and large - must prepare a Waste Reduction and Recycling Plan demonstrating how the business will recycle or reduce the amount of solid waste going to disposal facilities with the goal of reducing solid waste for disposal by at least 70% annually, by weight.

Within 60 days of receipt of a written request from the Montgomery County's DEP businesses classified as Small must prepare a waste reduction and recycling plan demonstrating how the business will recycle or reduce the amount of solid waste going to disposal facilities with the goal of reducing solid waste for disposal by at least 70% annually, by weight.

Requirements

At a minimum to comply with the State Bill 370, each owner of the participating office building must provide recycling receptacles for the collection of paper and cardboard, metals, and plastic materials and the removal for further recycling of recyclable materials deposited into the recycling receptacles. Furthermore, according to Montgomery County's Executive Regulation (ER) 1-15 (Appendix C), all businesses, non-profit organizations, and government facilities, as well as all employees must recycle: cardboard; mixed and/or sorted paper; commingled material (which may be sorted); yard trim; Christmas trees; scrap metal items; and other materials designated by the DEP through means including, but not limited to, posting on

the DEP website. Businesses are encouraged to recycle other materials for which there is a viable market.

Containers

In accordance with Montgomery County's ER 1-15, office all building owners and operators of each business must provide and place containers for all required recyclable materials in adequate sizes and quantities in each location where trash containers are located, and must clearly label each container to indicate the appropriate material(s) to be placed inside for recycling. All solid waste and recycling containers for the collection of solid waste and recyclable materials must be located within reasonable and convenient proximity to all buildings and other uses on-site as recommended by DEP. Also, any business that sells or provides food or beverage in a recyclable container for on-site consumption must provide an adequate size and number of recycling containers for use by consumers, and wherever vending machines dispensing products in recyclable packaging are located, recycling containers for those materials must also be located in close and convenient proximity.

Collection and Marketing

Businesses or properties that contract for recycling collection services are required to use a Collector with a current, valid Montgomery County Collector's License.

Licensed Collectors are required to formally notify, either electronically or in writing, any generators that are placing unacceptable materials in the recycling containers. Collectors may deliver recyclable materials to the County's Montgomery County Shady Grove Processing Facility and Transfer Station or to private facilities located both within and outside of the County.

Compliance

To ensure compliance with the County's Recycling Regulations, DEP has dedicated Recycling Investigators who are responsible to enforce the County recycling laws in the County.

DEP employs extensive outreach and education programs to ensure building owners and businesses are aware of and understand the recycling requirements under the law. DEP Recycling Investigators use a progressive method of ensuring compliance with recycling laws and regulations. Depending on the nature of the violation or compliance deficiency, Recycling Investigators may issue Verbal Warnings, Notices of Violation, and Citations with fines. Building and business owners, managers, and/or official representatives must initiate actions to correct violations and compliance deficiencies within the timeframe specified County. Failure to comply may lead to additional fines and escalated enforcement actions.

**Properties that have 150,000 square feet or greater of office space subject to
State Bill 370 (as of 2/27/2020)**

	Owner	City	Gross floor area	Land code use
1	LANTIAN GATEWAY LLC	CLARKSBURG	525,966	600
2	SENECA MEADOWS CORP CENTER IV LLC	GERMANTOWN	197,073	600
3	RICKMAN CENTURY LLC	GERMANTOWN	181,375	600
4	WMMH BUILDING 5 LLC	GERMANTOWN	325,000	600
5	EB ROCKVILLE LLC	ROCKVILLE	163,473	600
6	1994 TRUST ASSET LLC	BETHESDA	268,000	600
7	CAMALIER ANNE D	BETHESDA	215,917	600
8	ROCKLEDGE ASSOCIATES LLC	BETHESDA	163,901	600
9	BSREP II MD OFFICE ONE CENTRAL LLC	ROCKVILLE	269,614	600
10	DEMOCRACY ASSOCIATES	BETHESDA	670,310	600
11	LITHIUM LLC	ROCKVILLE	346,000	600
12	KAISER FOUNDATION HEALTH PLN	ROCKVILLE	237,910	600
13	UNITED STATES OF AMERICA	ROCKVILLE	380,452	600
14	ROCKLEDGE ASSOCIATES LLC	BETHESDA	167,454	600
15	BSREP II MD OFFICE EXECUTIVE BLVD	ROCKVILLE	198,796	600
16	11200 ROCKVILLE PIKE LLC	ROCKVILLE	185,215	600
17	IP DSC MOCO METRO PARK LLC	ROCKVILLE	177,126	600
18	IP DSC MOCO METRO PARK LLC	ROCKVILLE	171,804	600
19	ROCK SPRING PLAZA I LLC	BETHESDA	219,845	600
20	GS PROPERTY 6116 LLC	ROCKVILLE	217,109	600
21	MARSOL FORTUNE TERRACE LLC ET AL	POTOMAC	175,000	600
22	ROCKVILLE-401 NORTH	ROCKVILLE	248,048	600
23	BRANDYWINE RESEARCH LLC	ROCKVILLE	434,139	600
24	ONE PRESERVE PARKWAY LLC	ROCKVILLE	178,000	600
25	2600 TOWER OAKS ACQUISITIONS LLC	ROCKVILLE	178,900	600
26	RESEARCH BLVD LLC	ROCKVILLE	151,935	600
27	SHADY GROVE PLAZA ROCKVILLE MD LLC	ROCKVILLE	172,409	600
28	FP REDLAND TECHNOLOGY CENTER LP	ROCKVILLE	192,356	600
29	LANTIAN/1788/SHADY GROVE 31 IV LLC	ROCKVILLE	218,529	600
30	GREATER CAPITAL AREA ASSN	ROCKVILLE	153,072	600
31	RESEARCH PLAZA ACQUISITIONS LLC	ROCKVILLE	228,221	600
32	BSREP II MD OFFICE MONROE LLC	ROCKVILLE	206,056	600
33	THREE IRVING CENTRE ASSOC LLC	ROCKVILLE	217,928	600
34	ROCKVILLE METRO PLAZA I L L C	ROCKVILLE	227,880	600
35	PRIM 1801 ROCKVILLE PIKE LLC	ROCKVILLE	190,000	600
36	TOWER-DAWSON LLC	ROCKVILLE	286,000	600
37	AM TWINBROOK LLC	ROCKVILLE	169,189	600
38	ONE IRVINGTON CENTRE ASSOC LLC	ROCKVILLE	329,122	600
39	ROCKVILLE MD I SGF LLC	ROCKVILLE	197,811	600
40	7101 WISCONSIN OWNER LLC	BETHESDA	229,814	600
41	BETHESDA PLACE LTD PTNSHP	BETHESDA	275,900	600

	Owner	City	Gross floor area	Land code use
42	BETHESDA PLACE II ASSOCIATES LLC	BETHESDA	210,518	600
43	FED OF AMER SOC FOR	BETHESDA	165,031	600
44	CHEVY CHASE LAND CO	CHEVY CHASE	181,273	600
45	7501 WISCONSIN AVE LLC	BETHESDA	750,000	600
46	TWO WISCONSIN CIR JNT VENT	CHEVY CHASE	234,353	600
47	BETHESDA CROSSING EW ACQ LLC	CHEVY CHASE	242,580	600
48	BOP BETHESDA METRO CENTER LLC	BETHESDA	386,400	600
49	BETHESDA OFFICE OWNER LLC	BETHESDA	285,233	600
50	5454 WISCONSIN INC DE	CHEVY CHASE	275,838	600
51	NEWLANDS BLDG VENTURE LLC	BETHESDA	298,708	600
52	FRIENDSHIP PROPERTIES	CHEVY CHASE	304,875	600
53	JBG/JER BARLOW L L C	CHEVY CHASE	278,400	600
54	4520 EAST WEST LLC	BETHESDA	174,449	600
55	LANDOW BUILDING LTD PTNSHP	BETHESDA	219,119	600
56	CORINTHIAN BETHESDA TIC LLC	BETHESDA	185,618	600
57	GRI OLNEY VILLAGE LLC	OLNEY	202,044	600
58	FINANCIAL INDUSTRY REGLTY AUTH INC	ROCKVILLE	260,000	600
59	HNS REAL ESTATE LLC	GERMANTOWN	332,833	600
60	KEY WEST III LTD PTNSHP	ROCKVILLE	258,617	600
61	AREP 9711 WASHINGTONIAN SOUTH LLC	GAITHERSBURG	196,864	600
62	MFV 700 NFA LLC	GAITHERSBURG	515,920	600
63	TWO WASHINGTONIAN PROPERTY CORP	GAITHERSBURG	293,004	600
64	TECH PARK 270 LTD PTNSHP	GAITHERSBURG	191,568	600
65	UNITED STATES OF AMERICA	SILVER SPRING	154,279	600
66	L D G INC	SILVER SPRING	157,118	600
67	GS PROPERTY 8455 LLC	SILVER SPRING	223,665	600
68	BOF MD STATION SQUARE LLC	SILVER SPRING	172,417	600
69	SILVER SM CO LLC	SILVER SPRING	756,363	600
70	SILVER SPRING OWNER LLC	SILVER SPRING	545,420	600
71	2000 TOWER OAKS BLVD LLC	ROCKVILLE	200,000	600
72	PARK POTOMAC BUILDING E LLC	POTOMAC	182,849	600
73	WMMH BUILDING 2 LLC	GERMANTOWN	187,500	600
74	WMMH BUILDING 4 LLC	GERMANTOWN	162,000	600
75	FOUR IRVINGTON CENTRE ASSOC LLC	ROCKVILLE	237,000	600
76	TWINARD LIMITED PARTNERSHIP	ROCKVILLE	150,000	600
77	JBG/ROCKVILLE NCI CAMPUS LLC	ROCKVILLE	584,998	600
78	RESEARCH TWIN TOWERS LLC	ROCKVILLE	243,934	600
79	BOF MD STATION SQUARE LLC	SILVER SPRING	207,746	600
80	EXECUTIVE PLAZA VENTURE LLC	ROCKVILLE	331,254	600
81	F P ROCKVILLE II LTD PTNSHP	ROCKVILLE	190,907	600
82	8515 GEORGIA AVE ASSOC LLC	SILVER SPRING	235,644	600
83	4500 EAST WEST HIGHWAY LLC	BETHESDA	212,000	600
84	ADVENT KEY WEST LLC	ROCKVILLE	298,300	600
85	TFG FISHERS LANE PROPERTY LLC	ROCKVILLE	180,004	600

	Owner	City	Gross floor area	Land code use
86	RCC1545 LLC	ROCKVILLE	238,950	600
87	ARE-MARYLAND NO 24 LLC	ROCKVILLE	263,072	600
88	MONTGOMERY COUNTY	SILVER SPRING	308,000	600
89	KAISER FOUNDATION HEALTH PLAN OF	GAITHERSBURG	200,000	601
90	COHEN RICHARD S ET AL TR	ROCKVILLE	203,000	601
91	COHEN RICHARD S ET AL TR	ROCKVILLE	170,400	601
92	JBG/7200 WISCONSIN LLC	BETHESDA	272,786	601
93	MONTGOMERY COUNTY	GERMANTOWN	251,278	602
94	LOCKHEED MARTIN CORP	ROCKVILLE	559,515	602
95	ELP BETHESDA LLC	BETHESDA	775,000	602
96	WHITE FLINT NORTH LLC	ROCKVILLE	364,000	602
97	IP DSC MOCO METRO PARK LLC	ROCKVILLE	221,518	602
98	INVESTORS WARRANTY OF AMERICA INC	BETHESDA	185,500	602
99	BOYD BETHESDA II GSA LLC	BETHESDA	258,900	602
100	BOYD BETHESDA III GSA LLC	BETHESDA	258,900	602
101	MONTGOMERY COUNTY	ROCKVILLE	807,226	602
102	MS 1601 LLC	ROCKVILLE	173,408	602
103	GENERAL CONFERENCE CORP OF	SILVER SPRING	203,951	602
104	PROSPERITY DRIVE DATA CENTER LLC	SILVER SPRING	185,098	602
105	MFS 11800 LLC	SILVER SPRING	254,416	602
106	VERIZON WASHINGTON DC	SILVER SPRING	353,321	602
107	GOVERNMENT EMPLOYEES INS CO	CHEVY CHASE	514,257	602
108	GI TC ROCKVILLE LLC	GAITHERSBURG	290,912	602
109	CFF LAND TRUST III	SILVER SPRING	505,000	602
110	FOULGER BRYANT F TRUSTEE BKP	SILVER SPRING	304,888	602
111	SILVER SPRING METRO CENTER LTD PRN	SILVER SPRING	310,000	602
112	KAISER FOUNDATION HEALTH PLAN OF M	ROCKVILLE	268,076	602
113	ND PROPERTIES INC	ROCKVILLE	295,365	602
114	ND PROPERTIES INC	ROCKVILLE	294,375	602
115	TFO REVA MERITAGE ROCKSPRING	BETHESDA	250,750	602
116	EAST-WEST TOWERS LLC	BETHESDA	564,483	602
117	UNITED STATES PHARMACOPEIAL	ROCKVILLE	223,520	602
118	BOF MD PIEDMONT POINTE I LLC	BETHESDA	192,408	603
119	BOF MD PIEDMONT POINTE II LLC	BETHESDA	226,069	603
120	GI DC ROCKVILLE LLC	ROCKVILLE	635,057	602
121	WASH METRO AREA TRANSIT AUTH	ROCKVILLE	362,000	602
122	USGBF NIAID LLC	ROCKVILLE	515,000	602
123	MEDIMMUNE INC	GAITHERSBURG	849,305	602
124	GI TC MONTGOMERY LLC	ROCKVILLE	153,385	602
125	ROCK CREEK-QUINCE ORCHARD LLC	GAITHERSBURG	164,520	602
126	77 UPROCK LLC	ROCKVILLE	238,171	603
127	7201 WISCONSIN LLC	BETHESDA	184,218	604
128	JBG/BETHESDA AVENUE LLC	BETHESDA	287,183	605
129	B F SAUL REAL ESTATE INVESTMT TR	BETHESDA	189,438	604

	Owner	City	Gross floor area	Land code use
130	W C & A N MILLER DEV CO	BETHESDA	215,347	604
131	RIO CENTER ASSOCIATES L P ET AL	GAITHERSBURG	196,946	604
132	PRIME US-ONE WASHINGTONIAN LLC	GAITHERSBURG	300,092	604
133	GUDELSKY CO	SILVER SPRING	264,776	604
134	PARK POTOMAC BUILDING D LLC	POTOMAC	156,000	604
135	MONTGOMERY TOWER OWNER LLC	BETHESDA	366,191	605