

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW



Scott C. Wallace
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July 2, 2004

Mr. Robert Kronenberg
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Portico – 1203 Fidler Lane (the “Property”) - Project Plan No. 9-04003 and Preliminary Plan No. 1-04040

Dear Mr. Kronenberg:

As you are aware, this office represents The Patriot Group, the developer of the Property located in the Silver Spring CBD (“Patriot”). The Property is proposed for multi-family residential development pursuant to the referenced Project and Preliminary Plan applications, which are scheduled for a public hearing before the Planning Board on July 22, 2004.

By letter to the Planning Board dated June 25, 2004, we stated our objection to a request by Marty Hutt, attorney for the Cameron Hill Homeowners Association (the “HOA”), to postpone the public hearing on the applications to September, 2004 to allow their members more time to review revisions to the project filed by Patriot in May. As noted in our letter, we objected to the postponement because Patriot had, in fact, made extensive outreach efforts to the community to keep them well-informed regarding the project and to solicit their input on the perceived impacts of the project on their community.

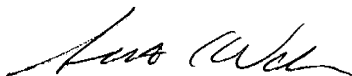
In that regard, on June 30, 2004, we again met with the HOA to discuss the project and hear from the community about their concerns. As a result of that meeting and subsequent discussions with Mr. Hutt, and notwithstanding the objections stated in our June 25th letter, we have agreed with the HOA to request a continuance of the public hearing to either September 9, 2004 or September 23, 2004. (While we understand that September 16, 2004 is available for the hearing, that date falls of the first day of Rosh Hashanah and Mr. Hutt has indicated that he is not available on that date, and members of the HOA may also not be available on that date.)

Mr. Robert Kronenberg
July 2, 2004
Page 2

Although Patriot has proposed a development project that it believes meets both the intent and requirements of the master plan and zoning ordinance, they respect the desire of the community to work together to address community issues. Patriot and the HOA have agreed to use the time afforded by the continuance to work in good faith to resolve the HOA's concerns regarding the impacts of the project on their community, without the HOA seeking to have Patriot modify the development envelope for the project. We look forward to continuing our work with the HOA to develop the project in a manner that benefits all parties, and the entire CBD, and presenting the project to the Planning Board in September. If you have any questions, please call. Thank you.

Sincerely,

LINOWES AND BLOCHER LLP



Scott C. Wallace

SCW:bta

cc: Mr. Leith Wain
Mr. Jerry Ricciardi
Mr. Stephen Jones
Martin Hutt, Esquire
Stephen Z. Kaufman, Esquire

1203 FIDLER LANE LLC

1003 K Street, NW

Suite 207

Washington, DC 20001

Phone: 202-737-9540 Facsimile: 202-737-9541

Dear Cameron Hill Community Member:

We have filed a Project Plan with the Maryland National Capital Park & Planning Commission (M-NCPPC) to redevelop the surface parking on Fidler Lane which adjoins your community into a 6 story 68-unit residential building with underground parking. There will also be a small retail area of about 2,500 square feet at the lobby level on Fidler Lane. The building will consist of a variety of attractive well-appointed condominiums including two bedroom units, one bedroom units, and a few studios. The prices of the units will range from the low 200's to the low 400's. We expect to begin construction in October 2004 and finish in April 2006.

During the design stages we met with Maryland National Capital Park and Planning Commission (M-NCPPC) staff. One of their recommendations was to create a seamless streetscape with the use of landscaping and walkways. We and members of our design team met with the board of the Cameron Hill Home Owner's Association (HOA) on December 16th and showed them full-size color drawings that illustrated the thinking of the M-NCPPC staff and our design team.

The streetscape design objective is to create an area that visually integrates the open space where Cameron Hills and the redevelopment meet. The building will continue to serve as a physical separator between Fidler Lane and Cameron Hill, much as the fence and parking lot does currently. Furthermore, the lobby entrance, parking garage entrance, and service entrance of our building are located facing Fidler, so pedestrian and vehicular traffic to our building will take place on Fidler Lane. During the evening hours, the garden promenade will be lit with low-level landscape lighting, to provide safety and security without intrusive light for the residents of both communities. We think that this combination of design elements will provide an attractive balance between aesthetics, security and privacy.

To construct the recommended streetscape design, a thin "L" shaped easement is required along the Cameron Hill Court property line. It will be six feet in width along the current fence line of Cameron Hill Court, and fifteen feet wide along the west end of the current surface parking lot. The easement is illustrated on the attached landscape design. Once these landscape improvements are in place, we will provide for maintenance of the landscaping within the easement area.

The HOA Board asked that we prepare this information package for its distribution to the HOA membership. Attached are color renderings of our building as it would be viewed from Cameron Hill and from Fidler, and a landscaping plan showing brick paving, plantings, trees and other features.

At the meeting we asked the Cameron Hill HOA to get together and provide us a consensus opinion with respect to the recommended streetscape design. Therefore, we ask that you pass your comments and suggestions on to the HOA. Our architects and the staff at M-NCPPC feel that a visually integrated streetscape design best serves the interests of community design, safety, and functionality. We are interested in your views and hope to proceed during these very exciting times in Silver Spring. We look forward to being good neighbors throughout the process.

Sincerely,
1203 Fidler Lane LLC

A handwritten signature in black ink, appearing to read 'Leith Wain', with a horizontal line extending to the right.

Leith Wain
Managing Member

1203 Fidler Lane, L.L.C

Tel: (202) 737-9540 • Fax: (202) 737-9541

September 2, 2004

Mr. Marty Hutt
Lerch, Early & Brewer
3 Bethesda Metro, Suite 460
Bethesda, MD 20814

Reference: The Portico Condominium at 1203 Fidler Lane

Subject: Cameron Hill HOA Discussions

Dear Marty:

As you are aware, we were originally scheduled to have our Project Plan hearing before the Montgomery County Planning Board on July 22, 2004; however, after meeting with you and your client, Cameron Hill HOA (CHH), we agreed to postpone the hearing until September 2004 in order to give CHH additional time to review the application and provide a list of their concerns. Since then, we have had several meetings with you and CHH based on a list of discussion items generated by CHH at the end of July. In response, we have made significant changes to our project plan and the following is a summary of the items discussed and status. Please note that Mr. Stephen Kaufman of Linowes & Blocher, our attorney, requested that I write to you directly given the number of items we wish to address.

- CHH raised concerns regarding noise, sight and privacy from the rear balconies facing Cameron Hill. We responded to these concerns by removing the center tier of balconies and converting them to Juliet style openings. We also redesigned the two remaining corner-tier balconies with opaque glass screen railings in order to enhance privacy. At the last meeting, CHH indicated that they were pleased with this concept and agreed that this was an acceptable solution. In addition, CHH asked that we prohibit the use of satellite dishes on unit balconies by Portico residents. We researched this issue and note that although FCC regulations greatly restrict prohibitions on satellite dishes, we will insert language in the condominium documents that states unit owners must adhere to the current FCC regulations in placement of satellite dishes on balconies.
- CHH asked that we demolish their existing masonry wall and wood fence adjacent to the Portico, and provide a new fence between our respective properties. We agreed to remove CHH's wood fence and masonry wall, and install an ornamental iron and brick pillar wall on our property. In addition, we agreed to provide landscaping from CHH's concrete curb to our wall that CHH will maintain. At the last meeting, CHH indicated they were pleased with the wall design and support this feature. CHH also agreed that they understand an easement will be necessary for us to remove their wall, and install and maintain our wall.

1003 K Street, N. W. • Suite 207 • Washington, DC 20001
itr.patriotgroup@verizon.net Cell (202) 436-2524

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- During the meetings, we presented the Architect's description of the building features and the materials we proposed to use on the exterior façade and lobby areas. Throughout the course of the project, we plan to provide CHH with information regarding material selections, textures, and façade treatments. We anticipate utilizing materials that will provide a building of first class appearance to the neighborhood. A combination of masonry, glass, painted concrete and metal balcony rails will be provided on the façade; and tile flooring, textured walls, seating and artwork will punctuate the lobby areas. In addition, at the request of CHH, the cleaning of exterior of windows once per year will be included in the Portico condominium documents.
- CHH was concerned with noise being generated by residents of the Portico. Our design team responded by making specific changes to the layout, access and hours of use of both interior and exterior building amenity areas to minimize this concern. This included; a) relocating the social room from the rear of the building adjacent to CHH to the front of the building, b) limiting the hours of use for the private amenity space at the rear of the building, and c) locating all air conditioning compressors to the roof of the building. We received positive feedback and support from CHH on these changes.
- CHH also requested that we address maintenance, security and lighting of our on-site public areas. We responded by providing CHH with information concerning our responsibility for maintenance and upkeep of the park, and noted that these would be provided for, and incorporated into, the Portico HOA condominium documents. We further addressed security and lighting concerns by retaining a lighting design consultant to provide for both attractive and secure lighting of the public park. CHH also asked that we limit the hours of use of the public park through gated access or other control mechanisms. In response to this request, we asked MNCPPC to limit the hours of the public park. The staff at MNCPPC indicated that they do not support limiting the park hours.
- CHH requested that we provide 158 parking spaces on-site. During our meetings, we discussed various parking scenarios with CHH, but in conclusion, we are able to provide 89 spaces on site, predicated on a vault agreement with Montgomery County. Our Project Plan filing was based on 80-parking spaces. The Portico is in a parking district in which the provision of on-site parking is not required. However, based on the physical confinements and features of the site, the maximum amount of parking we are able to provide is 89-spaces, predicated on a vault agreement from the County, or 69-spaces without a vault. We are actively pursuing a vault agreement with the County and will continue this effort.
- CHH also voiced concern over the use of the CHH private street for short-term parking by restaurant patrons and asked that we provide for temporary parking within the neighborhood to alleviate this problem. We met with DPWT in an attempt to obtain temporary parking spaces in the neighborhood to address CHH's concerns. DPWT indicated that they will not make provisions for temporary parking (i.e. installing 15-minute meters) and that the Montgomery County Parking Garage 7 provides adequate, temporary

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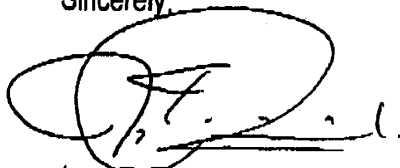
parking. In addition, on behalf of CHH, we asked DPWT if they would allow CHH to install a gate at the entrance of Cameron Hill Court. DPWT indicated they would support this request. We do note that the installation of the gate may require approval of the Planning Board as an amendment to the Cameron Hill development approvals. This approval and installation of the gate would be by CHH.

- CHH requested that we provide additional streetscape improvements to Fidler Lane and Ramsey Avenue in addition to those offsite improvements currently proposed in our project plan. We plan to provide streetscape improvements to Fidler Lane adjacent to our property and continue on Ramsey, in front of Cubanos, to the Cameron Hill Court as detailed in our Project Plan filing of May 12, 2004. We are not able to provide additional streetscape improvements beyond those presently proposed.
- Finally, since CHH currently holds their monthly meetings at the Tastee Diner, they asked that they be allowed to use the Portico community room for monthly HOA meetings. We agreed to allow CHH to use the Portico meeting room once per month for their HOA meetings without cost or maintenance fees to CHH, subject to provisions ensuring CHH's use of the space will be reasonable and not disruptive to Portico residents. This will be incorporated into the Portico condominium documents.

In summary, we are confident that we have made significant progress in our discussions with the CHH that will benefit CHH, the Portico and the surrounding community. We appreciate the feedback and the working relationship we have developed with CHH and look forward to continuing our meetings with them in the future.

If you have any questions regarding this letter, please do not hesitate to call.

Sincerely,



Jerry T. Ricciardi
Project Manager

JTR/dim

CC: D. Melton (Cameron Hill HOA)
R. Kronenberg (M-NCPPC)
S. Kaufman (Linowes & Blocher)

APPENDIX C

Cameron Hill Owners Association
Board of Directors
c/o Richard Pagnotta, President
8529 Second Avenue
Silver Spring, MD 20910

September 3, 2004

Robert A. Kronenberg, RLA
Montgomery County Planning Board
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Portico Condominiums
Project Plan #9-04003A

Dear Mr. Kronenberg:

The Cameron Hill Owners Association ("the Association") and the Patriot Group, the applicant in the above referenced Project Plan, have met on several occasions over the past month in an attempt to resolve the Association's concerns with the proposed 13-story, 158 dwelling unit condominium project. While such meetings produced some consensus on certain matters (e.g. the proposed building's exterior materials, the reduction of balconies on the rear elevation, the design of the fence between the Portico and Cameron Hill, and the operational hours of the proposed pocket park and "party room"), the parties could not reach agreement on the most important issues: height, density and on-site parking.

It has always been the position of the Association that (1) a 13-story building at this location is not compatible with Cameron Hill because of the proposed building's scale, bulk and density, and (2) the proposed density of the project is not compatible with the greater community because of the Applicant's continuing refusal to adequately address the parking impact of its proposed project. As noted on the Project Plan drawings, under the County Off-Street Parking Ordinance, this 158 dwelling unit project requires at least 200 parking spaces. However, because the subject property is within the Silver Spring Parking Lot District, the Applicant's position is that it need not provide any on-site parking. The Applicant refuses to provide more than 80 parking spaces. They are instead proposing that the purchasers of the condominium units pay the applicable parking lot tax every year, and to have them (and the surrounding community) rely upon the County using such monies to acquire land and to build parking garages. In addition, they propose having both the residents and their guests utilize the Cameron Street garage for their parking needs, a garage that is already frequently near or at capacity.

The subject property is CBD-R2. Under the standard method of development, a maximum building density of 80 units per acre is permitted, with a maximum building height of 60'. This would allow 52 dwelling units on the subject property, exclusive of any bonus of MPDUs. The Applicant has filed their current proposal utilizing the Optional Method of development, which authorizes the Planning Board to approve a

maximum density of 200 units per acre with a maximum height of 143 feet. The Applicant is proposing 158 dwelling units, including MPDUs and a building 139 feet in height.

The Applicant wants the Planning Board to allow it to construct at a density of 2.5 times greater than allowed by right, with a building 2.38 times taller than allowed by right. For a standard method project the Planning Board may not have the legal authority under the Zoning Ordinance and/or Subdivision Ordinance to require the applicant to provide the required off-street parking because the property is in the Silver Spring Parking Lot District. However, under the Zoning Ordinance the Planning Board does have the authority to require at time of Project and Site Plan that an Optional Method project applicant exceed the "minimum" requirements to justify the additional density and/or height. In this case, the minimum requirement for parking is no parking at all.

The Applicant's sole reason for not wanting to provide parking at even a 1:1 ratio, much less 200 parking spaces required by the off-street parking ordinance, is that it would cost more money to provide more on-site parking spaces because of the site's rocky terrain. However, the Applicant has requested increased density for an additional 100+ dwelling units over the number allowed by the standard method of development. Certainly, a developer will realize substantial profits from the sale of these additional units, and should spend some of these extra dollars on providing parking spaces for the unit owners, especially since they plan to charge an additional fee for parking spaces.

The developers are unwilling to cut into their rather substantial profit margin in order to construct a building that has the parking facilities it so desperately needs. Instead, they continue to propose a facility that neither blends in with the surrounding architecture nor provides its residents with the parking facilities they will need. Instead, they propose a pocket park as a community "amenity". We strongly feel that sufficient parking is the true amenity the community requires. We oppose granting the developers their request to utilize the optional method of development for this project, and we urge the Planning Board to deny this request. Unless the developers are willing to develop a project that is truly compatible with and good for the surrounding community, we feel they should build under the standard method of development.

Very Truly Yours,

Richard Pagnotta
President

cc: Marty Hutt, Lerch Early & Brewer

8519 Cameron St.
Silver Spring, MD 20910

RECEIVED
SEP 02 2004

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
M-C NPPC
8787 Georgia Ave.
Silver Spring, MD 20910

Re: Portico
Project Plan #9-04003A
Hearing: Sept. 23, 2004

Dear Mr. Berlage:

I am deeply disturbed about the plan by the Patriot Group to build an alarmingly tall building on Fidler Lane in Silver Spring (the Portico project) without sufficient parking spaces for its residents. The Portico condo owners will not be find themselves in a dense urban area like New York City, but rather a mixed urban/suburban area, and every owner will bring at least one car with him or her – unquestionably. Back in November 2003 Patriot touted this building as a six story building with a pleasant transition from the three story Cameron Hill townhomes. Today, their building has been changed into a 13 story condominium. Had Patriot Group built the six story building they had originally planned, they would have had enough parking spots for every unit, i.e. 80 parking spaces. However, since Park and Planning has permitted them to use the Optional Method of building, they are planning a 158 condo unit building with only the same 80 parking spots!

I urge you to reject this plan in whole or to require a reduction in building height to accommodate the limited parking planned. We all recognize that something will be built on the Fidler Lane site, but this is the wrong building for Silver Spring.

I own and live in my townhome in the Cameron Hill neighborhood; I have made a commitment to live in Silver Spring and to see that it prospers. The Portico plan should be rejected for the following reasons:

1. Montgomery Code Sections 59-D-2.42. (c) and (d) require that if the Optional Plan is used, the project “must not overburden existing public services” and “must be compatible with and not detrimental to existing or potential development in the general neighborhood.” The Portico project provides only one parking place for every two condo units, forcing 78 condo owners to seek parking on the streets or in the already packed Garage #7 on Cameron St. The new District Courthouse is already depending upon Garage #7 for its clients. This will drastically reduce available parking for visiting friends and local restaurants.
2. The Portico will destroy the fabric of the neighborhood by overloading the parking facilities. The resulting lack of parking will bring the three local small businesses (Tastee Diner, Mi Rancho, and Cubanitos) to their knees, threatening their continued existence.
3. The Patriot Group has already agreed to “flip” or sell this project to Centex Inc. Thus if Patriot Group plans are approved at the upcoming Sept. 23 Board meeting, Centex may

significantly change them later, making all your work appear to be futile at best. After Centex buys the project, then the Planning Board should review the plan. A review before the "flip" would seem unnecessary.

4. The Patriot Group has explicitly and cynically assumed that the MPDU owners (~24 condos) will not be able to afford to buy any of the Portico parking spaces, forcing them to depend upon local mass transit. Thus they only see themselves as not providing parking for $158-24 = 134$ units. This indicates serious bias on the part of Patriot Group, one the NAACP or similar community groups would likely protest.
5. The Patriot Group has been less than candid regarding the final plan for this building. In November 2003 this was a six story building with 1:1 parking. In April 2004 this was a red brick 13 story building with one parking spot for every two condominiums. In August 2004 this has become a plain white masonry building, looking much like a 1960s Chicago urban renewal high-rise, still with only one parking spot for every two condos.

And Finally,

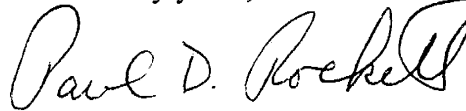
6. The siting of a 13 story white building adjacent to our 3 story townhomes will create a visual blight upon the neighborhood, reducing local property values. The original plan with a six story building made for a smooth transition across Fidler Lane to the next 13 story building. Six stories is where the Portico should stay.

Someday, Silver Spring will offer easy access via mass transit to a Home Depot, a Bed, Bath, & Beyond, to a wide range of clothing stores, to electrical supply stores, and more. But we are far from there now. Today and for the next 30 years, almost everyone will need to have access to a car, in order to live at reasonable cost and to reach the many parks in Montgomery County. To think otherwise is to ignore realities and to punish future Portico residents, along with their neighbors.

Keep Silver Spring moving in the positive direction you have lead it in for the past two years. Reject the Portico plan as presented.

Thank you.

Sincerely yours,



Paul D. Rockett

Joanne M. Brown
8519 Cameron St.
Silver Spring, MD 20910

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SEP 02 2004

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
M-C NPPC
8787 Georgia Ave.
Silver Spring, MD 20910

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Re: PORTICO Project (Plan #9-04003A)
Hearing: Sept. 23, 2004

Dear Chairman. Berlage:

I live in what is called *Cameron Hill*, in Silver Spring, across from the new District Court, with boundaries of Second Street and Cameron Street. I chose to live here because the 50+ three story town homes which constitute *Cameron Hill*, are well planned and offer single people and families the best of both community and urban living. I had many options and chose to take a chance on Silver Spring because of the thoughtful planning that *Cameron Hill* demonstrated and because I believed that *Cameron Hill* represented a promise to those who were willing to invest in Silver Spring. We relied in large part on Montgomery County Chief Executive Office Duncan's statements that Silver Spring would be a true community, with a balance of mixed housing, excellent transportation, retail, small businesses and **most important community**.

For all these reasons, I am disturbed by the planning staff's reported support of the **13 story block, (Portico Project)** that more resembles a 1960 public housing project than a valuable component of a future-looking community. Having worked as staff and counsel for many state and local planning projects, I am always sensitive to the hard work of staff. However, there is often a tendency to rush ahead to fulfill what staff see as a mandate without full consideration of the impact of a particular decision. I recognize that there is a Smart Growth Plan for Silver Spring and welcome more families. Because of this need to avoid short term economic gain for long term goals, Montgomery County Council enacted special requirements for developers who seek to gain from projects that exceed community standards, in this case, six stories, originally proposed in November, **not the 13 stories** currently planned.

As I am sure you are well aware, Montgomery Code Sections 59-D-2.42. (c) and (d) require that if the Optional Plan is used, the project "must not overburden existing public services" and "must be compatible with and not detrimental to existing or potential development in the general neighborhood." Portico fails this standard for numerous reasons, including that Portico provides only one parking place for every two condo units. As a consequence, 78 condo owners/tenants will be forced to seek parking on the streets or in the already packed Garage #7 on Cameron St. The new District Courthouse is also depending upon Garage #7 for its clients. This increased

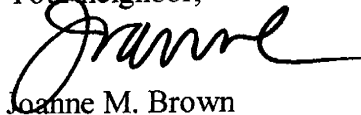
demand will drastically reduce parking for customers for the three immediately adjacent small local restaurants (two of which are minority owned), visiting/shoppers and services to the senior citizens and disabled persons housing on Second Street.

Without thorough discussion **and** consensus, a plan is nothing more than multiple pages of paper disconnected from the day to day lives of people who make community. Families and individuals have many choices for housing in the metropolitan area. Silver Spring has a long way to go to catch up to Chevy Chase or Bethesda. It will never do so, if each approval of a building plan is driven by the desire to fill empty space rather than to think about the short and long term impact on the adjacent community, how it will add or detract from the overall attractiveness of Silver Spring and how it will contribute over time to bringing in more residents and businesses. Remember what Silver Spring used to look like.

A 13 story block building, with less than one half of the parking required for each unit,(158 units with 60-80 parking spaces) which stands in isolation from the surrounding community is a step backwards and is a disservice to long standing businesses and neighbors who have taken a chance on Silver Spring. It is also an insult to the persons who live here and who are dedicated to a new vision for Silver Spring, including Montgomery County's Chief Executive Officer .

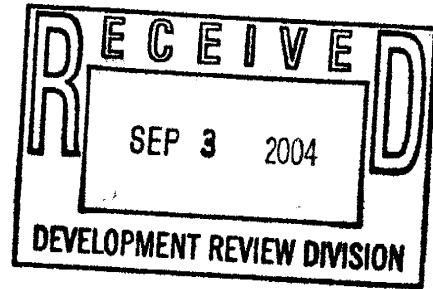
I recognize that something will be built on the Fidler Lane site, but this is the wrong building with the wrong developers. My neighbors and I look forward to productive discussion at the hearing on September 23, 2004. If there is an earlier opportunity to discuss these concerns, I know that I and many of my neighbors would make ourselves available. Your decision is something that we will have to live with each day. We are confident that you and the Commission seek to be good neighbors.

Your neighbor,



Joanne M. Brown

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787-Georgia Ave.
Silver Spring, MD



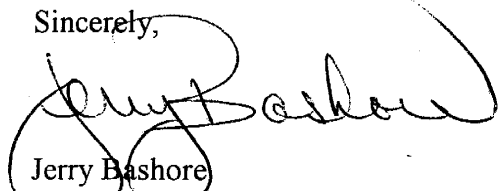
Dear Mr. Berlage:

As of November 2003, the Patriot Group submitted plans for a 6 story condominium building with 52 units called the "Portico" to be constructed on Fidler Lane. The plans called for one on one parking. As I now understand, a new plan has been submitted by the builder calling for a 13 story building with 58 units. The one on one parking plan has been eliminated and only 80 spaces will be provided for parking leaving approximately 78 cars to park on nearby streets.

The area already has limited parking. The garage on Cameron Street cannot hold the overflow parking thereby requiring the additional 80 cars to be parked on the street. The area will become congested and property values, as well as well as local businesses will suffer.

I ask you as a concerned property owner to not approve the new plan. The original plan as presented by the builder is acceptable. The new plan is not.

Sincerely,



Jerry Bashore
1319 Cameron Hill Ct.
Silver Spring, MD

Cc: Wendy Perdue – Commissioner
Robert Kronenberg - Staff

September 2, 2004

Derick Berlage, Chairman Montgomery
County Planning Board,
8787 Georgia Ave. Silver Spring, Md, 20910

Dear Mr Berlage,

The purpose of this letter is to express our concern created by the development of the Patriot Group-The Portico, Project Plan No. 9-04003A, which will impact negatively our conduction of business.

As you should be aware of, Garage #7 prior to the opening of the new District Court had limited space for the volume of vehicles it holds. Only the last floor would be empty at 9:00 am., and since the opening of the District Court it is impossible to find parking at all. Because of this, our customers and employees have been depending on the parking next to the restaurant that will eventually disappear with the construction of the plan above mentioned.

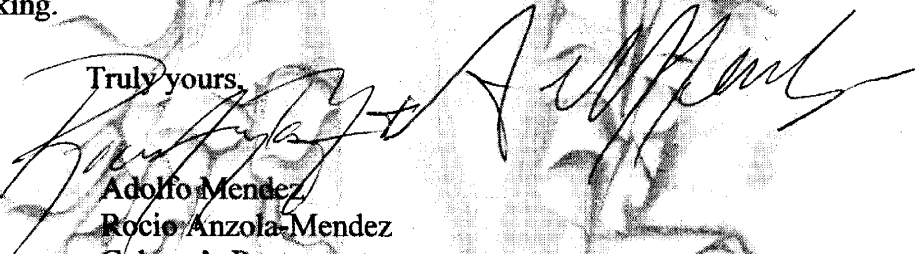
We depend on public parking for our customers to be able to come to our restaurant and we would like to see a plan that will include parking for the businesses in the immediate area.

If the project were to be realized, parking will be eventually be not existent and business in the area will go elsewhere eliminating jobs.

We know that the Planning Board does have legal authority to make public facilities efficient and compatible with existing conditions.

Finally, as leaders in the Latin Community we will follow thru the process closely since the majority of workers in the three adjacent restaurants and their supported families will depend on our clientele that must not be discouraged by lack of planning that will impede proper parking.

Truly yours,


Adolfo Mendez
Rocio Anzola-Mendez
Cubano's Restaurant.

Cc: Tom Perez, Steve Silverman, George Leventhal, Phil Andrews, Mike Knapp, Howard Dennis, Marilyn Prisner, Michael Subin, Nancy Floreen, Robert Kronenberg.