



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

June 14, 2004

Robert C. Hubbard  
Director

Ms. Rachel L. Wailes, P.E.  
Loiederman Sotesz Associates, Inc.  
1390 Piccard Drive  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Silver Spring Gateway  
Preliminary Plan #: 1-04039  
SM File #: 210383  
Tract Size/Zone: 2.86 Ac./CBD-2  
Total Concept Area: 3.47  
Parcel(s): P925, N926, N871, P815  
Watershed: Lower Rock Creek

Dear Ms. Wailes:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via under ground storage (or partial storage and a stormwater management contribution) and on-site water quality control using green roof technology and/or "StormFilters". Onsite recharge is not required since this proposal is for redevelopment of the site.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Use MCDPS latest design criteria for all stormwater management BMPs.
6. This site will remove the Innovation Centers stormwater management structure and will include this area in their structure.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required, if full Cpv cannot be provided.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,

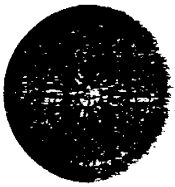
Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN210383 Silver Spring Gateway.DWK

cc: R. Weaver  
S. Federline  
SM File # 210383

QN - Onsite/Partial Waiver: Acres: 3.47/1.74  
QL - Onsite: Acres: 3.47  
Recharge is not provided

①



September 15, 2004

MEMORANDUM

TO: Wynn Witthans, Development Review Division  
FROM: Marilyn Clemens, Community-Based Planning Division  
SUBJECT: Silver Spring Gateway Art

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The Planning Board's Art Review Panel met on September 10, 2004.

Panelists present: Professor Ralph Bennett, new panelists \*Angela Adams, Helen Frederick and Foon Sham.

Staff present: Marilyn Clemens, Miguel Iraola, Michael Ma, and Wynn Witthans

The panelists were enthusiastic about artist Carolyn Braaksma's concrete sculptural furniture and approved the art in concept. They debated two questions: The scale of the furniture and its placement.

If the chairs are life-size, they may be too small to have an impact in a large plaza. Functionally, since they are concrete and not comfortable for long-term seating, as art, they could be larger than life-size for more visual impact.

Another interesting question was the functionality of the spaces, particularly the central space. If immovable chairs are placed in the middle of the central space, it still needs to be a versatile space for pedestrians or small gatherings. On the other hand, the size of central space may be big enough to need a central focal point. In the end, the panelists agreed to leave these decisions to the applicant's consultants, the artist and the staff.

\*The Planning Board has three new panelists. Angela Adams is Director of Community and Public Art for Arlington County, replacing Bert Kubli; Helen Frederick is an artist and Executive Artistic Director of Pyramid Atlantic in Silver Spring, replacing Phyllis Knight; Foon Sham is an artist and professor of art at the University of Maryland, replacing Larry Kirkland. All three have extensive experience in the creation or review of public art.

MC:tv: G: mc/artpanelsept04.doc

**Witthans, Wynn**

**From:** Wayne Goldstein [waynemgoldstein@hotmail.com]  
**Sent:** Friday, September 10, 2004 4:38 PM  
**To:** Witthans, Wynn  
**Cc:** cmoy@jbg.com  
**Subject:** MPI Letter of Understanding for Silver Spring Gateway Project

September 10, 2004

Wynn Witthans, RLA, AICP  
Development Review Division  
Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Wtthans:

I am writing you about the Silver Spring Gateway project that is to be built across the railroad tracks from the Silver Spring B & O Train Station, owned by Montgomery Preservation, Inc. (MPI), of which I am the President. I am providing this letter to you to state MPI's understanding of what the developer, JBG will be doing in relation to MPI's interests. MPI understands the following conditions:

1. The East-Bound Waiting Room (EBWR) will be demolished as part of the project.
2. In its place, JBG will hire an artist to create a 15-foot by 20-foot commemorative mural. This mural will be attached to the new parking garage in the same location along the railroad tracks as the current EBWR. This mural will be a "trompe l'oeil" depiction of the original 1945 EBWR as seen from the train station. MPI will approve the design of the mural. MPI would like the artist to use sand and black paint on the trim of the building in the mural to match that of the main station. The mural is to be painted by Byron Peck at JBG's cost, which is capped as agreed to by both MPI and JBG. The mural will be maintained in perpetuity by JBG or successor owners of the project at its expense.
3. JBG will be installing gates at both ends of the tunnel, which will be able to be opened for educational programs, but which will otherwise be kept locked at all other times.
4. JBG will provide a financial contribution to MPI as agreed to by both MPI and JBG on January 28, 2004, for maintenance of the historic Silver Spring B&O train station and to help with the loan repayment for the acquisition and restoration of the station.

Please feel free to contact me if you have any questions about our understanding. I am cc'ing the JBG representative as well.

Thank you,

Wayne Goldstein  
President  
Montgomery Preservation, Inc.

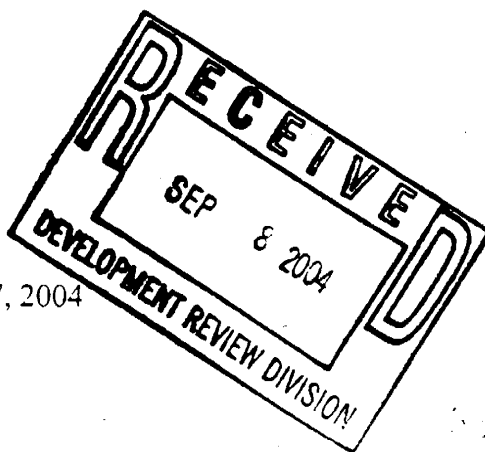
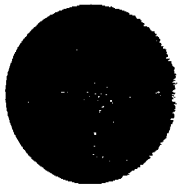
Cc: Cathy Moy, JBG

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September 7, 2004

**MEMORANDUM**

TO: Wynn Witthans, Coordinator  
Community-Based Planning Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Shahriar Etemadi, Coordinator  
Transportation Planning

SUBJECT: Project Plan # 9-04002-A and Site Plan # 8-05001  
Silver Spring Gateway  
Silver Spring CBD

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject application.

**RECOMMENDATION**

Staff recommends the following conditions to support approval of the referenced plans:

1. Limit the development to 50,000 square feet of Grocery Store, 20,000 Square feet of Incubator Space of office, 10,000 square feet of Retail, and 477 High-rise multi-family residential units.
2. Dedicate an additional 15 feet to provide for 90 feet of right-of-way for MD 410 (East-West Highway).
3. Abandon a portion of Blair Mill Road and create a full movement intersection from a new driveway onto the site intersecting with MD 410. This new access road will function as the connection from Blair Mill Road to MD 410.



4. Enter into a Traffic Mitigation Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation to participate in the Silver Spring Transportation Management Organization.
5. Provide bicycle racks or lockers as follows, at least 25 for the residential units, eight for the office area, and eight for the retail area.

## DISCUSSION

### Local Area Transportation Review

A traffic study was submitted to assess the impact of this development on the local area transportation network and to meet the requirements of the Local Area Transportation Review Guidelines. Transportation Planning staff concurs with the overall conclusion of the study that all intersections will continue to operate within the congestion standard of 1800 Critical Lane Volume (CLV) for the Silver Spring Central Business District.

The generated site trips were added to the existing and background traffic (trips from approved but un-built projects) and assigned to seven intersections plus the site access to determine the impact of the total future traffic on the affected intersections. The results of the intersection analysis are shown in the following table.

Intersections	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
MD 410 and Blair Mill/Newell	529	741	562	779	620	849
MD 410 and Georgia Ave/Burlington Ave/13 <sup>th</sup> Street	1,387	1,432	1,422	1,442	1,528	1,459
MD 410 and US 29	1,085	1,186	1,129	1,243	1,207	1,360
MD 410 and 16 <sup>th</sup> Street	1,551	1,461	1,567	1,468	1,574	1,474
Burlington Ave/Philadelphia Ave/Fenton Street	777	1,178	786	1,183	797	1,195
Georgia Ave and Sligo Avenue	829	1,022	840	1,022	859	1,022
US 29 and Wayne Ave/2 <sup>nd</sup> Ave	844	661	851	667	864	690
MD 410 and Site Access	N/A	N/A	N/A	N/A	586	564

### Vehicular and Pedestrian Access and Circulation

The proposed development will be provided with safe and adequate vehicular and pedestrian access and circulation. There will be one full-movement access at the intersection of MD 410 and the new "Mixed-Use" street. One right in/right out access is from Georgia Avenue (at former Blair Mill Road) and another is from MD 410. Blair Mill Road will be abandoned between Georgia Avenue and East West Highway (MD 410).

The applicant is coordinating with Department of Housing and Community Development's pedestrian linkage program for the new South Silver Spring pathway that includes improvements along Photogroup Alley. The applicant should also provide bicycle racks or lockers; at least 25 for the 477 residential units (partly in the garage), eight for the office area and eight for the retail area.

#### Traffic Mitigation

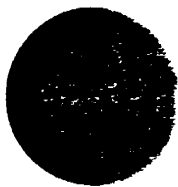
A draft traffic mitigation agreement has been submitted and is currently under review by Maryland-National Capital Park and Planning Commission and Department of Public Works and Transportation staff. The agreement will be finalized prior to filing a record plat.

#### Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring Central Business District policy area, which has a remaining capacity of 2,860 jobs, and 4,448 housing units, as of June 30, 2004.

SE/gw

mmo to Witthans re SSgateway.DOC



September 3, 2004

MEMORANDUM

TO: ✓ Wynn Witthans, Planner Coordinator  
Development Review Division

Delores Kinney, Senior Planner  
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team  
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator  
Community-Based Planning Division

SUBJECT: Preliminary Plan Review No. 1-04039A  
Project Plan Review No. 9-04002A  
Site Plan Review No. 8-05001  
Silver Spring Gateway

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The Community-Based Planning staff has reviewed the above referenced Preliminary Plan Amendment, Project Plan Amendment and Site Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located at the south east quadrant of the intersection of Blair Mill Road and East-West Highway in South Silver Spring. Community-Based Planning recommends the approval of this Preliminary Plan Amendment, Project Plan Amendment and Site Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Coordinate with the Silver Spring Regional Center and verify the location and type of proposed wayfinding signs (#209- Type D; #208- Type D and #36- Type C2) per the Silver Spring Wayfinding Master Plan. Locate these signs within the public right-of-way.
2. Provide full width streetscape improvements on East-West Highway in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended along the entire site frontage.
3. Amend the Silver Spring Square site plan (Site Plan No. 8-02040) to reflect the off-site improvements proposed.

