

APPENDIX C



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

June 24, 2005

Robert C. Hubbard
Director

Mr. Soneil-Charles
Vika, Inc.
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Silver Spring Faulkland
Preliminary Plan #: 1-05084
SM File #: 217296
Tract Size/Zone: 0.93 Ac./CBD-2
Total Concept Area: 0.93 Ac.
Parcel(s): N811 & N864
Watershed: Lower Rock Creek

Dear Mr. Charles:

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 water quality control via a StormFilter. Onsite recharge is not required since this is redevelopment. Channel protection requirements are waived.

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. The structure may need to be cast in place due to site constraints.
6. All underground parking must drain to WSSC. Provide a copy of mechanical drawings to verify this condition and to show that all roof and surface drains go to the water quality 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.


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 CN217296 Silver Spring Falkland.DWK

cc: R. Weaver
S. Federline
SM File # 217296

QN -Waived; Acres: 0.93
QL - Onsite/Waived; Acres: 0.74/0.19
Recharge is not provided

EPD Recommendation to Dev Rev Div: _____ Approve w/conditions as noted below
XXX Hold for revision/additional information _____ Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Robert Kronenberg
Development Review Division

SUBJECT: Plan # 8-06014, Name 1200 East-West Highway
DRC date: Monday, October 24, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

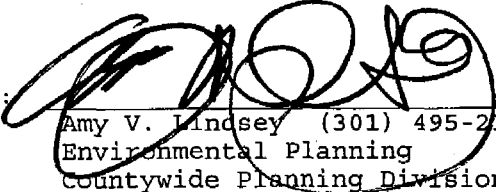
XXX Plan is incomplete. The following items must be submitted:

1. A Tree Save Plan must be submitted and approved for this property. It should show tree protection measures for on and off-site trees, especially the willow oak that is proposed to be saved. Protection needs to be provided before, during and after construction

OTHER

1. Property is EXEMPT from Forest Conservation Law as per 4-05228E (Small property)

SIGNATURE: _____


Amy V. Lindsey (301) 495-2189
Environmental Planning
Countywide Planning Division

DATE: 10/24/2005

cc: Centex Homes / Goodman East West I

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

DRCRPinWord; rev 4/20/04

DRC notes: Arborist (Care of trees) is on the developer's team, and will provide recommendations prior to F.B. scheduling for at least the 38" Willow Oak along Elw Highway offsite.

Sum approval: 10/21/05

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: October 21, 2005

MEMO TO: Michael Ma, Supervisor
Development Review Committee, MNCPPC

FROM: David Kuykendall
Senior Permitting Services Specialist
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 8-20060140, 1200 E/W Highway
Project Plan # ,
Preliminary Plan # 1-05084 , DPS File # 217296
Subdivision Review Meeting of October 24, 2005

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 On-site/Joint Use Central (Regional): waived to
 Existing Concept Approved June 24, 2005
 Waiver: CPv WQv Both
 Approved on June 24, 2005
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Non Structural Practices Other StormFilter

FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes No Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
 Dam Breach Analysis: Approved Under Review:
 100-Year Floodplain study: Approved Under Review:

SUBMISSION ADEQUACY COMMENTS:

- Provide verification of Downstream notification.

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter)
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for additional information. See below
 Comments/Recommendations: Make sure proposed landscaping does not interfere with stormwater structure.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01



January 6, 2006

MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator
Development Review Division

Catherine Conlon, Subdivision Supervisor
Development Review Division

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

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

SUBJECT: Site Plan Review No. 8-20060140
1200 East-West Highway

The Community-Based Planning staff has reviewed the above referenced 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 north west quadrant of the intersection of Blair Mill Road and East-West Highway in South Silver Spring. Community-Based Planning recommends the approval of this Site Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide full width streetscape improvements on East-West Highway (Type "B" modified) in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended, modified to include the shared-use path along the entire site frontage.
2. Provide full width streetscape improvements on Blair Mill Road (Type "B") in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended along the entire site frontage.
3. Delete all references to the Silver Spring Wayfinding Master Plan from the proposal.

ZONING AND LAND USE:

The 40,659 square foot (61,034 square foot gross tract area for determining density) subject property is zoned CBD-2 (Central Business District, 2.0). The approved CBD

- B. **Silver Spring Wayfinding System:** The Silver Spring Regional Center has advised staff that the Silver Spring Wayfinding Master Plan cannot be implemented as designed and therefore the funding opportunities have expired (see **Attachment A-Letter from Gary Stith to Rose Krasnow dated October 12, 2005**). Staff recommends that the applicant remove all references to the Silver Spring Wayfinding Master Plan from this proposal.

COMMUNITY OUTREACH:

The applicant met with the Silver Spring Urban District Advisory Board (SSUDAB) on December 15, 2005 to update the board on the status of the site plan. The SSUDAB had previously endorsed the project plan. The applicant will meet with the Commercial and Economic Development subcommittee of the Silver Spring Citizens Advisory Board (SSCAB) on January 18, 2006 for a similar presentation. The SSCAB had previously endorsed the project plan. The applicant has contacted (by correspondence) the Gateway Coalition, Shepherd Park Citizens Association and the Greater Silver Spring Chamber of Commerce for comments regarding this proposal. Community-Based Planning staff has not received comments regarding this proposal.

RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN:

The Montgomery County Department of Housing and Community Affairs has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. There are no proposed pathways planned near the subject property.

Attachment

MI:tv: G:\Iraola\regulatory\site\8-20060140_1200EWHighway_CBPmemo

WSSC Comments on Items for October 24, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
8-20060140	1200 E/W HIGHWAY	<p><u>HYDRAULIC PLANNING ANALYSIS COMPLETED</u></p> <p>A letter of findings was issued on August 19, 2005 for this project. A project number of DA4302Z06 was assigned to this project. Hansa Desai performed the hydraulic review. She can be reached at 301-206-8816.</p> <p><u>SEWER AVAILABLE</u></p> <p>An existing sanitary sewer is available to provide service to this project. Sanitary sewer service may be obtained by constructing service connections without a public extension.</p> <p><u>WATER AVAILABLE</u></p> <p>An existing water main is available to provide service to this project (see water dependency note below). Water service may be obtained by constructing service connections without a public extension.</p> <p><u>WATER DEPENDENCY</u></p> <p>For the connection indicated, water service is dependent on cleaning and lining the existing 8 inch water main in Blair Mill Road and 10 inch water in East West Highway as shown in the sketch (between J06633 and point of connection). The cleaning and lining contract #BI-2696A00 (Blair Park) has a bid date of April 5, 2005, but was not awarded. The current estimated completion time is about a year.</p> <p>If the connection is to 12" water main in East West Highway, there would be no water dependency.</p> <p><u>PRESSURE REDUCING VALVES REQUIRED</u></p> <p>Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for buildings with first floors below 345 feet.</p> <p><u>ON-SITE PROCESS REQUIRED</u></p> <p>The On-site Process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Please submit on-site information to the WSSC Permit Services Unit at the One-Stop-Shop. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on submitting on-site plans.</p> <p><u>SUBMIT SYSTEM INTEGRITY REVIEW PACKAGE</u></p> <p>The next step in the process is Phase 2, Review for System Integrity. Your submission package should include the Review for System Integrity Checklist and all checklist items, including the review fee. Should you want to schedule a pre-design meeting, please contact Tom Gingrich at 301-206-8883.</p>



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

October 26, 2005

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 410
1200 East-West Highway
File No. 8-20060140

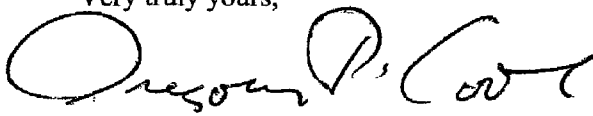
Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the site plan application for the development at 1200 East-West Highway. We have completed our review and offer the following comments:

- Please remove the limits of the underground parking area from the dedicated right-of-way. SHA cannot support the site plan as shown.

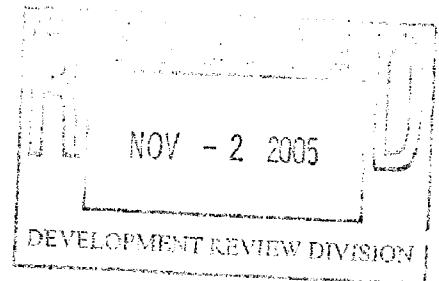
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at rburns1@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. William Landfair (VIKA)
Mr. Robert Kronenberg, M-NCPPC (Via E-mail)



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

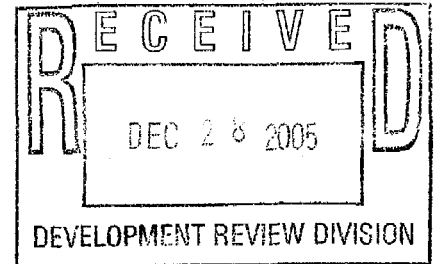
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



SILVER SPRING REGIONAL CENTER

Douglas M. Duncan
County Executive

December 22, 2005



Gary Stith
Director

Mr. Robert Kronenberg
Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Maintenance of Future Right-of-Way Materials at 1200 East West Highway

Dear Robert,

As you are aware, I met with you, Glenn, Miguel and representatives from Centex Homes and Goodman Properties, the developers of 1200 East West Highway, on November 8, 2005 to review the site improvements and materials proposed for the 1200 East West Highway rights-of-way. The purpose of this letter is to confirm that the Silver Spring Urban District has reviewed the non-standard components of this project and is comfortable that an agreement can be reached with the developer for the maintenance of these elements in the rights-of-way.

As agreed upon at our meeting, if the Silver Spring Urban District is to assume maintenance responsibilities pursuant to an agreement with the developers, one provision of such an agreement will be that the developers must store an additional 10% of all non-standard materials used on their property for replacement supplies. The remaining materials to be installed in the public rights-of-way for this project appear to match the Silver Spring streetscape standards and therefore, as a matter of routine, will be maintained by the Urban District. Any non-standard landscaped areas in the public rights-of-way will be the responsibility of the property owner and can be maintained by the Silver Spring Urban District but the cost will be charged back to the property owner through an Optional Method Development Fee as authorized by the County Code.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Gary Stith, Director



Regional Services/Redevelopment Program/Urban District

8435 Georgia Avenue • Silver Spring, Maryland 20910 • 301/565-7300, FAX 301/565-7365
silsprng.citizen@montgomerycountymd.gov

APPENDIX D

GOODMAN
PROPERTIES

1220 19th Street, N.W., Suite 500, Washington, D.C. 20036

Direct: 202 331.7170
Fax: 202 331.7171
sw.jones@verizon.net

1200 East West Highway – Community Outreach

Note that these efforts are ongoing, Applicant will periodically update Staff.

- | | |
|--|--|
| Silver Spring Urban District Council | On December 15 th Stuart Jones, Goodman Properties thanked the Council for their endorsement of the Project and briefed them as to the status of the project. The status update included noting that the Preliminary and Project Plans had subsequently been approved, reviewed the proposed public art-Ray King sculpture- and other building and landscape design refinements. The Council thanked Mr. Jones for the update and good luck for the upcoming Site Plan Public hearing in January. |
| Silver Spring Citizens Advisory Board | Mr. Jones is scheduled to provide the Committee for Economic Development a project status update as well at their regularly scheduled meeting in January. The CED had also previously endorsed the Project. |
| Silver Spring Gateway Coalition
Silver Spring Chamber of Commerce
Shepherd Park Citizens Association | In addition to applicable regulatory notices, Goodman East West I, LLC (Applicant) will be sending letters to these organizations (to be mailed January 6) providing a status update along with an offer to be available to answer any questions concerning the project as well as provide a formal presentation. Goodman will also follow these letters up with phone calls as appropriate. |

GOODMAN
PROPERTIES

1220 19th Street, N.W., Suite 500, Washington, D.C. 20036

Direct: 202 331.7170
Fax: 202 331.7171
sw.jones@verizon.net

January 6, 2006

Ms. Gracie Baten, President
The Gateway Coalition
8001 Kennett Street, Ste 3
Silver Spring, MD 20910

Re: Update – South Silver Spring CBD New Development

Dear Ms. Baten:

We are pleased to update you concerning a new and exciting redevelopment, 1200 East West Highway. It's a 14-story, mixed use high-rise building consisting of street level retail and 247 residential units, one that we had written to you about this past June. You'll recall that the project is located within the Ripley/South Silver Spring Overlay District, at the northwest quadrant of the intersections of East West Highway and Blair Mill Road, one (long) block south and to the west of Metro and MARC station entrances, directly across from the former "Canada Dry" bottling plant, now known as the "Silverton". 1200 East West Hwy. will replace an existing small repairs automotive maintenance shop, a vacant single-story concrete block automotive service building and a vacant auto sales building currently located on the property.

This summer, the Maryland National Capital Park and Planning Board approved the preliminary and project plans for 1200 East West Hwy. Since that time, the project team's architectural and civil planners have been diligently refining plans and specifications. The most significant refinements include incorporating masonry into the building façade and working with the internationally renowned artist, Ray King of Philadelphia to create a metal and light refracting sculpture that links the public outdoor spaces and pedestrian walkways with the building. The proposed 14-story building will include three levels of underground parking, a first floor containing four or more retail storefronts, the building lobby, mail room and amenity areas for building residents, with floors 2-14 containing a mix of one, two and two bedroom and den residential units.

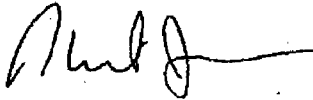
As shown by the enclosed perspective drawing, the façade, as proposed, will be composed of a pre-cast base, masonry, glass and metal accents, integrated in a rectangular grid that is broken up

01/09/2000 11:33 202001111

by the glazed entry to the residential lobby. The façade's curvilinear form and scalloped tower points to the Canada Dry building, and is intended to establish a complementary dialogue between the buildings. The outdoor area surrounding the front of the proposed building is organized as three distinct spaces - the largest being the corner at East West Highway and Blair Mill Road. This valuable public plaza would be open, outlined by the building to the south and west and widely spaced planting to the north and east. A scalloped seat bench provides a gathering area and is where Mr. King's sculpture will be located as illustrated in these drawings. With the input of the MNCPPC Art Review Panel, the landscape architect and Mr. King have refined the shape of the sculpture's base and the landscaping plans. Additionally, considering input from neighboring residents, building amenities will include multi-purpose activity rooms, an activity room for children of all ages, one for fitness and exercise, clubroom and business center.

We would look forward to further reviewing the project with your organization at one of its regularly scheduled meetings, if that would be of interest. To set up such an informational presentation, or to inquire as to any other specifics, please feel free to contact me at 202.331.7170.

Very truly yours,



Stuart Jones

Enclosure

**GOODMAN
PROPERTIES**

1220 19th Street, N.W., Suite 500, Washington, D.C. 20036

Direct: 202 331.7170
Fax: 202 331.7171
sw.jones@verizon.net

January 6, 2006

Ms. Carmen Camacho, Chairwoman
Greater Silver Spring Chamber of Commerce
8601 Georgia Avenue, Ste 203
Silver Spring, MD 20910

Re: Update – South Silver Spring CBD New Development

Dear Ms. Camacho:

We are pleased to update you concerning a new and exciting redevelopment, 1200 East West Highway. It's a 14-story, mixed use high-rise building of street level retail and 247 residential units, one that we had written to you about this past June. You'll recall that the project is located within the Ripley/South Silver Spring Overlay District, at the northwest quadrant of the intersections of East West Highway and Blair Mill Road, one (long) block south and to the west of Metro and MARC station entrances, directly across from the former "Canada Dry" bottling plant, now known as the "Silverton". 1200 East West Hwy. will replace an existing small repairs automotive maintenance shop, a vacant single-story concrete block automotive service building and a vacant auto sales building currently located on the property.

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Stuart Jones

Enclosure

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PROPERTIES**

1220 19th Street, N.W., Suite 500, Washington, D.C. 20036

Direct: 202 331.7170
Fax: 202 331.7171
sw.jones@verizon.net

January 6, 2006

Dwayne M. Toliver, Esq., President
Shepherd Park Citizens Association
7600 Georgia Avenue, NW, Ste 404
Washington, D.C. 20012

Re: Update – South Silver Spring CBD New Development

Dear Mr. Toliver:

We are pleased to update you concerning a new and exciting redevelopment, 1200 East West Highway. It's a 14-story, mixed use high-rise building consisting of street level retail and 247 residential units, one that we had written to you about this past June. You'll recall that the project is located within the Ripley/South Silver Spring Overlay District, at the northwest quadrant of the intersections of East West Highway and Blair Mill Road, one (long) block south and to the west of Metro and MARC station entrances, directly across from the former "Canada Dry" bottling plant, now known as the "Silverton". 1200 East West Hwy. will replace an existing small repairs automotive maintenance shop, a vacant single-story concrete block automotive service building and a vacant auto sales building currently located on the property.

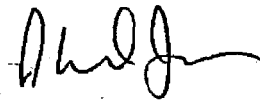
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Very truly yours,



Stuart Jones

Enclosure

APPENDIX E



**Development Review Division
Montgomery County Department of Park and Planning**

CHECKLIST Site Plan / Project Plan Review

Plan # 820060140 Name: 1200 East West Highway
 Zone: CBD-2 Tract Area: 1.40 gr. ac. Proposed Use: Residential/Commercial
 Number of Units: 247 Square Footage: Comm. - 10,600 sf.
 Development Method: Optional Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	<u>SS</u>	<u>10.24.05</u>	SHA	<u>RS</u>	<u>10.26.05</u>
Environmental	<u>AL</u>	<u>10.24.05</u>	DPS (SWM)	<u>RS</u>	<u>6.24.05</u>
Community Planning	<u>GK</u>	<u>1.6.06</u>	DPS (Traffic)	<u>G.S.</u>	<u>10.22.05</u>
Historic Planning	<u>MN</u>	<u>12.2.05</u>	Public School	<u>no comment</u>	
Park Planning	<u>DP</u>	<u>12.2.05</u>	Utility	<u>TGT.</u>	<u>10.24.05</u>
Research/Housing	<u>no comment</u>		Fire & Rescue	_____	_____
			DPW & T	<u>no comments</u>	

Development Standards / Requirements

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning Requirements | <input checked="" type="checkbox"/> MPDU Calculation | <input checked="" type="checkbox"/> Building Restriction Lines |
| <input checked="" type="checkbox"/> Development Data Table | <input checked="" type="checkbox"/> TDR Calculation | <input checked="" type="checkbox"/> Building Height |
| <input checked="" type="checkbox"/> Recreation Calculation | <input checked="" type="checkbox"/> Timing/Phasing Conditions | <input checked="" type="checkbox"/> Master Plan Conformance |

Prior Approvals

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> <u>Project</u>
Development Plan
<u>920050040</u> | <input checked="" type="checkbox"/> Preliminary Plan
<u>120050870</u> | <input checked="" type="checkbox"/> Prior Site Plan Approvals |
| <input checked="" type="checkbox"/> Record Plat | | |

Community Input

- Civic Association Silver Spring Urban District
- Individuals _____

Supervisor Review _____

Chief Review _____