

#### 7. Building Materials

The proposed building will include a glass corner curtain wall; the remaining approximately 80 percent of the façade will be masonry (primarily brick) with vertical punch out windows typical of residential construction to break up the mass of the building.

#### 8. Illumination

The applicant (not the tenant) will provide an architectural shading system for the building along both street frontages. These shades will significantly reduce the transmission of interior lighting to the exterior of the building after sunset.

#### 9. Signage

Rather than use the neon signage typical of commercial buildings, the proposed building will use backlit signage to minimize its intrusiveness.

Based on the description above, we conclude that the proposed building will not be incompatible with either the single-family homes outside the commercial core or the other commercial buildings on the same block, many of which are likely redevelopment candidates themselves.

### **COMMUNITY OUTREACH**

The applicant initiated meetings with the Sligo Branview Community Association (SBCA) last summer and has since met with them three times (October 26 and November 9, 2005 and January 31, 2006). The design of the project was revised in several ways to respond to community concerns: the building setbacks were increased; the building height was reduced by two feet; the extent of masonry in the building façade was significantly increased; and the building articulation was refined. Some members of SBCA continue to have concerns regarding the project.

The applicant presented the proposed project to the Commercial and Economic Development Committee of the Silver Spring Citizens Advisory Board (CAB) on September 21, 2005. The full CAB considered the project on October 10, 2005, and again on February 13, 2006, but has taken no official position. The applicant also presented the proposed project to the Long Branch Business League on June 15, 2005. On January 30, 2006, the League submitted a letter of support for the proposed project.

GK:tv: G: \Long Branch medical office referral.doc

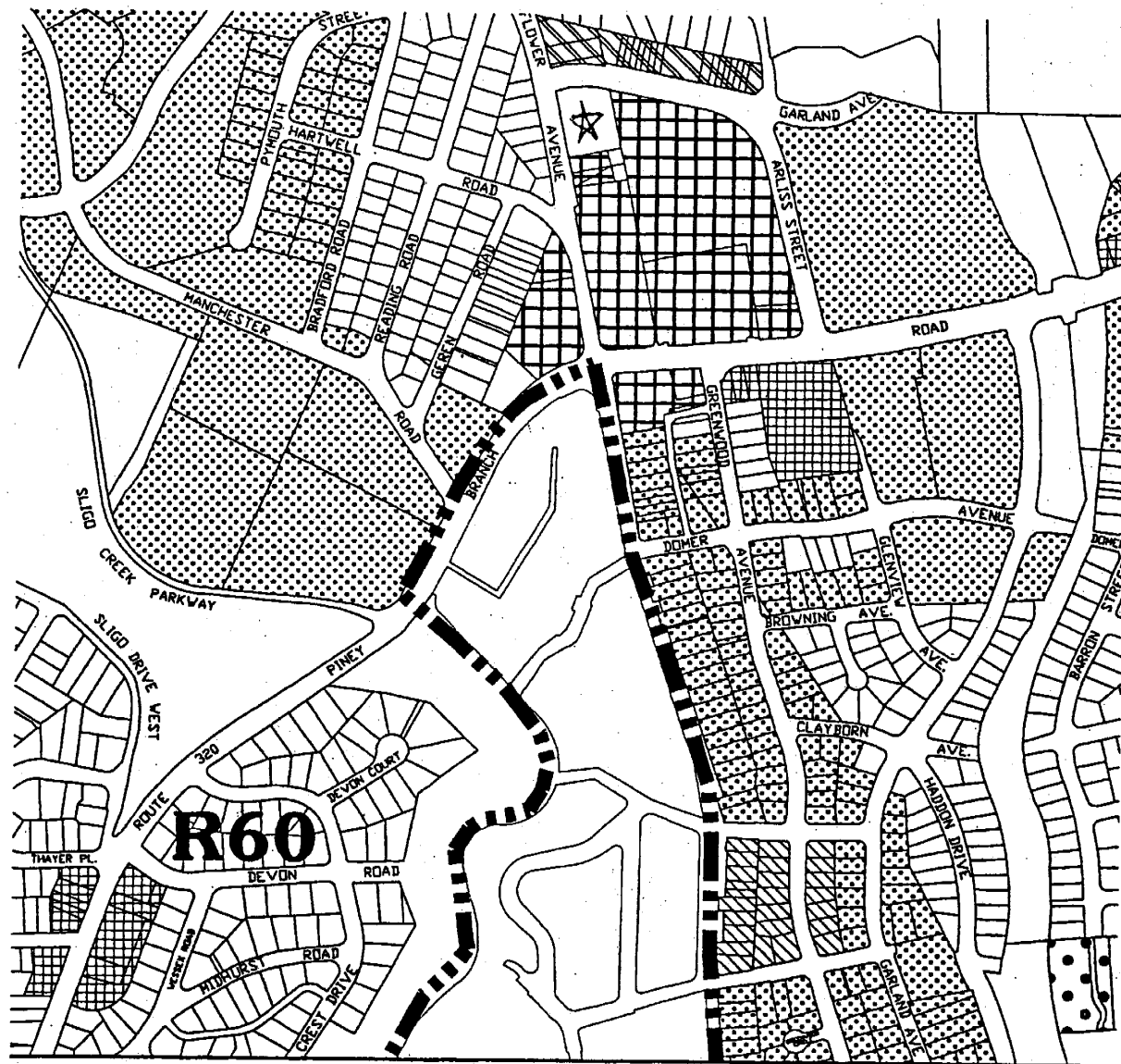
Attachment 1: Prior Zoning Map (pre-2001 zoning)

Attachment 2: Current Zoning Map

Attachment 3: Master Plan Figure 2, Illustration of Street Oriented Development  
Along Flower Avenue

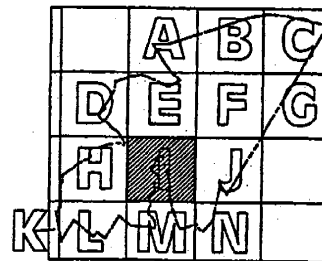
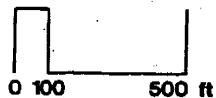
# Existing Zoning - Area I (prior to 2001)

Map 43



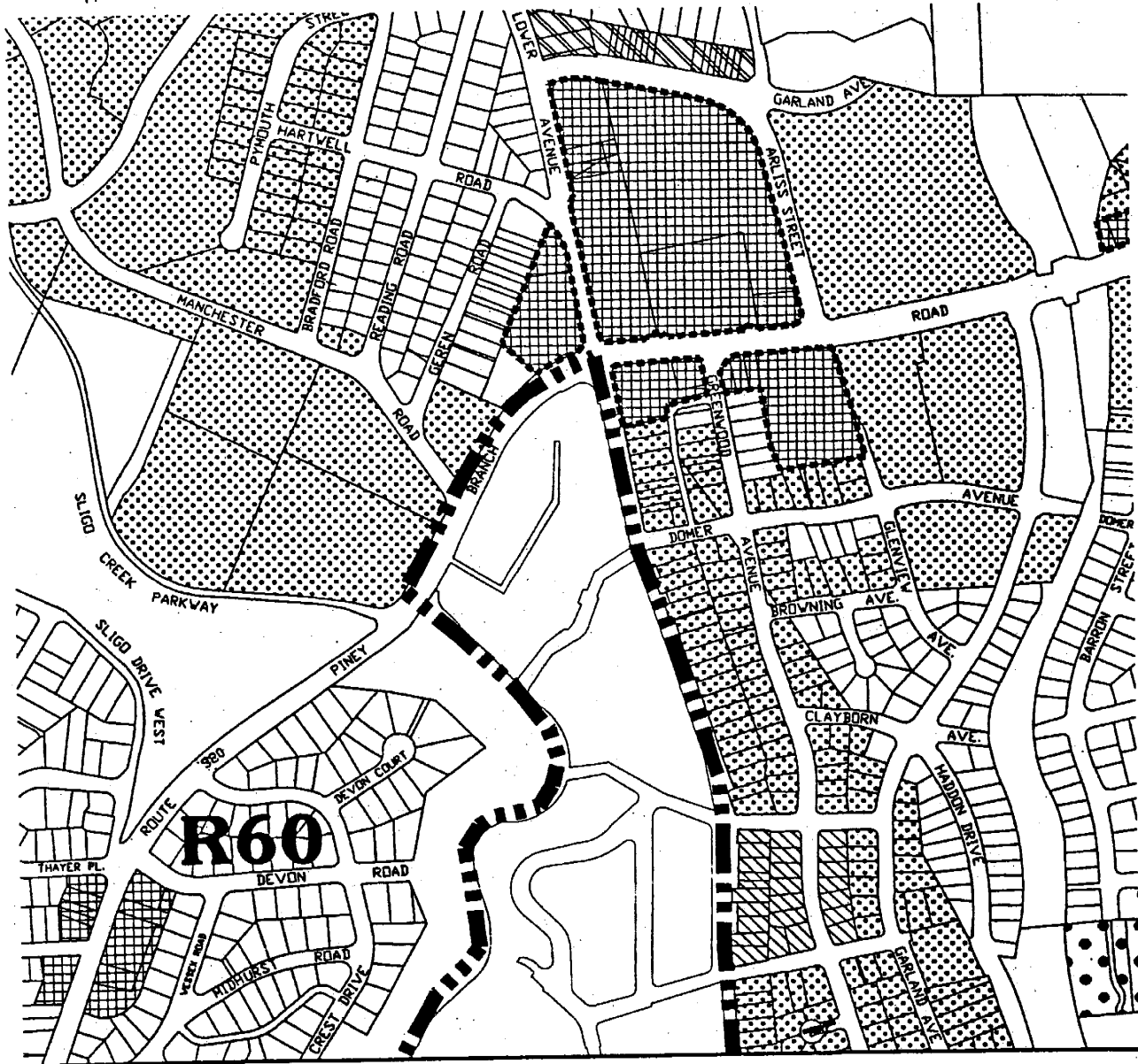
**LEGEND**

- ▬▬▬▬ Master Plan Boundary
- ▧ C-1 - Local Commercial
- ▩ C-2 - General Commercial
- ▨ R-10 - Multi-Family High Density Residential
- ▩ R-30 - Multi-Family Low Density Residential
- ▨ R-40 - One Family Semi-Detached
- R-60 - Single Family Residential
- ▨ RT-12.5 - Townhouses



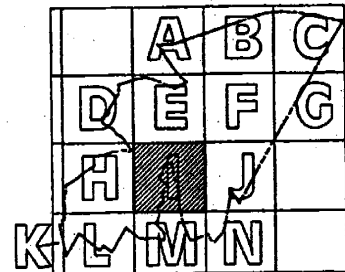
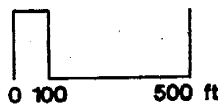
**Proposed Zoning - Area I**  
(now adopted)

**Map 44**

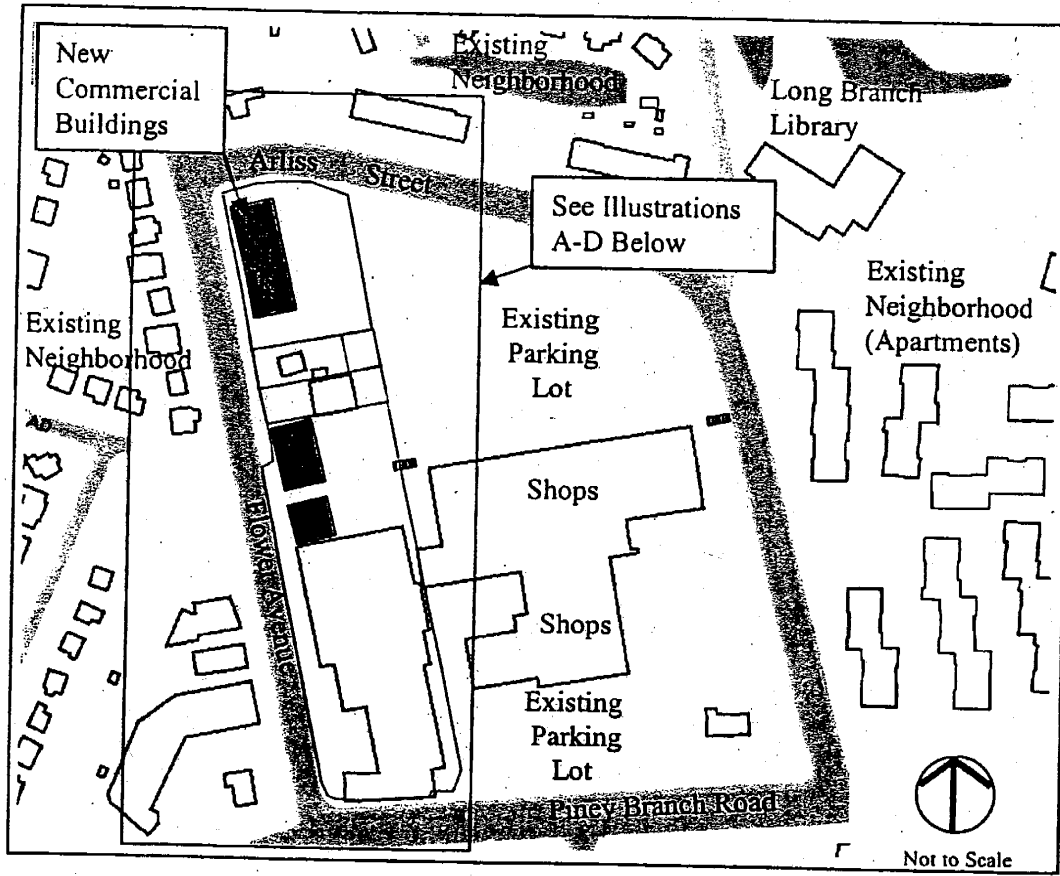


**LEGEND**

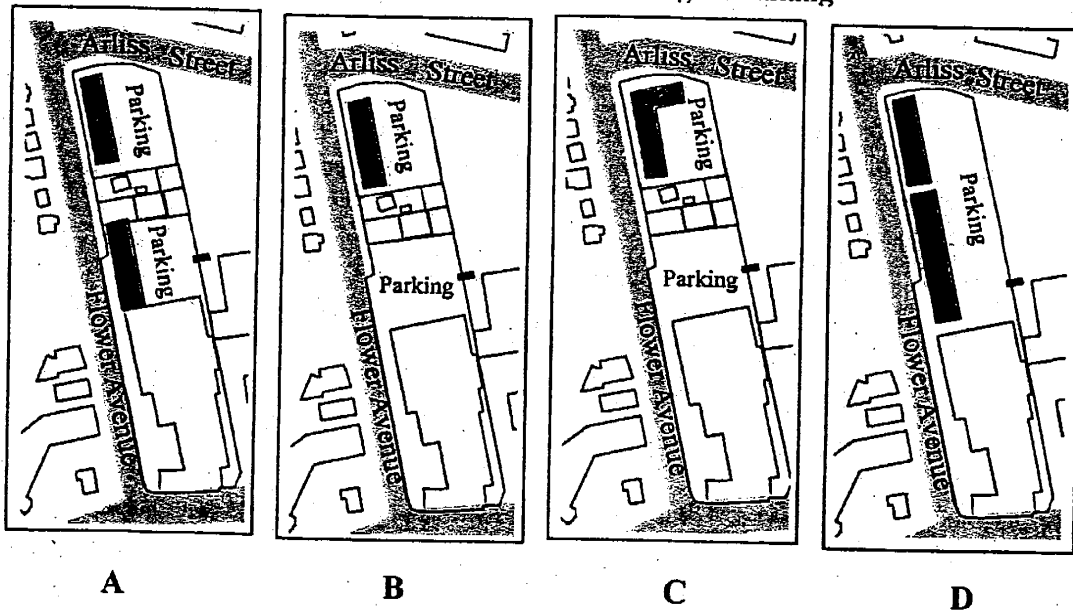
- Master Plan Boundary
- CROZ - Commercial Revitalization Overlay Zone
- C-1 - Local Commercial
- C-2 - General Commercial
- R-10 - Multi-Family High Density Residential
- R-30 - Multi-Family Low Density Residential
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- R-60 - Single Family Residential
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Flower Village and Center Illustrations of Street-Oriented Development along Flower Avenue Figure 2



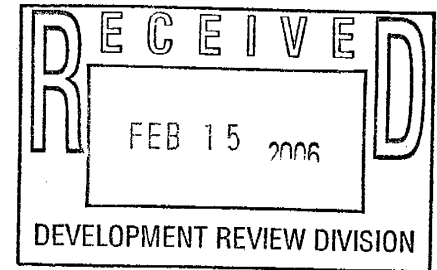
Other Possible Locations of Buildings & Parking



# **ATTACHMENT D**

February 9, 2006

Derrick Berlage, Chairman  
Montgomery County Department of Park and Planning  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760



RE: *File Number - 1-06024 & 8-06008 -Long Branch Medical Building-Preliminary Plan and Site Plan*

Dear Chairman Berlage:

I am writing to become a party of record for file number 1-06024 & 8-06008 - Long Branch Medical Building - Preliminary Plan & Site Plan. In addition, I would like to express my concerns with this project as currently proposed.

This project is not compatible with the nearby residential homes. The *East Silver Spring Master Plan 2000* requires that any structure on this site should be compatible with the surrounding residential homes relative height, bulk, setback, and landscaping. The proposed building would be 40 feet in height with an additional 13 feet in height to allow for mechanical units. It would exceed the surrounding residential homes at least by 20 to 30 feet. The plans for the proposed building do not meet the Master Plan guidelines that were specifically intended to protect the surrounding residential area. This site faces residential homes on both Arliss St. and Flower Ave.

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I respectfully request that the preliminary plan and site plan be considered separately to allow for adequate community input. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Gina M. Smallwood".

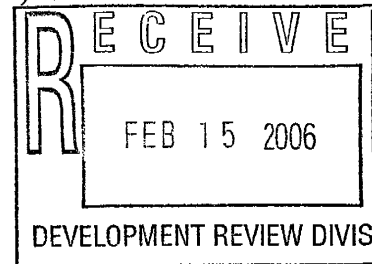
Gina M. Smallwood  
8606 Barron Street  
Takoma Park, MD 20912

# Rolling Terrace Civic Association

8606 Barron Street  
Takoma Park, MD 20912  
(301) 431-3336

February 9, 2006

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Montgomery County Department of Park and Planning  
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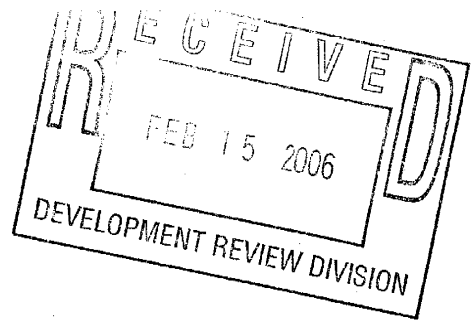
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Gina M. Smallwood  
President  
Rolling Terrace Civic Association



February 8, 2006

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The Maryland-National Capital Park and Planning Commission  
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Signed,

NAME

*Rose Cuena*

ADDRESS

*9101 Flower Avenue*

CITY, STATE, ZIP

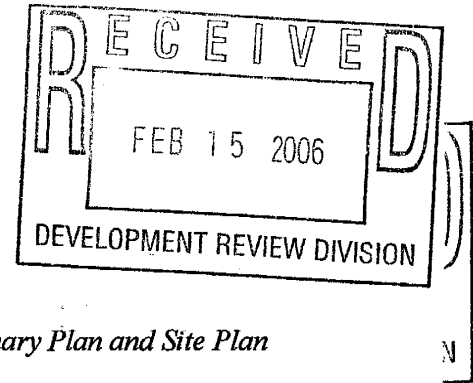
*Silver Spring, Md. 20901*



February 9, 2006

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The Maryland-National Capital Park and Planning Commission  
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Silver Spring, MD 20910-3760

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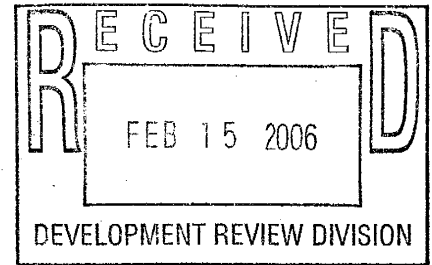
A handwritten signature in black ink, appearing to read "Richard A. Gollub".

Richard A. Gollub  
8830 Sudbury Road  
Silver Spring, MD 20901

February 8, 2006

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Montgomery County Department of Park and Planning  
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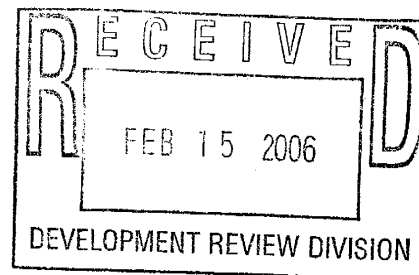
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Signed,

NAME  
ADDRESS  
CITY, STATE, ZIP

*Carl Richardson*  
*8818 Flower Avenue*  
*Silver Spring, MD 20901*



February 8, 2006

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Montgomery County Department of Park and Planning  
The Maryland-National Capital Park and Planning Commission  
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Silver Spring, MD 20910-3760  
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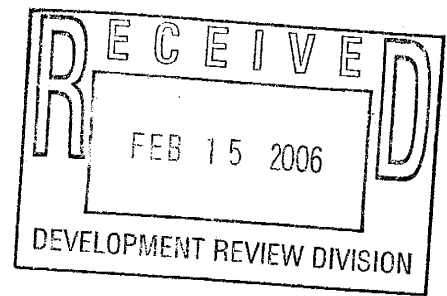
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Signed,

NAME Elizabeth B Martin  
ADDRESS 8727 Geren Rd  
CITY, STATE, ZIP Silver Spring, Md 20901



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Signed,

*Yolanda Sanchez*

NAME

*Yolanda Sanchez*

ADDRESS

*8814 Flower Ave.*

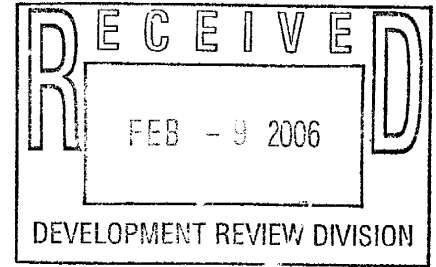
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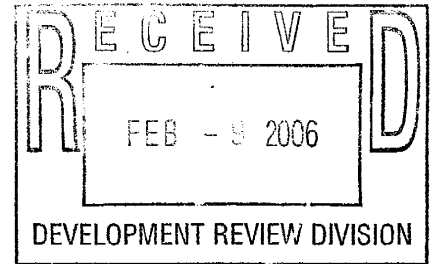
NAME  
ADDRESS  
CITY, STATE, ZIP

2818 Flower Ave  
Silver Spring MD 20901

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A handwritten signature in black ink, appearing to read "Mary Cogan".

NAME

MARY COGAN

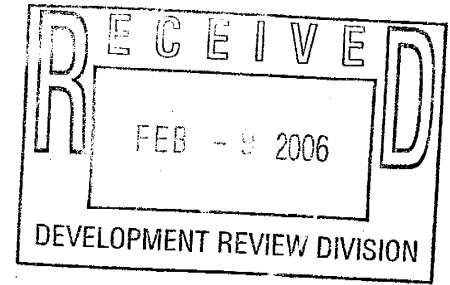
ADDRESS

9216 Mintwood Street

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Dear Chairman Berlage:

I am writing to become a party of record for file number 1-06024 & 8-06008 - Long Branch Medical Building - Preliminary Plan & Site Plan. In addition, I would like to express my concerns with this project as currently proposed.

This project is not compatible with the nearby residential homes. The *East Silver Spring Master Plan 2000* requires that any structure on this site should be compatible with the surrounding residential homes relative height, bulk, setback, and landscaping. The proposed building would be 40 feet in height with an additional 13 feet in height to allow for mechanical units. It would exceed the surrounding residential homes at least by 20 to 30 feet. The plans for the proposed building do not meet the Master Plan guidelines that were specifically intended to protect the surrounding residential area. This site faces residential homes on both Arliss St. and Flower Ave.


The Master Plan also recognizes the heavy volume of traffic in this area. A traffic island has been placed at the corner of Arliss and Flower for pedestrian safety. Another one has been placed on Flower Avenue, less than a block away, near Piney Branch. Speed bumps were installed on Flower Avenue, north of Wayne Avenue, in December. During rush hour, Flower Avenue traffic often backs up half way to Arliss Street. The proposed medical building will only exacerbate an already hazardous traffic problem.

This facility will include an urgent care facility that will operate until 10 p.m. six days a week. This would impact the quiet use and enjoyment of surrounding residential homes. When this project was first proposed, the community was given the impression that medical offices, with limited operating hours, would be the ultimate use. Also, given the fact that the surrounding commercial is plagued by limited parking, uncleanliness, limited retail choices, and deteriorating structures, it would seem more reasonable to address the entire commercial area. The ULI study, done at request of the Long Branch Task Force, spoke of an overall development plan for the area. This project is a piecemeal approach that has been used in this area for years and does not reflect that broader vision.

I respectfully request that the preliminary plan and site plan be considered separately to allow for adequate community input. Thank you for your consideration of this request.

Signed,

NAME  
ADDRESS  
CITY, STATE, ZIP

  
7228 Montwood St.  
Silver Spring, MD 20901

R.W

SLIGO BRANVIEW COMMUNITY ASSOCIATION  
SILVER SPRING, MARYLAND 20901

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NOV 17 2005

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

November 10, 2005

Derrick Berlage, Chairman  
Montgomery County Department of Park and Planning  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Long Branch Medical Building: Case Numbers - 1-06024 & 8-06008  
[Preliminary and Site Plan]

Dear Chairman Berlage:

I am writing to become a party of record for file numbers 1-06024 & 8-06008 -  
Long Branch Medical Building - Preliminary Plan & Site Plan.

Thank you for your consideration of this request.

Regards,

Name noeene Stehlik

Address 8713 Bradford Rd

Silver Spring, MD Zip Code 20901-4003

nstehlik@starpower.net

If notices, correspondence can be emailed, that  
would be fine.



R-u

SLIGO BRANVIEW COMMUNITY ASSOCIATION  
SILVER SPRING, MARYLAND 20901

November 10, 2005

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OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
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Derrick Berlage, Chairman  
Montgomery County Department of Park and Planning  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Long Branch Medical Building: Case Numbers - 1-06024 & 8-06008  
[Preliminary and Site Plan]

Dear Chairman Berlage:

I am writing to become a party of record for file numbers 1-06024 & 8-06008 -  
Long Branch Medical Building - Preliminary Plan & Site Plan.

Thank you for your consideration of this request.

Regards, *Janet Callis*

Name Janet Callis

Address 8706 Reading Rd

Silver Spring, MD Zip Code 20901

## **Washington Adventist Healthcare Center at Long Branch** **Questions from the Community**

1. What are WAH's arrangements with the developer? **WAH will be leasing the proposed Medical Office Building from the developer.**
2. How long will Washington Adventist stay at this location? **WAH will be leasing the proposed Medical Office Building for Twenty (20) years with One (1) Ten (10) year extension.**
3. What services will they provide? **Urgent Care- 3,500 Sq. Ft., Imaging- 5,500 Sq. Ft., Surgical Center (Two Operating Rooms, Four Procedure Rooms)- 13,336 Sq. Ft., General Medical Office Space- 15,664 Sq. Ft., Women's Services Clinic (prenatal Care, and women's health problems)-12,000 Sq. Ft.**
4. How much space do they need? **50,000 Sq.Ft.**
5. What is the minimum square feet WAH requires to sign a lease? **50,000 Sq.Ft Usable is the minimum required for the service they are providing in this building.**
6. Can WAH use their existing property for this building since they have announced plans to move out? **This property will be sold when the hospital relocates.**
7. Can WAH use their old bookstore property? **WAH does not own this property.**
8. Can WAH use the current condo high-rise on hospital property or other property they own throughout Takoma Park and near the hospital? **The condo high-rise is not owned by WAH but by individual doctors. The remainder of the property will be sold when the hospital relocates.**
9. What specific services do they plan to offer? **Urgent Care, Imaging, Surgical Center, General Medical Offices and a Womens Services Clinic (prenatal care, and women's health problems).**
10. What do they mean by "primary care" and "urgent care" services? **Urgent Care is a medical clinic that provides general medical services similar to a primary care doctor but works on a walk in basis. Examples of treatments include: Treatment for Flu, Cut your finger, fall down and break your wrist, sprained ankle. Urgent Care is open to the public and is a pay service either via insurance or patient direct payment.**
11. What hours will these services be open? **To Be Determined, 24 hours a day for some? To Be Determined, if the community needs these service 24 hours a day WAH could changes their hours to accommodate.**

12. Why do they want to locate at Flower and Arliss? **This location is central to the community WAH wants to provide services to. Way in which to bring services to community. Incorporates and implements visions of Long Branch Taskforce, ULI Tap Report and Park & Planning vision for revitalizing the area.**

13. How did they choose Flower and Arliss? **WAH has been extensively searching for a site to house these services in the Long Branch Community over the last two years. WAH looked at 50 possible sites before choosing the Flower & Arliss site.**

14. Is it near their intended clients? **Yes.**

15. Who are their intended clients? **The community in a five mile radius around this location is WAH's intended clients.**

16. Is it chosen by default, i.e., developer driven? **WAH has been extensively searching for a site to house these services in the Long Branch Community over the last two years. WAH looked at 50 possible sites before choosing the Flower & Arliss site. WAH contacted the developer directly and asked the developer to build the medical office building.**

17. How will this building affect the surrounding area?

**This building will be the first building proposed as part of the Master Plan redevelopment for the Long Branch Commercial Center. As such, it complies with the goals of the master plan proposed by the County. First, the building will place parking below grade and not visible from the street. Secondly, the building will anchor the corner of this commercial center, setting a reference point in terms of quality architectural & construction, a true Gateway to the Long Branch Community. Finally, in terms of traffic and circulation, the building will resolve a dangerous curb cut issue by removing the current entrance at the corner of Arliss and Flower and placing two site entries at the opposite corners of the site.**

18. Some people have suggested that a WAH office building would "jump-start" economic development in Long Branch. What development do they expect to occur because of this building? **From a development perspective the influx of money into a community begets new investments. An example would be Discovery Communications believing in Downtown Silver Spring. Once Discovery came, other businesses followed. The building will provide 90-110 new jobs in the Long Branch Community. The employees of these new jobs along with the clients using the building will patronize the Long Branch Commercial Center. This building will create a lunch/mid-day pedestrian traffic that doesn't currently exist.**

19. Do they expect that nearby single-family homes and townhouses will be used for offices, labs, etc. If not, why not? **The single family homes and townhouses could only be used for offices, labs, etc. if they get approval from Montgomery County for these uses in a residential zone.**

20. Do they have any traffic safety concerns with two entrances so near the intersection? Why? Why not? **We (Symmetra Design and A. Morton Thomas) do not have any traffic operational or safety concerns related to the location of the proposed site driveways. There are currently two curb cuts on Flower Avenue that provide access to the project site. The project would eliminate the closest curbcut on Flower Avenue and relocate it to Arliss Street at a greater distance from the intersection. The relocated driveway would allow for an improvement from existing conditions. The existing driveway on Flower Avenue that is located furthest from the intersection would remain. A sight distance evaluation of the driveways was completed as part of the preliminary plan application.**

21. What county agencies and/or elected officials have they been meeting with and getting support from? **We have met with Tom Perez, George Leventhal, Steve Silverman, Gary Stith, Roylene Roberts, Silver Spring Citizens Advisory Board, Melanie Isis, Long Branch Task Force Member Joe Rodriquez, Dave Niblock with Department Of Permitting Services, ULI Tap Study, County Executives Office and Park & Planning Staff.**

22. What incentives are they requesting/expecting from Montgomery County? **Washington Adventist Hospital is requesting grants in the amount of \$3,500,000.**

23. Will use of this building be limited to those affiliated with WAH or will anyone be able to lease space? **This building will be 100% leased by WAH.**

24. Will WAH lease the entire building and sublet? **Yes**

25. Who will own/manage/staff urgent care center. **The Urgent Care, Imaging Center and Womens Services Clinic (prenatal Care, and women's health problems) will be staffed by WAH. The General Medical Offices and the Surgical Center will be sub-leased by WAH and staffed by Private Doctors. The owner of the building will be the same owner of the Flower Avenue Shopping Center. Harvey Property Management will be the property manager .**

26. What is the current Level of Service of the traffic at Flower and Arliss? **Montgomery County uses Critical Lane Volume or CLV to assess the traffic operational conditions at intersections. CLV is based on peak hour turning movements, the number of lanes at an intersection, and the traffic control method (i.e. stop sign or traffic signal). A critical lane volume less than 1,600 is accepted by the Montgomery County Planning Board as the maximum critical volume for intersections within the Silver Spring/Takoma Park Policy area. The traffic level for the Flower and Arliss intersection is as follows:**

**Existing Critical Lane Volume (CLV) Results for the Flower Ave/Arliss Street  
AM Peak CLV- 940, PM Peak CLV- 1096  
Future Critical Lane Volume (CLV) Results for the Flower Ave/Arliss Street  
AM Peak CLV- 950, PM Peak CLV- 1147**