

**In both cases we are well within the acceptable limit.**

**27. Will the new traffic projected at this intersection now meet the warrants for a traffic light and can the installation be expedited? An engineering study of traffic conditions, pedestrian conditions, and physical characteristics of the location would need to be performed to determine whether installation of a traffic control signal is justified at this location (these studies are a little different than what was done for the adequate public facilities traffic study). A traffic control signal should not be installed unless one or more of the factors described in the Manual on Uniform Traffic Control Devices are met. Then if one or more of the warrants are satisfied, engineering judgment would need to be considered to determine the installation of a signal. Three of the warrants are based on vehicular traffic, one of the warrants is based on pedestrian volume, one of the warrants depends on proximity to a school crossing, and one depends on crash experience (others include coordinated signal system and roadway network). These factors would all have to be studied to determine if a signal is warranted at this location. At this time Park & Planning, Department of Public Works and State Highway have reviewed the project and not required additional traffic studies.**

**28. Will left-turning movements be allowed or prohibited from the proposed exits from the building? Left turn movements will be allowed from the proposed exits of the building. Left turn movements will be allowed at both site driveways in order to allow for full egress without causing unnecessary circulation and u-turns within the site vicinity. Left turn movements would only need to be eliminated if the movement would result in safety or operational concerns. The traffic projections and CLV analysis indicate there would not be operational issues. Also traffic signals at the adjacent intersections would allow for gaps in traffic to allow for left turns onto Flower Avenue during peak times of the day.**

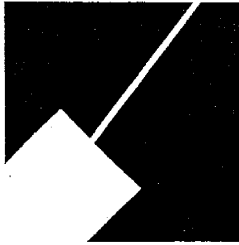
**29. Can the architecture of the new building be required to be compatible with the architecture of the Flower Theater? The architectural concept for the building skin was to treat the building as two buildings, rather than one monolithic structure. This is accomplished by mixing two materials. The pattern of windows proposed is a soft pattern of vertical punched windows, in scale with the surrounding residential neighborhood. The primary exterior material, brick masonry, is used on many of the surrounding buildings and will allow the building to harmonize with it's neighbors. Both in terms of scale and massing the building will be a good fit for it's corner site.**

**The building exterior design has been redesigned three times with the third redesign showing a building with 80% masonry/20% glass, up from the original design of 60% masonry/40% glass. The punch windows have been redesigned to have a more residential feel. The building has been setback from the county required 20 feet from the curb to 29 feet from the curb. This additional setback now makes the**

**building to building setback on Flower Avenue 113 feet and the building to building setback on Arliss Street 105 feet.**

**30. As the Center is to serve the community, can an OJT provision be required? WAH has in place an OJT program in all of their facilities.**

# **ATTACHMENT E**

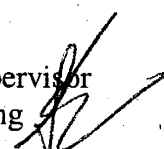



February 16, 2006

**MEMORANDUM**

TO: Linda Komes, Planner/Coordinator  
Development Review

Rich Weaver, Planner/Coordinator  
Development Review

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning 

FROM: Scott A. James, Planner/Coordinator   
Transportation Planning

SUBJECT: Washington Adventist Medical Office Building  
Preliminary Plan #1-06024 Site Plan #8-06008  
8702 Flower Avenue, Silver Spring  
Silver Spring/Takoma Park Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary and site plan applications to build a medical office building of 57,900 square feet.

**RECOMMENDATION**

Transportation Planning staff recommends the following conditions of approval as part of APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the development to 57,900 square feet of medical office space and associated 192 – space structured parking garage.
2. Dedicate up to 35 feet as measured from the centerline along Flower Avenue.
3. Dedicate up to 35 feet as measured from the centerline along Arliss Street.

4. Dedicate standard 25-foot straight-line truncation at the corner of Flower Avenue and Arliss Street, per Montgomery County Code requirements.
5. Provide parking for eight bicycles: two racks near the main entrance and four bicycle lockers located in a visible, well-lit secure location within the parking garage.
6. Continue to coordinate and confirm with Maryland Transit Administration no negative impact is anticipated due to proposed Bi-County Transitway alignments.

## **DISCUSSION**

### Site Location, Access, Circulation, and Parking

The proposed medical office building will occupy the corner of Arliss Street and Flower Avenue in East Silver Spring. Access to the site will be via two full service driveways, one connecting to Flower Avenue and the other accessing Arliss Street. On-site circulation will allow for vehicles to access the surface parking lot located to the rear of the building or the below grade structured parking garage. The proposed site layout allows for access to the parking garage from adjacent properties located along Flower Avenue for use during non-business hours. Pedestrian access to and across the site will use the existing sidewalks. The development will include streetscape improvements and landscaping along both Flower Avenue and Arliss Street.

### Proposed Bi-County Transitway Alignments

The proposed Bi-County Transitway may select an alignment along Flower Avenue and/or Arliss Street for the section serving East Silver Spring. The applicant has incorporated possible future requirements for a dedicated transitway into the building location and right-of-way dedication for their development. MTA has confirmed in writing, that no conflicts are anticipated between the current alignments under discussion and the building footprint and vehicular access proposed. Staff will continue to work with the applicant and representatives of the MTA to insure coordination between this proposed development and any future selected BCT alignment.

### Local Area Transportation Review

The proposed development of 57,900 square feet of medical office space is anticipated to generate 143 AM peak hour trips and 215 PM peak hour trips during a regular weekday peak periods. An LATR study was performed to determine the impact of the proposed development on the adjacent transportation infrastructure.

Four intersections adjacent to the development were selected for analysis: Flower Avenue at Wayne Avenue, Flower Avenue at Arliss Street, Flower Avenue at Piney Branch Road (MD 320) and Arliss Street at Piney Branch Road (MD 320). There were no previously approved nearby projects for inclusion in the calculation of background traffic CLV for the intersections under study. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring/ Takoma Park Critical Lane Volume (CLV) threshold of 1,600 vehicles.

The following table shows the CLV analysis results for the studied intersections:

<u>Roadway Intersection</u>	<u>Current CLV levels (AM / PM)</u>	<u>Projected Future CLV (AM / PM)</u>
Flower Avenue / Arliss Street	940 / 1,096	950 / 1,147
Flower Avenue / Wayne Avenue	861 / 954	895 / 978
Flower Avenue / Piney Branch Road	866 / 805	882 / 813
Arliss Street / Piney Branch Road	693 / 789	731 / 830

Master Plan Roadways and Bikeways

Flower Avenue (MD 195) intersects Wayne Avenue to the north and Piney Branch Road (MD 320) to the south. Flower Avenue and Arliss Street form a three-legged intersection to the north of the site. Arliss Street connects Flower Avenue to the west with Piney Branch Road (MD 320) to the south and east. Both Flower Avenue and Arliss Street are classified as Business streets with ultimate rights-of-way of 70 feet. Piney Branch Road is classified as a major arterial with ultimate right-of-way of 80 feet. Wayne Avenue is classified as a primary residential street at its intersection with Flower Avenue. No bikeway facilities are planned for any of these roads adjacent to the development. In the East Silver Spring Master Plan (adopted December 2000), Flower Avenue is designated an on-road bicycle facility between Franklin Avenue and Carroll Avenue. No additional signage or pavement markings are required.

Pedestrian Access

The signalized intersections within the traffic study area have pedestrian signal phasing for crosswalks. Intersection signal timing and signage is adequate for pedestrians at all intersections studied. The existing sidewalk along the frontage of the property on Flower Avenue will be reconstructed. A pedestrian connection will be provided across the site to Arliss Street to improve connectivity between the medical office building and the adjacent developments.

SAJ:gw



RECEIVED

JUL 15 2005

A. MORTON THOMAS

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

July 13, 2005

Robert C. Hubbard  
Director

Mr. Bill Mytsak  
A. Morton Thomas and Associates, Inc.  
12750 Twinbrook Parkway  
Rockville, MD 20852-1700

Re: Stormwater Management **CONCEPT** Request  
for Long Branch Medical Building  
Preliminary Plan #: Pending  
SM File #: 218962  
Tract Size/Zone: 0.91 Ac./CRD-2  
Total Concept Area: 0.91 Ac.  
Lots/Block: Pt of Lot 20  
Watershed: Sligo Creek

Dear Mr. Mytsak:

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 partial on-site water quality control via a separator sand filter. Onsite recharge is not required since this is redevelopment. Channel protection requirements and the remainder of the water quality requirements are waived due to site constraints.

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. All covered parking is to drain to a WSSC sanitary sewer system. Provide a copy of the mechanical drawings to verify where roof, surface and garage drains outlet.

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 CN218962 Long Branch Medical Building.DWK

cc: R. Weaver  
S. Federline  
SM File # 218962

QN -Waived; Acres: 0.91  
QL - Onsite/Waived; Acres: 0.79/0.12  
Recharge is not provided





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

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

Maryland Department of Transportation

September 8, 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 787 General  
Long Branch Medical Building  
File Nos. ~~1-06024 & 8-06008~~

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary and site plan applications for the Long Branch Medical Building. We have completed our review and offer the following comments at this time:

- Please note that this section of Flower Avenue is owned and maintained by Montgomery County. It is not part of the State route, MD 787.
- Five (5) copies of the traffic study need to be submitted so the appropriate divisions within the State Highway Administration (SHA) can make the necessary review.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto: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. Bill Mytsak (A. Morton Thomas & Associates, Inc.)

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](http://www.marylandroads.com)

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

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

TO: Richard Weaver  
Development Review Division

SUBJECT: Plan # 1-06024 & 8-06008, Name Long Branch Medical Building  
DRC date: Monday, September 12, 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 complete. (see recommendations below)

**EPD RECOMMENDATIONS:**

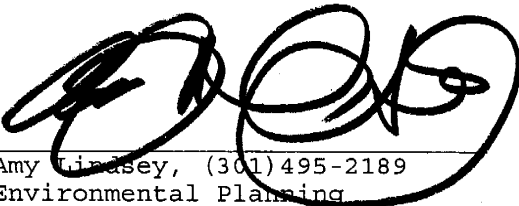
XXX Approval.

**Comments:**

*#4-05333E*

1. Property is **EXEMPT** from Forest Conservation Law as per ~~4-05333E~~ (Small property).
2. Applicant is encouraged to investigate green building technologies.
3. Applicant is encouraged to use native plants in all landscaping.

SIGNATURE:



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

DATE: September 12, 2005

cc: Bill Mytsak, A. Morton Thomas & Associates  
Greg Fernebok, Flower Avenue Shopping Center

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



DEPARTMENT OF PUBLIC  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

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

104-197

RECEIVED

JAN 04 2006

A. MORTON THOMAS

Orig: Bill M.

cc: Max K.

File: Mam

es, Jr.

RE:

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 17, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 12, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication along Flower Avenue and Arliss Avenue in accordance with the master plan, including standard truncation at their intersection.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant.

Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. Since the proposed subdivision drains to an existing closed section street, include inlet efficiency and spread computations in the impact analysis.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

5. Prior to approval of the record plat by the Department of Permitting Services, submit a revised completed, executed and sealed DPWT Sight Distances Evaluation certification form, for the proposed driveway on Flower Avenue.

If sight distances are acceptable, DPS may approve that form as well as the certification form for the Arliss Street driveway.

The proposed driveway apron on Flower Avenue cannot extend past the common property line (with the adjacent 8807 Flower Avenue property). The proposed driveway apron should either be shifted to the north or built as a commercial driveway apron (DPWT Standard No. MC-302.01).

6. The parking layout plan will be reviewed by DPS at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
7. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
8. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
9. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and DPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
10. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
12. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
13. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
14. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

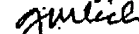
Ms. Catherine Conlon  
Preliminary Plan No. 1-06024  
December 2, 2005  
Page 3

markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

16. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Systems Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
17. If the applicant is required to install special streetscaping amenities along the Flower Avenue and/or Arliss Street site frontages -- prior to approval of the record plat by DPS, execute and record a Declaration of Covenants (for Maintenance and Liability).
18. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - B. Install Silver Spring CBD streetscaping amenities on the Arliss Street and/or Flower Avenue site frontages -- if required as a condition of approval by the Planning Board
  - C. Remove the existing driveway apron on Flower Avenue, closest to the intersection with Arliss Street, and restore the disturbed right-of-way.

Thank you for the opportunity to review this preliminary plan. If you have any questions regarding this letter, please contact Mr. Sam Farhadi at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subd/gml/docs/1-06024, Long Branch Medical Building

cc: Greg Fernebok; Flower Avenue Shopping Center LLP  
Bill Mytsak; A. Morton Thomas & Associates, Inc.  
Richard Weaver; M-NCPPC DRD  
Shahriar Etemadi; M-NCPPC TP  
Mel Tull; Silver Spring Regional Center  
Joseph Y. Cheung; MCDPS Subdivision Development  
Christina Contreras; MCDPS Subdivision Development



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

October 17, 2005

Arthur Holmes, Jr.  
Director

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

RE: Project Plan No. 1-06024  
Long Branch Medical Building

Dear Ms. Conlon:

This letter is to confirm our comments at the September 26, 2005 meeting of the Development Review Committee. We request that this plan not be sent to the Planning Board for their review until these issues have been addressed. In our opinion, this project plan submission is incomplete for the following reasons:

1. The storm drain study does not provide sufficient information on the downstream public storm drain system: where is it located, what is its capacity, pre- and post-development ten (10) year run offs, and what is the impact of the post-development runoff on that system. Since this site drains to an enclosed storm drain system, include spread analysis in this study.

Note: These (storm drain study) requirements can be waived upon request by the applicant if they can provide plans and computations that the post-development run-off will be less than that which exists today.

2. Provide a revised site distance evaluation certification signed and sealed by a Maryland registered professional engineer or land surveyor. Also provide sight distance measurements for the proposed drive way on Flower Avenue and add note explaining the visibility limitation for the proposed driveway on Arliss Street.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-2190.

Sincerely,

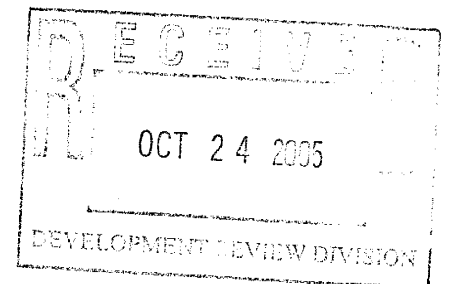
Gregory M. Leck, P.E., Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/wp/farhas01/postponements/postponement,1-06024,LongBranch\_Medical.doc

cc: Greg Fernebok, Flower Avenue Shopping Center LLP  
Bill Mytsak, A Morton Thomas  
Stacy Silber, Holland and Knight  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR



Division of Operations



# WSSC Comments on Items for September 12, 2005, Development Review Committee Meeting

*Revised 9/13/05*

File Number	Project Name	Comments
1-06024 8-06008	LONG BRANCH MEDICAL BUILDING	Water and sewer lines about the property – connections required.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



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## FIRE MARSHAL COMMENTS

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**DATE:** 1-20-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240.777.2436  
**RE:** APPROVAL OF ~ *LONG BRANCH MEDICAL #8-06008*

---

**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 1-20-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services