

Ms. Conlon & Mr. Kronenberg
Preliminary Plan No. 1-06008
Project Plan No. 9-06002
January 30, 2006
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



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

m:/wp/farhas01/preliminary plans/1-06008, 8021 Georgia Ave, revised ltr, 013006.doc

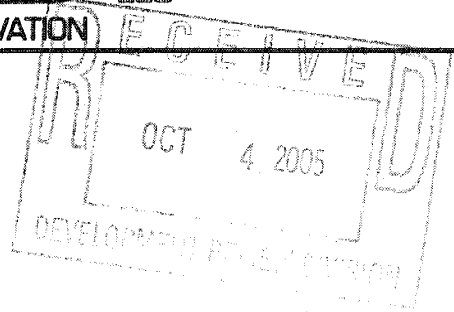
- cc: William Landfair; VIKA Inc.
- Stephen Kaufman; Linowes and Blocher, LLP
- Erin Girard; Linowes and Blocher, LLP
- Douglas Cooper; WMATA
- Shahriar Etemadi; M-NCPPC TP
- Dolores Kinney; M-NCPPC DRD
- Raymond Burns; MSHA EAPD
- Michael Donahue; DFRS CE
- Joseph Y. Cheung; DPS RWPPR
- Christina Contreras; DPS RWPPR
- Sarah Navid; DPS RWPPR
- Al Rošhdieh; DPWT OPS
- Gary Erenrich; DPWT Director's Office

APPENDIX D

ACECO

DEMOLITION • ENVIRONMENTAL • RENOVATION

LLC



September 29, 2005

Development Review Division
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Sir or Madam:

This letter concerns the Project Plan 9-06002 for 8021 Georgia Avenue. We are the owner of the property at 901 Stoddard Place and 8025, 8027 and 8029 Georgia Avenue. The Owner is Stoddard LLC. Furthermore, we are affiliated with ACECO, LLC which is the tenant at 901 Stoddard Place.

We are delighted to see development occur at 8021 Georgia Avenue. However, Stoddard Place is a very small street that is no longer maintained by the County. Our concern is that Stoddard Place can not handle the traffic that will develop because of the ingress and egress into the parking lot to be constructed for the 8021 Condominiums. The entrance to ACECO offices and parking are on the side and rear of Stoddard Place.

It is our suggestion that other routes of traffic for the proposed project be utilized.

Sincerely,

A handwritten signature in black ink, appearing to read "L.A. Citren".

Lewis A. Citren
Managing Member Stoddard, LLC
Chairman ACECO, LLC

Kronenberg, Robert

From: Jay Kaplan [Jay@JayKaplan.com]
Sent: Sunday, October 16, 2005 11:43 AM
To: Iraola, Miguel; Kronenberg, Robert
Subject: Resident input on project plan #9-06002 for 8021 Georgia Ave (National Institute of Dry Cleaning)

Robert & Miguel,

I am writing in regard to project plan #9-06002, the proposed adaptive reuse of the buildings at 8021 Georgia Avenue which was the former National Institute of Dry Cleaning. While I am very glad to see that the proposed project includes public use space and amenities and 180 parking spaces, approximately equaling the number of residential units, I have a serious and major concern with the project. (I encourage you to continue to strive for approximately one parking space for each residential unit added to South Silver Spring as is the case here. While walking or public transportation is the preferred method for virtually all transportation, it is important to recognize that people will continue to own cars for occasional trips for the foreseeable future.)

I am a current resident of South silver Spring and live only a few blocks from the proposed site. I am a member of the Eastern Village Cohousing Community, another adaptive reuse project. My concern is that this project, as proposed, is entirely residential and does nothing to add to the goal of a mixed-use livable community in South Silver Spring. As is the case with our Eastern Village Cohousing Community project, I would like to see this project incorporate both residential and commercial areas with the goal being to make a positive impact on the future of a mixed-use livable community in South Silver Spring.

It is vital to South Silver Spring that shops and businesses are given practical locations in which to open. This draws to the local area both day-time and evening foot traffic and increases the safety and overall liveliness of the area. As currently planned, this will be yet another wholly residential development further destroying the potential for a genuine mixed-use character to develop in south Silver Spring.

I suggest that part of the Maryland-National Capital Park and Planning Commission's requirements for this project include a firm requirement that the ground floor of each building being required to be commercial shops, stores, or restaurants. This is commonplace in other areas and should be a staple of all future South Silver Spring development.

Thank you,
Jay

Jay Kaplan
Eastern Village Cohousing Community
7981 Eastern Ave # 115
Silver Spring, MD 20910

240-497-3000 x2420 office
301-529-2001 cell
Jay@JayKaplan.com

RECEIVED
1779
OCT 18 2005

MCP-Chairman

From: Jane GGG [silverspringjane@yahoo.com]
Sent: Monday, October 17, 2005 11:30 PM
To: MCP-Chairman
Subject: Silver Spring - Old Dry Cleaning institute - Opinion: no condos because of Traffic

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

Date: Mon, 17 Oct 2005 18:17:00 -0700 (PDT)
From: Jane GGG <silverspringjane@yahoo.com>
Subject: Silver Spring - Old Dry Cleaning institute - Opinion: no condos because of Traffic
To: mcp-chairman@mncppc-mc.org <mcp-chairman@mncppc-mc.org>

Derick Berlage, Chair, Montgomery County Planning Board, M-NCPPC

Hello Derick,
I'm part of ESSCA

a quick note to say that ESSCA is not in favor of the Georgia/Burlington avenue development the way it was written by the Silver Spring Advisory Board Oct 10,2005 because of the intolerable traffic situation to make use of the facility.

The entrance is on Stodard place and the egress is on Burlington
This is bad because you can't access Burlington unless you make a huge circle around 5 blocks, including some main streets, and it is extremely inconvenient. The streets involved are Fenton, Burlington and Georgia.

Thanks very much
Jane Gorbaty

<http://groups.yahoo.com/group/EastSilverSpringCivic/>

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March 24, 2005

Mr. Glenn Kreger
Silver Spring/Takoma Park Team
Community-Based Planning
The Maryland-National Capital Park and Planning Commission (MNCPPC)
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Kreger:

This letter is to inform you of a major concern regarding the development of the former National Institute of Dry Cleaning, at 8021 Georgia Avenue. We continue to be concerned over the 100 percent residential composition of the building.

Recent developments in South Silver Spring (S.S.S.), specifically, within one block of the proposed development site, point to the acute need for an active streetscape with the concomitant encouragement of pedestrian traffic along Georgia Avenue and in the surrounding neighborhood.

We appeal to MNCPPC to seriously consider the incorporation of a street-level commercial presence in the building design. We have been disappointed and saddened at the completely residential nature of the condo projects in S.S.S. Given the renaissance of the area under review, and the future introduction of the Cultural Arts Center of Montgomery College directly across the street from the development site, the logic for a retail component to the project is self-evident. The retail space can certainly be justified by the 600-plus seats of the theatres in the new center and the increased foot traffic that will be attracted to that section of Georgia Avenue.

As pioneer residents in the development of S.S.S., the members of the Eastern Village Cohousing (EVC) community have put our money where our mouths are. We intend to continue to participate in the dialogue that will define S.S.S. We hope that you will consider our appeal for a greater commercial presence in S.S.S. and particularly as part of the 8021 Georgia Avenue site.

EVC has recently responded to the crisis of 13th Street, by forming four separate orange hat patrols to supplement the neighborhood watch security measures of the adjacent Shepherd Park community. We feel that enlivening our neighborhood with commercial possibilities, particularly in the evening, is a responsible step toward S.S.S. safety and we trust that MNCPPC will see the opportunity that is yours to supplement the efforts of individual communities to a safe and secure future for South Silver Spring.

Thank you for your consideration.

Sincerely,

Thomas F. Jennings
On behalf of the
EVC Neighborhood Liaison Committee
7891 Eastern Avenue, Unit 313
Silver Spring, MD 209910

#5

RECEIVED
0234
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THE...
PARK AND RECREATION...

February 17, 2006

Mr. Derrick Berlage
Chairman Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

I am writing to express my opposition to the proposed Plan for 8021 Georgia Avenue (Project Plan Review No. 9-06002). There is no entrance to the proposed development if one is traveling south on Georgia Avenue. The current plan calls for southbound traffic to drive up Sligo Avenue and turn right onto Fenton Street and right again onto Burlington. There is also an entrance into the garage from Route 410.

As you know, we are already experiencing backups and some gridlock on Route 410, Sligo Avenue and Fenton Street. The condominiums already planned for Fenton Street will exacerbate this congestion.

Two of the options for the Bi-County Transitway will only increase the gridlock on Fenton Street and there is no plan for alleviating the north/south traffic on Fenton Street or Georgia Avenue.

The County Council's new criteria for critical lane volume makes it almost impossible for a development to fail a traffic study. It strikes me as irresponsible to continue to allow this level of density without a corresponding plan to alleviate traffic – not to mention a plan for school overcrowding.

I urge you to let common sense prevail and oppose the Project Plan for 8021 Georgia Avenue

Sincerely,



Karen Roper
7911 Chicago Avenue
Silver Spring, MD 20910

R E C E I V E D
FEB 22 2006

#5

MCP-CTRACK

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

From: Jay KapLon [Jay@JayKaplan.com]
Sent: Wednesday, February 15, 2006 10:38 PM
To: MCP-Chairman
Subject: Resident input on project plan #9-06002 for 8021 Georgia Ave (National Institute of Dry Cleaning)

Chairman Berlage,

I am writing in regard to project plan #9-06002, the proposed adaptive reuse of the buildings at 8021 Georgia Avenue which was the former National Institute of Dry Cleaning. While I am very glad to see that the proposed project includes public use space and amenities and 180 parking spaces, approximately equaling the number of residential units, I have a serious and major concern with the project. (I encourage you to continue to strive for approximately one parking space for each residential unit added to South Silver Spring as is the case here. While walking or public transportation is the preferred method for virtually all transportation, it is important to recognize that people will continue to own cars for occasional trips for the foreseeable future.)

I am a current resident of South silver Spring and live only a few blocks from the proposed site. I am a member of the Eastern Village Cohousing Community, another adaptive reuse project. My concern is that this project, as proposed, is entirely residential and does nothing to add to the goal of a mixed-use livable community in South Silver Spring. As is the case with our Eastern Village Cohousing Community project, I would like to see this project incorporate both residential and commercial areas with the goal being to make a positive impact on the future of a mixed-use livable community in South Silver Spring.

It is vital to South Silver Spring that shops and businesses are given practical locations in which to open. This draws to the local area both day-time and evening foot traffic and increases the safety and overall liveliness of the area. As currently planned, this will be yet another wholly residential development further destroying the potential for a genuine mixed-use character to develop in south Silver Spring.

I suggest that part of the Maryland-National Capital Park and Planning Commission's requirements for this project include a firm requirement that the ground floor of each building being required to be commercial shops, stores, or restaurants. This is commonplace in other areas and should be a staple of all future South Silver Spring development.

If possible I would ask that this be distributed to the other Chairpeople at your next hearing or meeting on this matter.

Thank you,
Jay

Jay Kaplan
Eastern Village Cohousing Community
7981 Eastern Ave # 115
Silver Spring, MD 20910

240-497-3000 x2420 office
301-529-2001 cell
Jay@JayKaplan.com

February 19, 2006

FEB 22 2006

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

Re: Project Plan Review #9-06002
Site: 8021 Georgia Avenue

Dear Mr. Kronenberg,

On behalf of the East Silver Spring Citizens' Association, we would like to express our delight that the exterior of the historic National Institute of Dry Cleaning will be preserved and will be developed into exciting living spaces for future residents. We are concerned, however, with the traffic flow patterns presented to us by the developers at a recent meeting. We feel allowing a right-turn out from the parking lot onto Burlington Avenue (MD Route 410) would cause undue congestion on an already heavily-used roadway. In addition to the volume of traffic at that point, we feel there may not be the required sight distance on this major arterial road because of its proximity to a hill.

We are certain that all these concerns will be addressed by you and your reviewers. Also, we would like to be kept informed of your progress.
Thank you.

Sincerely,



Nancy Gurganus, Recording Secretary
East Silver Spring Citizens' Association
8112 Carroll Lane
Silver Spring, MD 20910

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

JAN 20 2006

January 20, 2006

Stephen Z. Kaufman
301.961.5156
skaufman@linowes-law.com
Erin E. Girard
301.961.5153
egirard@linowes-law.com

Mr. Robert Kronenberg
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 8021 Georgia Avenue; Preliminary Plan No. 120060080, Project Plan No. 920060020

Dear Robert:

On behalf of our client, Cypress Realty Investments, LLC ("Cypress"), agent for the property owner WMATA, enclosed please find revised plans for the above-referenced applications. The enclosed plans reflect and respond to the comments received at the December 5, 2005 DRC and in our meetings with staff subsequent to that date.

In addition to submitting the revised plans, we would also like to take this opportunity to review the resolution of a few specific issues raised by staff during the review process. First, as you know, Cypress has met with the State Highway Administration ("SHA"), the Montgomery County Department of Public Works ("DPW&T") and your transportation staff to resolve issues relating to the proper road classification for Stoddard Place and site access from Burlington Avenue. As a result of these meetings, as shown on the enclosed plans, a right-in point of ingress, with a deceleration lane, and right-out point of egress is now being proposed along Burlington Avenue. This point of access, as currently proposed, addresses the various site distance, vehicular and pedestrian circulation, and streetscape issues along Burlington Avenue.

As a result of this redesigned access point on Burlington, DPW&T has agreed to classify Stoddard Place as an alley, and will therefore no longer require any additional dedication for the Stoddard Place right-of-way, or any additional truncation at the Georgia Avenue and Stoddard Place intersection. You should soon be receiving a letter from Greg Leck of DPW&T confirming this position. We also understand that, with the classification of Stoddard Place as an alley, the proximity of the proposed driveways along Stoddard Place is acceptable. As

Mr. Robert Kronenberg
January 20, 2006
Page 2

acknowledged by your transportation staff in our January 10th meeting, the design of the driveways for this project is similar to that approved in other projects in the Silver Spring CBD.

With regard to public use space, we note that the enclosed plans now show the requisite 20% on-site public use space being met entirely within the property's boundaries. As we have discussed, the proposed on and off site public use space for the project totals approximately 33%. Understanding staff's desire to achieve 41% public use space for this project, Cypress has committed to supplement the currently proposed public use space through contributions to local parks, particularly Fenton Gateway Park, or other qualifying off-site improvements to achieve the 41% goal.

Additionally, per the DRC comments, we note that the stormwater management facilities have been shifted towards Georgia Avenue, the curb along Stoddard Place has been depressed to allow for service vehicles to access the facilities, and landscaping has been relocated to ensure that the manholes are easily accessible. We have also met with Captain John Feissner, per your request, and have obtained his approval of the project, dated January 1, 2006. With regard to public art, while Cypress has been ready and willing to proceed with a presentation to the art panel, we understand from staff that the art panel has not had an available meeting for such a presentation thus far. Therefore, we are committed to continue working with you to establish such a meeting and to further refine the proposed art as the project progresses.

Finally, we would like to note the substantial community outreach that Cypress has conducted as part of these applications. The dates of these meetings are as follows:

April 12, 2005	Silver Spring Historical Society – Jerry McCoy, Pres
September 12, 2005	Commercial and Economic Committee of the Silver Spring Citizens Advisory Board
September 15, 2005	Silver Spring Urban District Advisory Board
September 19, 2005	Silver Spring Historical Society – Jerry McCoy, Pres
November 15, 2005	Silver Spring Chamber of Commerce – Jane Redicker, Pres
December 19, 2005	East Silver Spring Citizens' Assoc. – Bob Colvin, Pres

Mr. Robert Kronenberg
January 20, 2006
Page 3

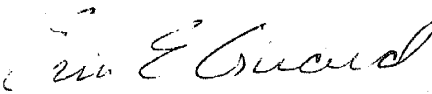
At each of these meetings, the project plans and elevations were presented and discussed, followed by a questions and answer session. As a result of these meetings, we believe you should have received letters of support from the Silver Spring Historical Society, Urban District Advisory Board and Silver Spring Citizens' Advisory Board. While the Silver Spring Chamber of Commerce was enthusiastic about the project, we now understand that the Chamber no longer provides letters of support where the sponsor of the project is not a member of the Chamber. While numerous attempts have been made to meet with the Silver Spring Gateway Coalition to present the plans, the two meetings that were set were subsequently postponed, and no new date has yet been set.

We believe the above information, as well as the enclosed plans, address all of the issues raised at DRC and during staff's review of this project. We continue to be excited about this important development in South Silver Spring and look forward to presenting the project to the Planning Board on February 23, 2006. If, in the interim, you have any questions or concerns, or require any additional information, please feel free to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP


Stephen Z. Kaufman


Erin E. Girard

cc: Douglas Cooper
Bill Landfair



CHECKLIST Site Plan / Project Plan Review

Plan # 920060020 Name: 8021 Georgia Avenue

Zone: CBD-1 Tract Area: 1.88 Ac. Proposed Use: Residential

Number of Units: 210 Square Footage: _____

Development Method: Optional Other: _____

Referral Comments:

M-NCPPC	Staff		Date		Other Agencies	Staff		Date	
Transportation	<u>SJ</u>		<u>4.13.06</u>		SHA				
Environmental	<u>SF</u>		<u>8.29.05</u>		DPS (SWM)	<u>DK</u>		<u>12.1.05</u>	
Community Planning					DPS (Traffic)	<u>SN</u>		<u>12.4.05</u>	
Historic Planning	<u>M.O</u>		<u>2.2.06</u>		Public School	<u>N/C</u>			
Park Planning	<u>DP</u>		<u>12.2.05</u>		Utility	<u>BT</u>		<u>12.5.05</u>	
Research/Housing	<u>N/C</u>				Fire & Rescue	<u>JF</u>		<u>1.17.06</u>	
<u>MDE</u>	<u>AO</u>		<u>8.2.05</u>		DPW & T	<u>GL</u>		<u>1.30.06</u>	

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association see Appendix D
- Individuals see Appendix D

Supervisor Review

Chief Review

MA 4.20.06
RK 4.21.06