

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 CN218282 Blair.DWK

cc: R. Weaver
S. Federline
SM File # 218282

QN -Waived; Acres: 0.96
QL - Onsite; Acres: 0.96
Recharge is not provided



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

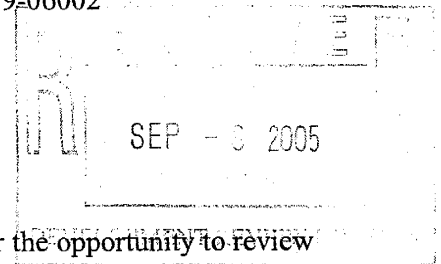
Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

September 6, 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 General
8021 Georgia Avenue
File Nos. 1-06008 & 9-06002



Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary and project plan applications for the 8021 Georgia Avenue development. We have completed our review and offer the following comments:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. Dan Andrews of the Plats and Surveys Division @ 410-545-8975 for additional information. You may also e-mail Mr. Andrews at (dandrews@sha.state.md.us).
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for closing the existing driveway along US 29 as well as utility work within the State's right-of-way. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- Access from this property is subject to the "Rules and Regulations" of this Administration with a permit issued by this office for a right-out access point along MD 410 (Burlington Avenue).
- Please adjust the vicinity map provided on the plan sheets to refer to Georgia Avenue as "US 29" instead of "MD 97" for this area.
- Storm water drainage plans and computations are to be submitted for review. SWM concept approval will be required before SHA can provide concurrence on the preliminary plan.
- 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.
- Please provide sight distance certification for the proposed exit along MD 410. A copy of the SHA form for intersection sight distance and stopping sight distance has been provided with this letter.

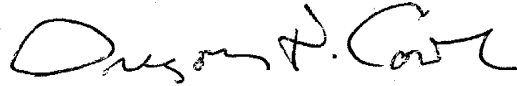
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

Ms. Cathy Conlon
Page 2

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 or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,



Foster

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

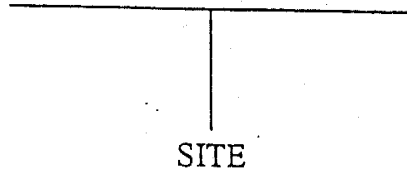
Encl: SHA Sight Distance Form

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Dan Andrews (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. Shahriar Etemadi, M-NCPPC (Via E-mail)
Mr. William Landfair (VIKA Incorporated)

Sight Distance Measurement and Evaluation Worksheet

LEFT (North)

RIGHT (South)



INTERSECTION SIGHT DISTANCE	MEASUREMENT (ft)	
<ul style="list-style-type: none"> • 3.5' object placed at proposed access • 3.5' driver's eye height on approaching lane 	LEFT	RIGHT
STOPPING SIGHT DISTANCE	MEASUREMENT (ft)	
<ul style="list-style-type: none"> • 2.0' object placed at proposed access • 3.5' driver's eye height on approaching lane 	LEFT	RIGHT

Evaluation

Posted Speed = _____ mph

Design Speed = Posted Speed + 10 mph = _____ mph (EAPD Policy)

Intersection Sight Distance (ISD):

Turning Movement	State Standard ISD Requirement Based on Design Speed	Reduced ISD Requirement Based on Posted Speed *
Left Turn from Site Access		
Left Turn into Site Access		
Right Turn from Site Access		

*Substandard condition meeting this requirement may be acceptable upon consideration of site specific traffic and safety conditions, feasibility constraints, etc. Mitigation may be required for any substandard condition.

Stopping Sight Distance (SSD):

SSD Required for the Design Speed: _____ ft

Results

Engineering Access Permits Division
SIGHT DISTANCE QUICK REFERENCE CHART
(Use for Field Review of Proposed Access Locations)

Full Movement Access on 2-Lane Undivided Highway			
Posted Speed (mph)	Assumed Design Speed (mph)	Intersection Sight Distance Required (ft)	Stopping Sight Distance Required (ft)
30	40	445	305
35	45	500	360
40	50	555	425
45	55	610	495
50	60	665	570
55	65	720	645
60	70	775	730
65	75	830	820

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS**

TO: Plan review staff, Development Review Division

SUBJECT: Project Name 8021 Georgia Avenue Date Recd 3/9/05
NRI/FSD # 4-05265E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property is not subject to a Tree Save Plan.

This property is not within a Special Protection Area.

Signature: Candy Bunnag ^{CB}
Environmental Planning

Date: 3/22/05

cc: Nina Paterno, VIK A (fax: 301-916-2262)

fcpxemption.doc r01/03

Post-it® Fax Note	7671	Date	3/22	# of pages	1
To	Nina Paterno	From	Candy Bunnag		
Co./Dept.	VIK A	Co.	MNCPPC		
Phone #		Phone #	301 495 4543		
Fax #	301 916 2262	Fax #			

EPD Recommendation to Dev Rev Div: _____ Approve w/conditions as noted below

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

TO: Cathy Conlon/Michael Ma
Development Review Division

SUBJECT: Plan # 1-06008/9-06002, Name 8021 Georgia Avenue
DRC date: Monday, August 29, 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

- XX Plan is complete. (see recommendations below)
- XXX EXEMPT from forest conservation requirements, per NRI/FSD #-4-05265E for Small Property

EP RECOMMENDATIONS:

XXX Approval with conditions as specified below.

Provide comprehensive noise analysis of noise impacts from all transportation sources (roadways, railways, and METRO rail) and all mitigation measures (e.g., acoustical treatment, design measures, etc.)

SIGNATURE: *Steve Federline* 301-495-4550 DATE: 8/29/05
Steve Federline, Environmental Planning
Countywide Planning Division

cc: engineer/applicant



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-06008**

DRC Meeting Date: **08/29/2005**

Subdivision Plan Name: **8021 Georgia Ave**

Proposed Development: **185 unit highrise**

Watershed: **Lower Rock Creek**

Zoning: **CBD1**

Planning Area: **Silver Spring**

Site Area: **1.88 ac**

Location: **8021 Georgia Ave**

Engineer: **VIKA Inc. 703-442-7800**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

1-06008 & 9-06002 (8/29/05 DRC): No additional comments.

Prepared by: **Shelley Janashek**

Date prepared: **09/09/2005**

WSSC Comments on Items for August 29, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
1-06008 9-06002	8021 GEORGIA AVENUE	<p>This project was assigned a WSSC project number of DA4172Z05. The project manager that performed the hydraulic planning analysis is Ann Russell. She can be reached at 301-206-8823. A letter of findings was issued on July 22, 2005. The following conditions were listed in the letter of findings:</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>REPLACEMENT OF MAINS</u></p> <p>Water service is dependent on replacement of the existing 8-inch water main in Burlington Avenue with a 10-inch main, up to the proposed water connection</p> <p><u>INSTALL BOOSTER PUMPS</u></p> <p>Due to low water pressure conditions (less than 40 psi), the on-site plumbing system may require booster pump installation. Booster pumps may be required for all buildings, depending on the length of the water connection, height of building, and number of fixtures.</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.wssewater.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 Ross Beschner at 301-206-8396.</p> <p><u>COMPLETE ENVIRONMENTAL QUESTIONNAIRE AND CONDUCT CONTAMINATION DATABASE SEARCH</u></p> <p>You must complete and submit an Environmental Questionnaire. A contamination database search, conducted</p>

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WSSC Comments on Items for August 29, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
		<p>pursuant to ASTM Standard E-1527, is also required under one of the following options:</p> <ol style="list-style-type: none"> 1. You may submit the database search conducted by a professional in good standing, and complete the enclosed Database Search Summary; or 2. You may request WSSC to conduct the database search at least 30 days prior to the submission of the Review for System Integrity Package and submit a Database Search Fee, currently \$100.00. A Database Search Request Form is enclosed for your convenience; or 3. You may submit a Phase I Environmental Site Assessment (ESA) report conducted in accordance with ASTM Standard E-1527 by a professional in good standing. <p style="text-align: right;">(31)</p>



FIRE MARSHAL COMMENTS

DATE: 1-17-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ 8021 GEORGIA AVE #1-06008~

1. PLAN APPROVED.

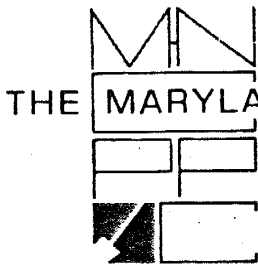
- a. Review based only upon information contained on the plan submitted 1-17-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

February 2, 2006

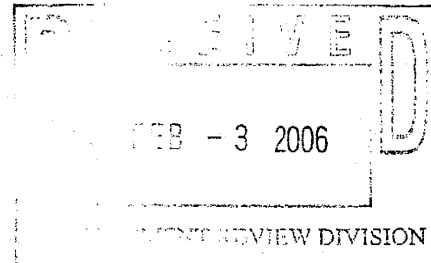
MEMORANDUM

TO: Robert Kronenberg, Acting Supervisor
Development Review Division

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

VIA: Gwen Wright, Supervisor (GW)
Historic Preservation Section

SUBJECT: Preliminary Plan #1-06008
8021 Georgia Avenue, Dyers and Cleaners Building
Locational Atlas Resource



On September 19, 2005, historic preservation planning staff and representatives from the Silver Spring Historical Society met with the developers for the above referenced project. At this meeting, there was support for the overall project with a number of concerns and suggested changes mentioned. Based on this discussion, staff supports the proposed development plan for 8021 Georgia Avenue with the following conditions to be added to the Project Plan/Preliminary Plan for this case:

1. A permanent, historical exhibit about the building and its architect, Arthur Heaton, will be created and installed by the applicant in a portion of the lobby of the building. The Silver Spring Historical Society will assist in providing historical text and archival information for this exhibit.
2. An early dry cleaning machine, currently in the building's basement, will be retrieved and restored and put to use in an exhibit at the building, or at another appropriate location to be reviewed by historic preservation planning staff and the community.
3. Metal panels on the front (Georgia Avenue) facade of the northernmost building will be retained. These panels were a clothing drop-off for the original dry cleaning function of the building.

These are the only three, formal conditions that were discussed and agreed upon at the meeting. However, there was an informal discussion and consensus on 1.) some architectural changes to the Stoddard Place facade that the applicant had developed and that would retain an additional pediment along this facade; 2.) some architectural changes that the applicant had developed allowing for a band of glass to separate the historic building from the new residential tower; 3.) potential consideration of the use of new glass block as a decorative element in the building lobby; 4.) potential consideration of integrating the "Arthur Heaton" name into the project's ultimate name, depending on marketing viability; and 5.) the need for close coordination as architectural and material details are developed in the future for portions of the project that will adjoin the remaining historic buildings (particularly Building A on the corner) specifically to include consultation on the repair and/or removal/replacement of the windows in the original portions of the buildings.

If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

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