



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

June 14, 2004

Robert C. Hubbard
Director

Ms. Rachel L. Wales, P.E.
Loiederman Soltesz Associates, Inc.
1390 Piccard Drive
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Silver Spring Gateway
Preliminary Plan #: 1-04039
SM File #: 210383
Tract Size/Zone: 2.86 Ac./CBD-2
Total Concept Area: 3.47
Parcel(s): P925, N926, N871, P815
Watershed: Lower Rock Creek

Dear Ms. Wales:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via under ground storage (or partial storage and a stormwater management contribution) and on-site water quality control using green roof technology and/or "StormFilters". Onsite recharge is not required since this proposal is for redevelopment of the site.

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. Use MCDPS latest design criteria for all stormwater management BMPs.
6. This site will remove the Innovation Centers stormwater management structure and will include this area in their structure.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required, if full Cpv cannot be provided

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,

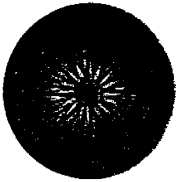
Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN210383 Silver Spring Gateway.DWK

cc: R. Weaver
S. Federline
SM File # 210383

QN - Onsite/Partial Wavier; Acres: 3.47/1.74
QL - Onsite; Acres: 3.47
Recharge is not provided

①



September 15, 2004

MEMORANDUM

TO: Wynn Witthans, Development Review Division
FROM: Marilyn Clemens, Community-Based Planning Division
SUBJECT: Silver Spring Gateway Art

The Planning Board's Art Review Panel met on September 10, 2004.

Panelists present: Professor Ralph Bennett, new panelists *Angela Adams, Helen Frederick and Foon Sham.

Staff present: Marilyn Clemens, Miguel Iraola, Michael Ma, and Wynn Witthans

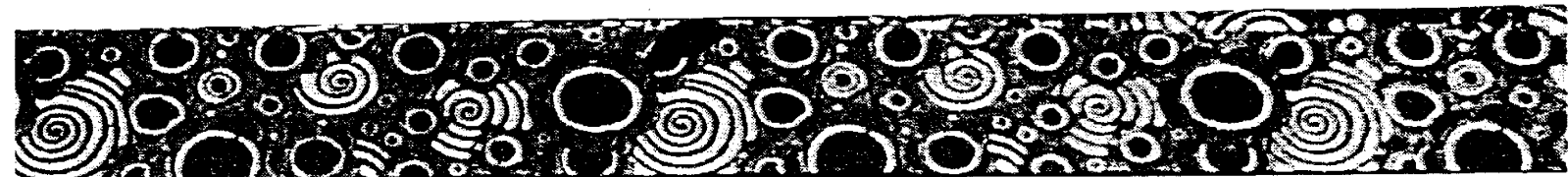
The panelists were enthusiastic about artist Carolyn Braaksma's concrete sculptural furniture and approved the art in concept. They debated two questions: The scale of the furniture and its placement.

If the chairs are life-size, they may be too small to have an impact in a large plaza. Functionally, since they are concrete and not comfortable for long-term seating, as art, they could be larger than life-size for more visual impact.

Another interesting question was the functionality of the spaces, particularly the central space. If immovable chairs are placed in the middle of the central space, it still needs to be a versatile space for pedestrians or small gatherings. On the other hand, the size of central space may be big enough to need a central focal point. In the end, the panelists agreed to leave these decisions to the applicant's consultants, the artist and the staff.

*The Planning Board has three new panelists. Angela Adams is Director of Community and Public Art for Arlington County, replacing Bert Kubli; Helen Frederick is an artist and Executive Artistic Director of Pyramid Atlantic in Silver Spring, replacing Phyllis Knight; Foon Sham is an artist and professor of art at the University of Maryland, replacing Larry Kirkland. All three have extensive experience in the creation or review of public art.

MC:tv: G: mc/artpanelsept04.doc



Proposal for Silver Spring Gateway

Carolyn Braaksma
© 2004 Braaksma Design

Proposal for Silver Spring Gateway

Contact Information

Artist – Carolyn Braaksma, Braaksma Design

Art Consultant – Francoise Yohalem

Developer – The JBG Companies

Architect – WDG Architecture

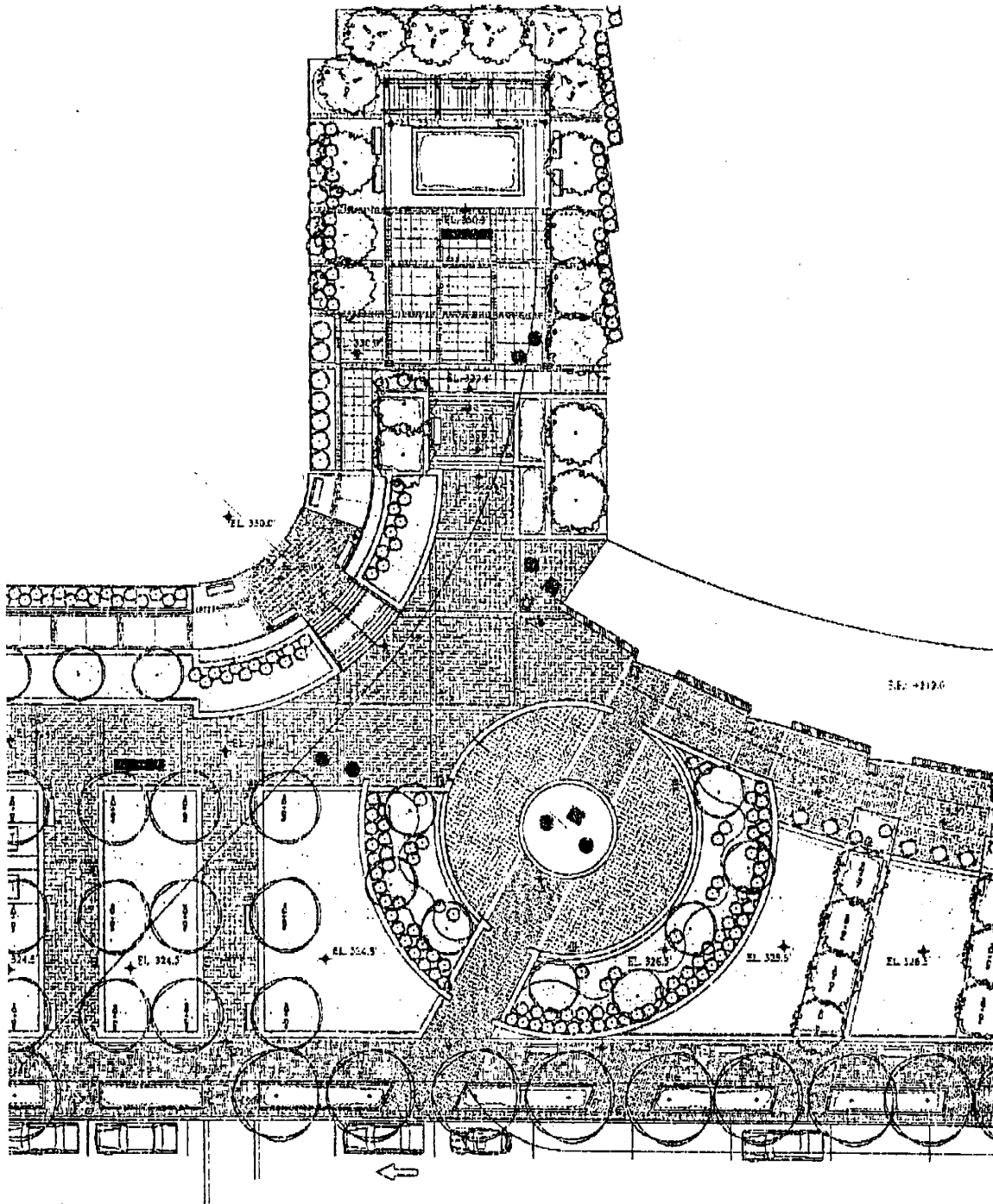
Landscape Architect: Christopher Schein, ASLA
Hord Coplan Macht

Silver Spring Gateway Art Enhancements

The Silver Spring Gateway Project seating reflects the architectural style of the Canada Dry building near the site. Both the form of the seating and the surfaces reference the Art Deco Period in art and architecture.

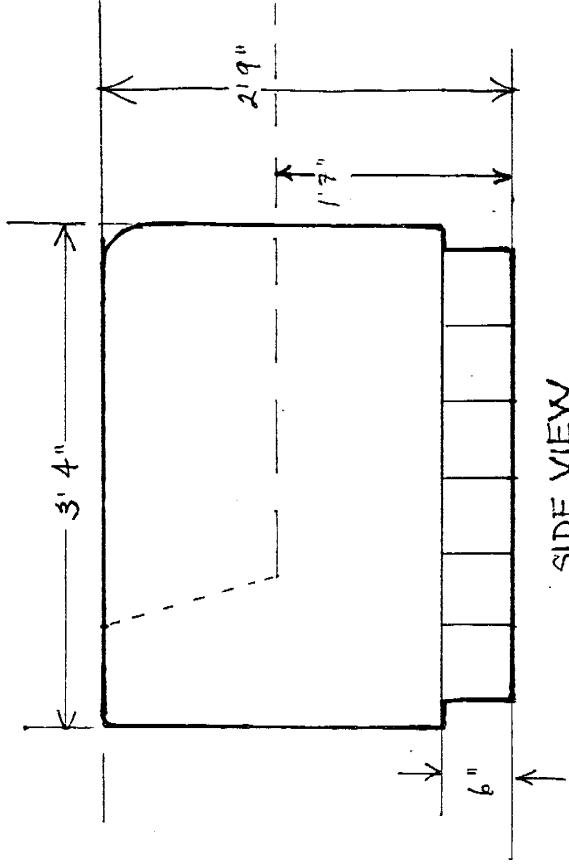
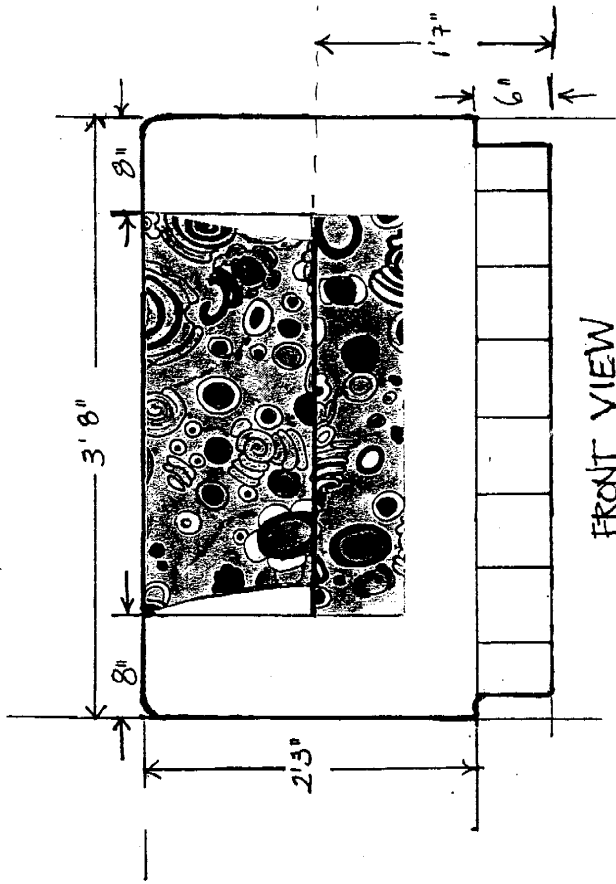
The seating is an emulation of actual Art Deco style chairs – sometimes biomorphic, sometimes streamlined and angular, but rendered in durable outdoor materials. At first glance the outer surface of the chair is concrete. However, some surfaces of the chair will have the pattern of a Deco style upholstery that will be cut from stone and terrazzo, or cast in the concrete surface. Individual chairs may sit on a plinth of glass block that is lit from beneath.

The “upholstered” chairs bring the living room outside. Put two chairs together for a conversation or a tête-à-tête. With a table between, you can “do” lunch, play chess or sip coffee.



Site Plan showing location of seating

- Art Couch
- Upholstered Chair
- Deco Chair

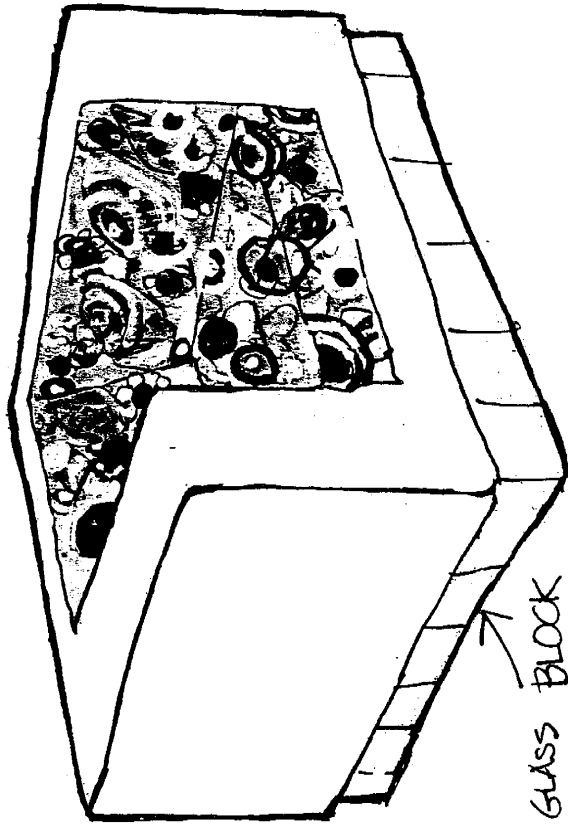


TECHNICAL INFORMATION

Title
 Upholstered Chair
Size
 2' 9" h x 3' 8" w x 3' 4" d
Weight
 3500 lbs, 350 lbs psf
Material
 Precast concrete

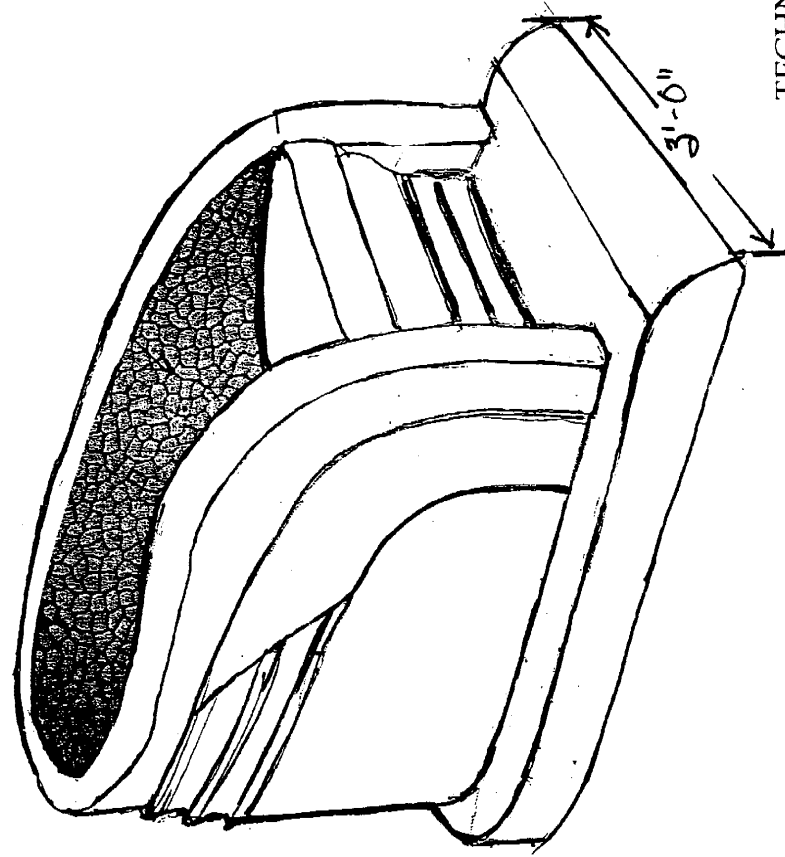
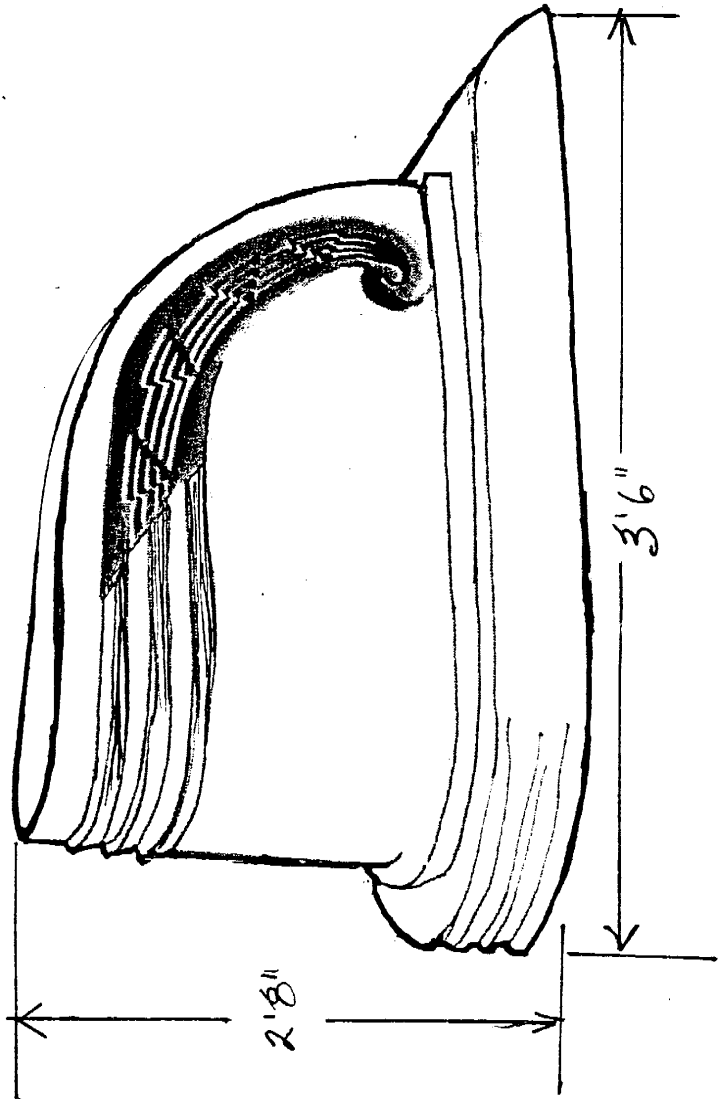
Construction
 One unit
 Keyed to setting bed with stainless steel alignment anchor pins
 Anchored into plaza surface without a separate footing

Maintenance
 Concrete sealer (Silane) will be applied on-site.
 Sealer should be reapplied annually.



3/4 VIEW

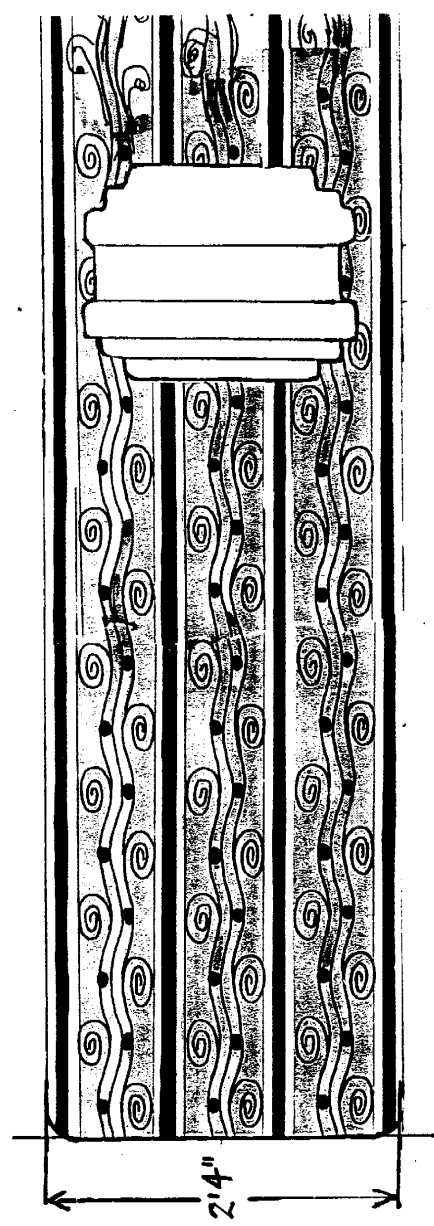
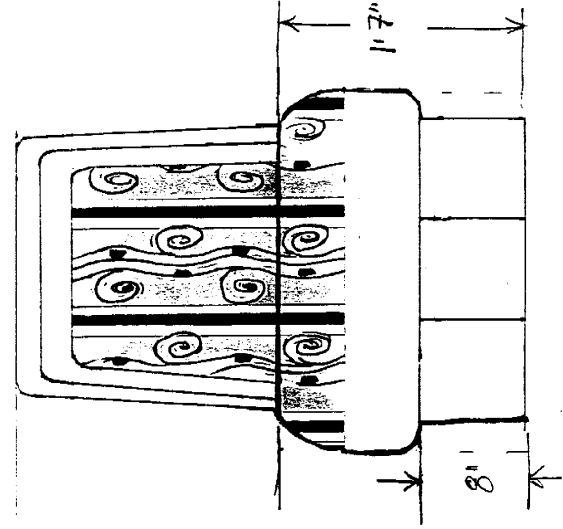
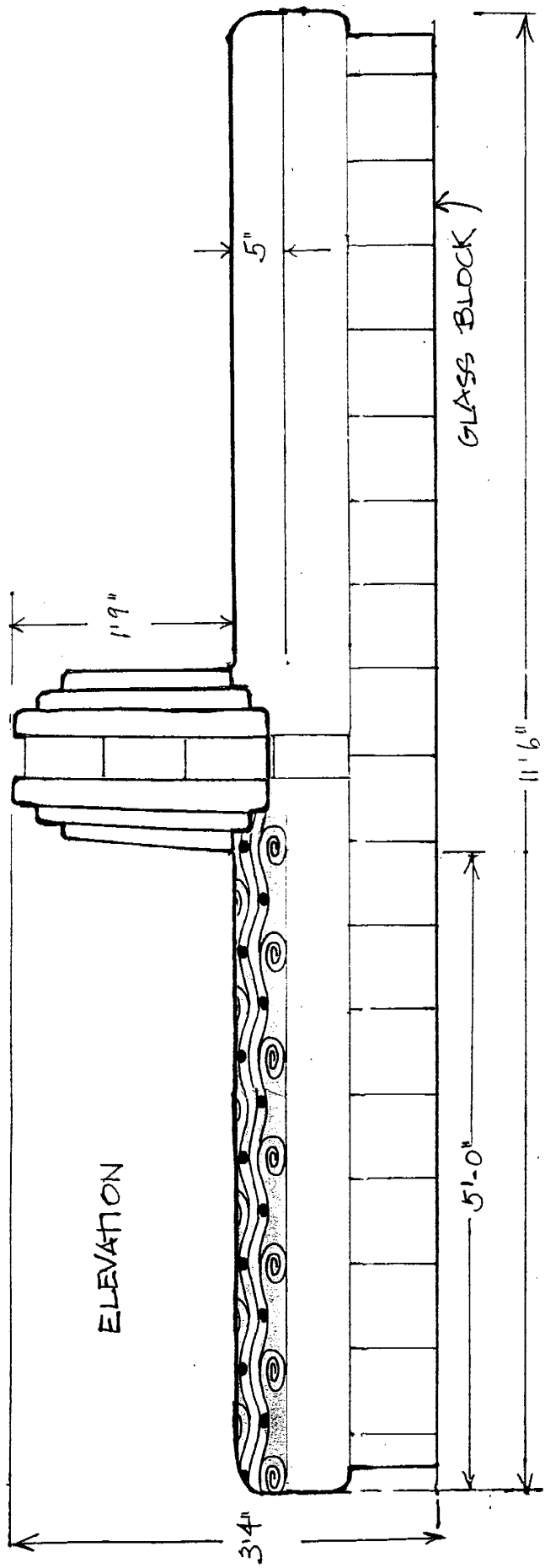
Upholstery references Art Deco overstuffed chair.



TECHNICAL INFORMATION

Form is based on period cigarette lighter.

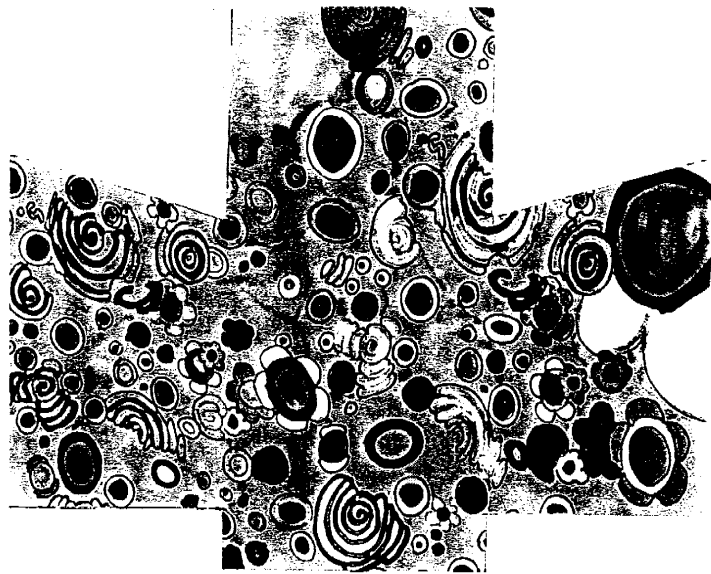
Title	Deco Chair
Size	2' 8" h x 3' w x 3' 6" d
Weight	2750 lbs, 300 lbs psf
Material	Precast concrete
Construction	Two pieces (base & seat) Keyed together with stainless steel alignment anchor pins Anchored into plaza surface without a separate footing
Maintenance	Concrete sealer (Silane) will be applied on-site. Sealer should be reapplied annually.



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TECHNICAL INFORMATION

Title	Art Couch
Size	3' 4" h x 11' 6" w x 2' 4" d
Weight	6500 lbs, 250 lbs psf
Material	Precast concrete with terrazzo detailing and glass block (8") Glass block is lighted from within.
Construction	Two pieces (left & right) Keyed together with stainless steel alignment anchor pins Anchored into plaza surface without a separate footing
Maintenance	Concrete sealer (Silane) will be applied on-site. Sealer should be reapplied annually.



TERRAZZO UPHOLSTERY

