



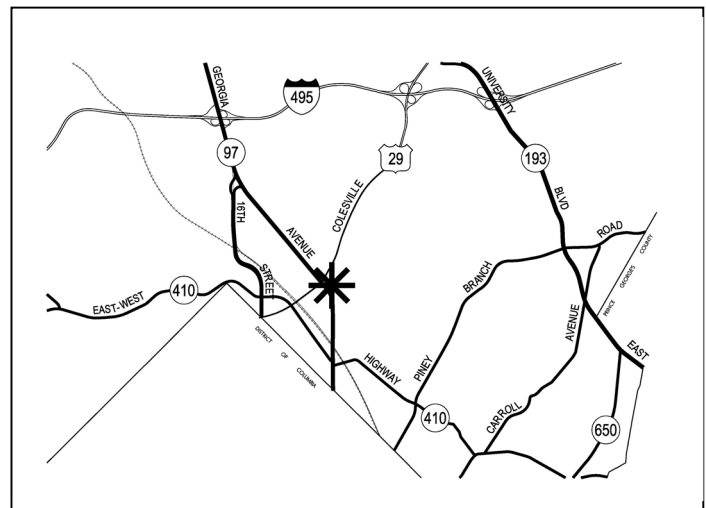
Right-of-Way Abandonment, AB-771, Ellsworth Drive

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Description

Completed: 07.17.20

- Request to abandon 8,055 square feet of Ellsworth Drive right-of-way and 21,170 square feet of vehicular and pedestrian access easement and Public Utility Easement (P.U.E) of the former Ellsworth Drive right-of-way
- Zoned CR-3.0 C-2.0 R-2.75 H-145 T; CR-5.0 C-4.0 R-4.75 H-200 T; CR 8.0 C 6.0 R 7.5 H 200 T
- Located between Georgia Avenue and Fenton Street
- Petitioners: 8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PFA-B Silver Spring LC, PFA-C Silver Spring LC, PFA-D Silver Spring, PFA-H Silver Spring LC, and PFA Manager LC
- 2000 *Silver Spring CBD Sector Plan*
- Review Authority: Chapter 49, Streets and Roads



Summary

- Staff recommends approval of the abandonment petition with one condition.
- Transmit comments to the Montgomery County Department of Transportation recommending approval of the request to abandon the subject right-of-way and vehicle and pedestrian access easement (Ellsworth Drive) because the abandonment will not hinder current or future public use.
- The Petitioners own or ground lease from the County a property known as Downtown Silver Spring, which includes the Access Easement and abuts the current Ellsworth Drive right-of-way.
- On June 18, 2020, the Planning Board approved Site Plan Amendment No. 81999002M (MCPB No. 20-047) to allow the redesign of the public use space and restriction of vehicles along Ellsworth Drive between Georgia Avenue and Fenton Street.
- The Abandonment is requested at the direction of other County agencies such as the Montgomery County Department of Transportation (MCDOT) and Montgomery County Department of Permitting Services (MCDPS), in coordination with Site Plan Amendment No. 81999002M, to allow the Applicant's design which includes numerous non-standard pavement treatment types.

Conditions of Approval

1. Prior to finalization of the abandonment, the Applicant will provide a public access easement and any other necessary easements, in a format acceptable to the Montgomery County Department of Transportation (MCDOT).

REQUEST FOR COMMENTS BY THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION

On May 5, 2020, the Maryland - National Capital Park and Planning Commission (M-NCPPC) received Abandonment Petition AB771 (Attachment A), in accordance with Section 49-62(g) of the County Code. The subject Petition requests abandonment of Ellsworth Drive between Georgia Avenue and Fenton Street (Figure 1). Collectively referred to in this Report as the “Subject Abandonment,” the Petition seeks abandonment of existing easements within the 21,170 square foot portion of what was formerly Ellsworth Drive¹ (Access Easement), and 8,055 square feet of publicly dedicated Ellsworth Drive right-of-way (“Upper Ellsworth”). The distinction between the existing Ellsworth Drive right-of-way and the vehicular and the Access Easement within the Subject Abandonment are shown in Figure 2.



Figure 1: Vicinity Map

¹ AB628 Abandonment of Portion of Ellsworth Drive (September 22, 1998)

8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PFA-B Silver Spring LC, PFA-C Silver Spring LC, PFA-D Silver Spring, PFA-H Silver Spring LC, and PFA Manager LC are collectively referred to in this document at the “Petitioners”. The Petitioners own or ground lease from the County property containing 22.5 acres known as Downtown Silver Spring (“Property or Subject Property”), a mixed-use urban renewal project constructed by the Petitioners approximately 17 years ago. The Property includes the entirety of the Access Easement and abuts the subject right-of-way abandonment (Figure 2). The surrounding properties are zoned CR-3.0 C-2.0 R-2.75 H-145 T; CR-5.0 C-4.0 R-4.75 H-200 T; and CR 8.0 C 6.0 R 7.5 H 200 T.

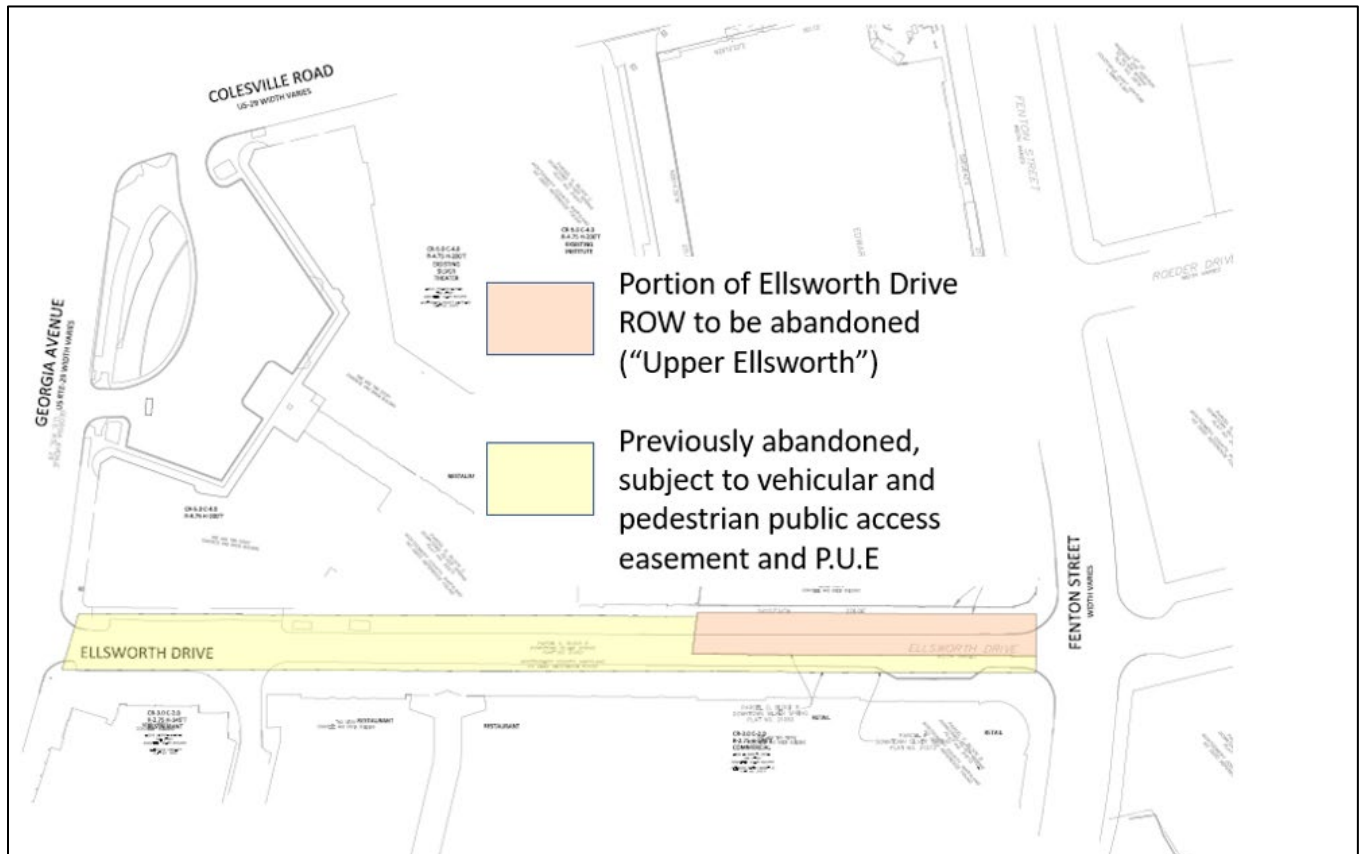


Figure 2: Subject Right-of-Way, Vehicular and Pedestrian Access Easement and Public Utility Easement

A public hearing has been scheduled for Monday, September 14, 2020 at 12:00 PM in accordance with Section 49-62(f) of the County Code. This Staff Report summarizes comments from M-NCPPC and seeks permission from the Planning Board to transmit comments to MCDOT for consideration by the County Council.

SITE DESCRIPTION AND BACKGROUND

Ellsworth Drive is an improved Business District roadway with one lane in each direction, connecting Georgia Avenue with Fenton Street in Downtown Silver Spring. The design of the street transitions from a narrow, curbed street with sidewalks at Georgia Avenue, to a shared street flush with the public plaza on the Property and then back to a curbed roadway with on-street parking and sidewalks at Fenton Street. This segment of Ellsworth Drive is routinely closed to vehicular traffic for farmers markets and live music events throughout the week to provide ample, unimpeded space for people to walk and gather on the Property. The Applicant petitions to close the roadway to vehicles permanently and formally (except for emergency and delivery vehicles) within the Subject Abandonment to improve and expand the public use space on the Property.



Figure 3: Approximate limits of Public Access Easement area (in Red) looking southwest towards Georgia Avenue

Previous Abandonment Petitions

In 1998, Montgomery, County Maryland and PFA Silver Spring jointly submitted three petitions to the County Council to facilitate the joint redevelopment of what is known today as Downtown Silver Spring, a mixed-use project. Petition AB-628 was for the abandonment of Ellsworth Drive right-of-way between Georgia Avenue and Fenton Street in Silver Spring. A Public Hearing was conducted August 10, 1998 and all reviewing agencies recommended approval. Among the conditions, the most relevant to this Petition was “the granting of easement for public access on Ellsworth Drive pursuant to the General Development Agreement”. According to Plat 1602, the eastern 18 linear feet of Ellsworth Drive right-of-way (Upper Ellsworth) was retained as right-of-way. The Montgomery County Council resolution approving the Abandonment Petition AB-628 was adopted on September 22, 1998 (Resolution 13-1429, Attachment B).



Figure 4: Approximate limits of "Upper Ellsworth Drive" Right-of-Way looking southwest

The County owns the entirety of all properties along Ellsworth Drive between Fenton Street and Georgia Avenue, including the Upper Ellsworth Abandonment Area and the property subject to the Access Easement, recorded among the Land Records of Montgomery County at Book 3177, Page 466, and Plats 21283 and 1602 (Attachment C). The Access Easement Area is leased to the Petitioners pursuant to a ground lease agreement between Montgomery County, Maryland, and PFA Silver Spring LC dated September 5, 2002. A Declaration of Easements, recorded by Montgomery County as the Declarant among the Land Records at Book 21768, Page 658, established the Access Easement. The Abandonments sought through the subject petition are requested to facilitate the proposed public use space expansion and improvements within Downtown Silver Spring.



Figure 5: Ellsworth Drive Public Use Space Improvements (819999002M) looking west towards Georgia Avenue

Relevant Regulatory Approvals

On June 18, 2020 the Montgomery County Planning Board approved Downtown Silver Spring Project Plan Amendment No. 91998005C and Site Plan Amendment No. 81999002M, which will increase public use space by 10,242 square feet, install new public art, remove 11 on-street parking spaces and restrict Ellsworth drive access for all non-essential vehicles. The Site Plan Amendment (MCPB No. 20-047, Attachment D) was conditioned to receive approval of the Subject Abandonment (AB771).

Right of Way Abandonment Petition

This Petition seeks to extinguish the Access Easement, located along the western portion of Ellsworth Drive (created through AB 628) and abandon the public right-of-way within the area defined as Upper Ellsworth (near Fenton Street). As a result of the Subjection Abandonment, Ellsworth Drive will be formally closed to non-essential vehicular traffic while allowing emergency vehicles and deliveries.

The Petitioners propose to modify the hardscaping and landscaping within Ellsworth Drive, as described in Site Plan Amendment No. 81999002M, to create a comfortable and inviting urban space where the community may gather, stay for varying periods of time, and enjoy the space. This pedestrian friendly zone will be delineated by a raised brick walkway at the Fenton Street intersection and the installation of stone paving and synthetic turf within the Subject Abandonment. Mountable curbs will restrict vehicular access at both ends of Ellsworth Drive, while still allowing access for emergency vehicles. The brick sidewalks on either side of existing Ellsworth Drive will remain, but portions of the sidewalk paving will be changed to match the Silver Spring Standard brick. Additionally, in-grade placards will be installed to prioritize bicycle travel on the southern side of Ellsworth Drive in conformance with the 2018 *Bicycle Master Plan*. Existing street trees shall remain, several existing tree pits are to be enlarged to allow additional tree growth, and additional new trees will be planted. An aerial view rendering of the proposed improvements is included in the following Figure 6.



Figure 6: Site Plan Amendment No. 819999002M

Vehicular access will be provided from Georgia Avenue to the alley between Georgia Avenue and the western end of the Property as a one-way street leading to County Parking Garage 60 (the Wayne Avenue Garage). Vehicles entering from Georgia Avenue will be directed to the alley from which they can enter the Wayne Avenue Garage or access Wayne Avenue. The Petitioners propose to widen the adjacent sidewalk and install three new street trees on the northern side of the street by removing four existing off-street parking spaces. This new access pattern as on the Circulation Plan is shown in Figure 7.

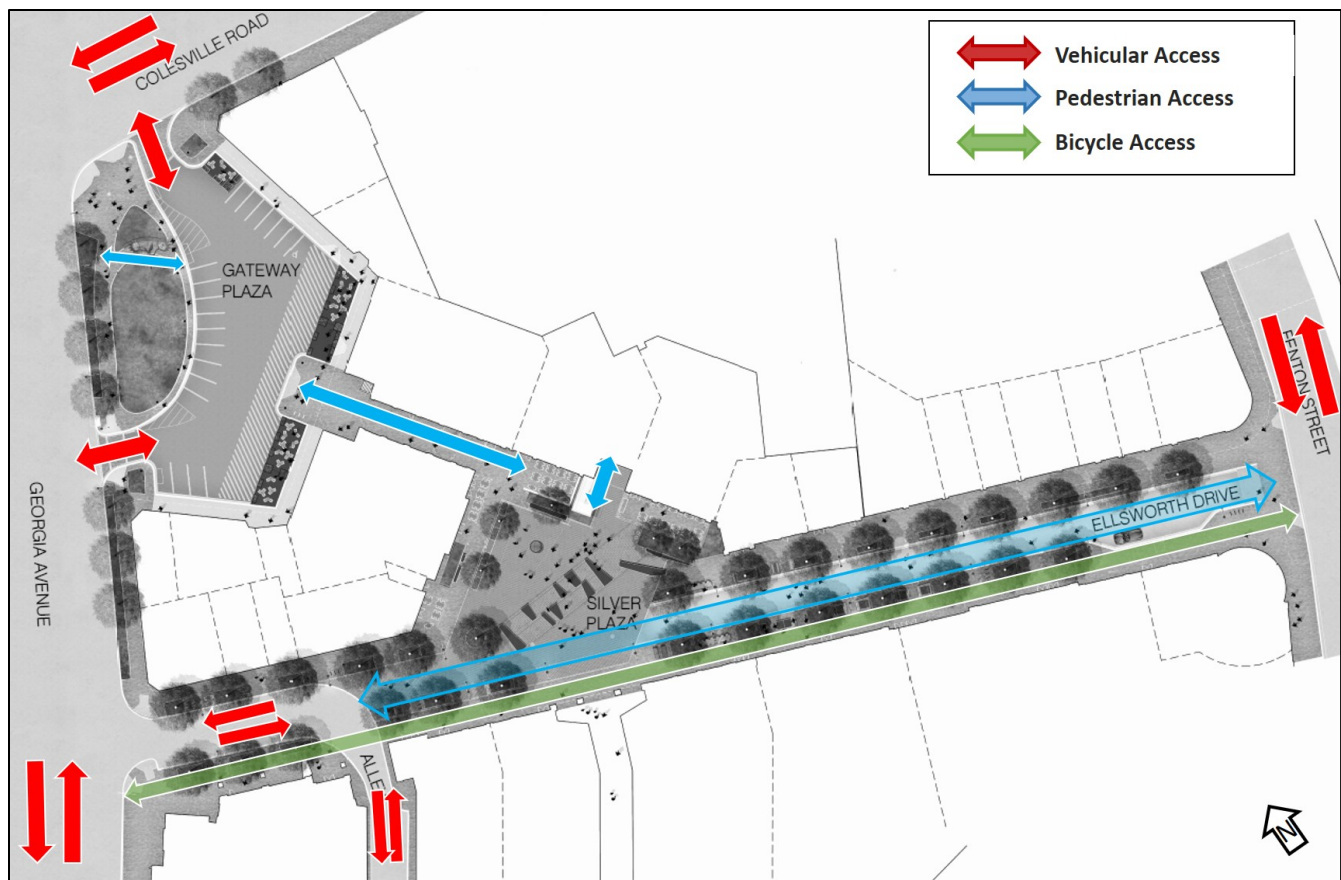


Figure 7: Circulation Plan for the Subject Abandonment and Subject Property

The Petitioners further propose to modify Silver Plaza to enlarge the usable space, enliven the area, and create more flexibility in the Property's programming. Outdoor dining in Silver Plaza will also be enhanced and expanded by adding an outdoor dining space in the northwestern area of Silver Plaza, and adding new pavers, furniture and landscaping to the existing outdoor dining space associated with the restaurant uses. While all of the above-described improvements will enhance, expand, and modernize Silver Plaza, the Ellsworth Drive area, and the Project, what is proposed cannot encroach into a vehicle and public access area or a public right-of-way. Therefore, to achieve the proposed vision for the Project, abandonment of the Access Easement is necessary.

Furthermore, the Petitioners are proposing non-standard roadway materials, such as synthetic turf, to be placed over the existing asphalt paving generally from the eastern edge of Silver Plaza to Fenton Street as shown on the Illustrative Plan (Figure 6). To achieve this design with the proposed non-standard pavement materials, County agencies such as the Department of Transportation and Department of Permitting Services directed the Applicant to abandon both the Access Easement and Upper Ellsworth.

There is no concern for future restrictions of public access for pedestrians and bicyclists because the underlying property owner is the County, not the Petitioners. If approved for abandonment, the underlying land would transfer back to the County and would remain public land.

Existing concrete gutters will remain exposed and all stormwater facilities and inlets will continue to function as they do now, as will existing utilities and manholes shown on the Utilities Plan included in the Applicant's submission. The turf will be maintained by Petitioners and will provide an expanded seating area where games and other activities/amenities can be located for enhanced enjoyment of visitors and patrons of all ages, while

allowing the existing brick walks and tree pits to remain. The underlying asphalt base, which will remain, allows emergency and delivery vehicles to continue to access the space.

To implement the proposed design and provide necessary public infrastructure, the Petitioners will be required to amend the Ground Lease Agreement and record an access and maintenance easement for all public utilities within the existing Access Easement and right-of-way ("Upper Ellsworth").

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The 2000 *Silver Spring Central Business District Sector Plan* included the Property within its Downtown Core Concept.

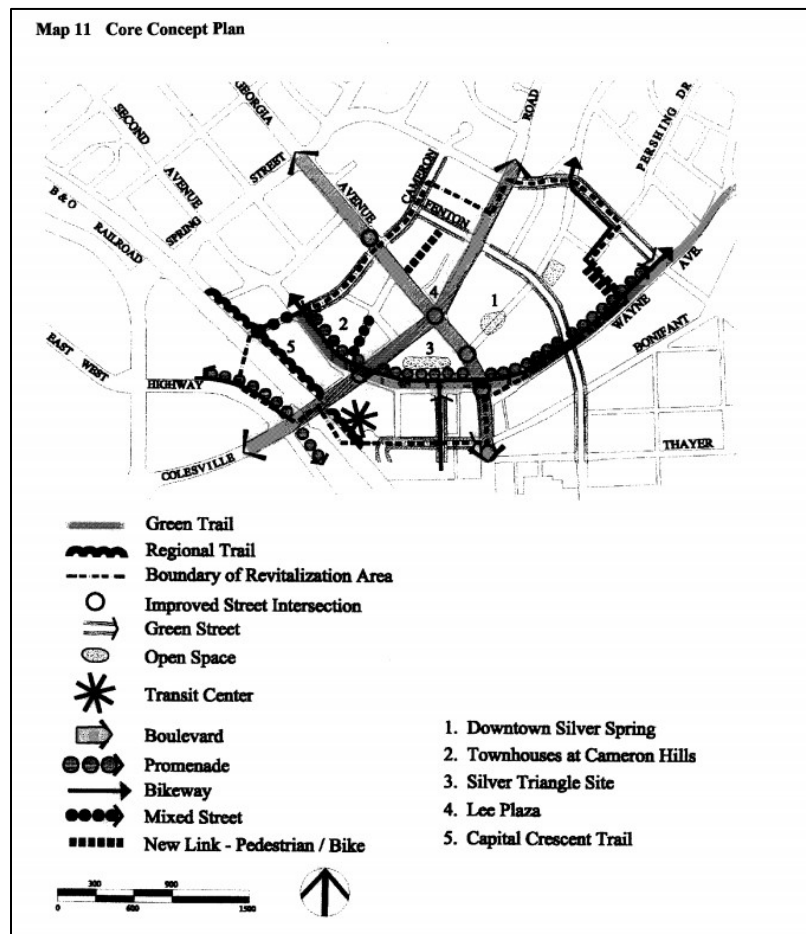


Figure 8: Core Concept [Transportation] Plan from the 2000 Silver Spring CBD Sector Plan

The Vision for the Core was, “to be reborn as the commercial, civic, and entertainment center of Silver Spring and its surrounding neighborhoods. Development of the [Property] will be in a pedestrian-friendly, town center pattern with stores and streetscape that encourage people to walk” (page 36). The objective further states that the Sector Plan aims to “recreate the Core as an active center of downtown Silver Spring, ensuring that development contributes to the Plan’s vision for downtown Silver Spring”. Emphasis on pedestrian access and safety, as well as leverage of public and private open spaces for gathering is repeated throughout the Sector Plan. Equally important is the stress of flexibility and adaptability to achieve excellent urban design spaces that draw people from the surrounding neighborhoods and ultimately economic success for the downtown. Several of the

land use recommendations are for zoning with less restrictions and encouragement of flexible design standards “to encourage innovative design solutions”. Therefore, the Petition is congruent with the Sector Plan’s goal to achieve welcoming design that attracts people to travel to and gather within the downtown.

The 2018 *Bicycle Master Plan* envisioned a dense grid for the bikeway network in the Silver Spring CBD with both separated bikeways on the higher volume roads and shared roadways where traffic volumes are comparatively lower. Ellsworth Drive between Georgia Avenue and Fenton Street was recommended for a shared street treatment due to its very low level of traffic stress. Removing non-essential vehicle traffic and enhancing the walking and biking pathways through the Site prioritizes walking and biking travel modes through the Site. In-grade placards to be installed along the southern side of Ellsworth Drive will signal to bicyclists that they are welcome to travel through the site, thereby upholding the planned bike connection in the 2018 *Bicycle Master Plan*.

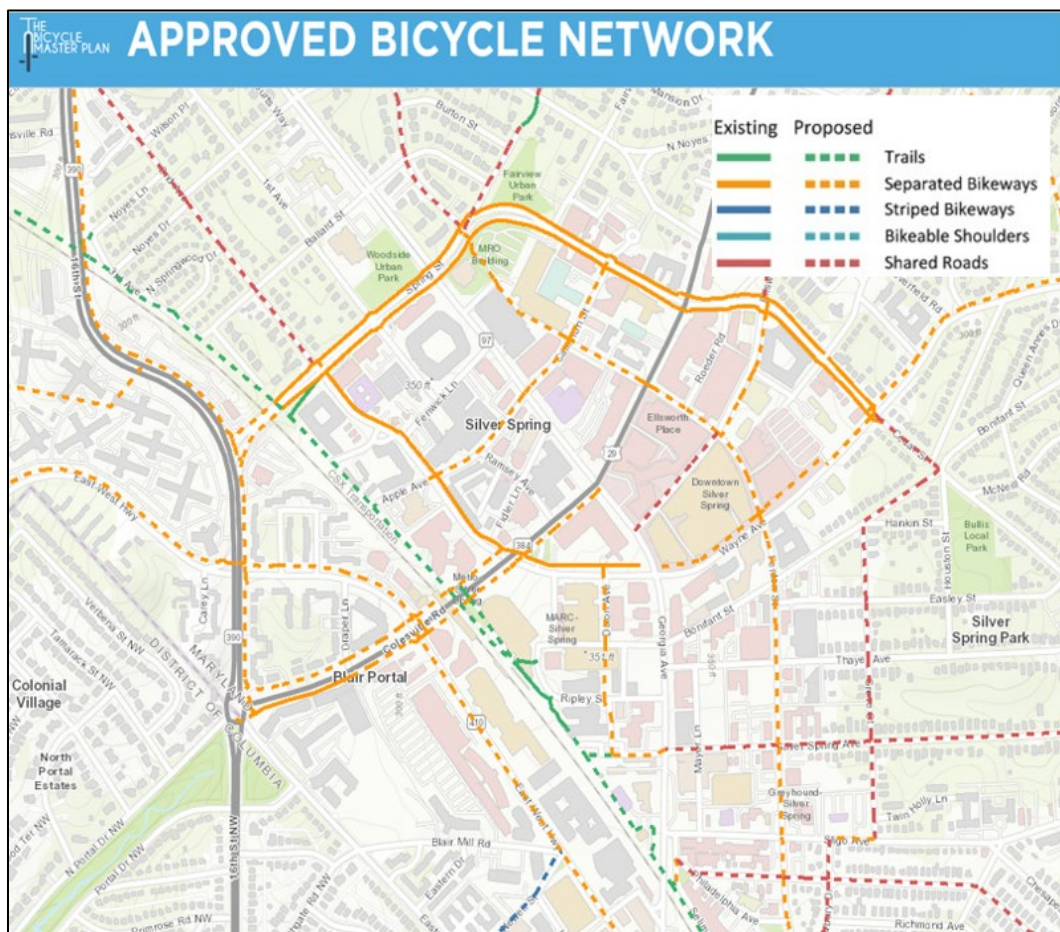


Figure 9: Bicycle Master Plan Recommendations for Silver Spring CBD

Chapter 49 Findings

Section 49-63(c)(1) -(2) of the Montgomery County Code (the “Code”) authorizes the County Council to abandon a right-of-way, including a public road, upon a finding that:

1. The right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or

2. The abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed.

Furthermore, Section 49-62(a) of the Code defines right-of-way, as the following:

any road, street, alley, crosswalk, pedestrian walkway, shared use path, water main, sanitary sewer, storm sewer, or storm drainage right-of-way used at any time by the public, including use by pedestrians and bicyclists.

Although the Ellsworth Drive right-of-way has not been functioning as part of the roadway network and is not used by motor vehicles in its current configuration, it currently experiences high volumes of pedestrians and bicyclists who are traveling within the core of Silver Spring's downtown. As proposed in the Petition, the Petitioners are seeking abandonment for use by non-essential motor vehicles and for application of non-standard pavement materials. Pedestrian and bicycle access will continue to be maintained and the look and feel of the walkways and bikeways will be enhanced with the design upgrades and programming of the space. This segment of Ellsworth Drive has been closed to vehicular traffic for several years without negative impact to the overall Silver Spring road network. The Subject Abandonment area is not needed for vehicular traffic or circulation, with the exception of emergency vehicles and deliveries. The request for abandonment therefore proposes an outcome that is compatible with the 2000 *Silver Spring Central Business District Sector Plan*, the 2018 *Bicycle Master Plan*, and Chapter 49 of the County Code, as conditioned.

Citizen Correspondence and Issues

The Petitioner has complied with all submittal and noticing requirements. As of the date of this Report's posting three submissions to the public testimony have been received and entered into the public record. Based on the testimony received there is concern about abandoning the right-of-way and public access easement to a private entity. It is important to note that the County owns the underlying property, which is leased to the Petitioner. If the right-of-way and public access easement are abandoned, the recipient would be the County and not a private entity.

CONCLUSION

Staff recommends the Planning Board support the Petition and transmit comments to the Montgomery County Department of Transportation.

Attachments

Attachment A – Petition for Abandonment of Ellsworth Drive Right-of-way and Access Easement

Attachment B – Council Resolution 13-1429

Attachment C – Land Records of Montgomery County at Book 3177, Page 466, and Plats 21283 and 1602

Attachment D – Site Plan Amendment No. 81999002M (MCPB No. 20-047) Resolution

Attachment E – Citizen Correspondence



Barbara A. Sears
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April 20, 2020

By Electronic Mail

Mr. Christopher Conklin, Director
Montgomery County Dept. of Transportation
101 Monroe Street, 10th Floor
Rockville, MD 20850

Re: Petition for Abandonment of Portions of Ellsworth Drive, Silver Spring, Maryland (the "Petition")

Dear Mr. Conklin:

Petitioners, 8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PFA-B Silver Spring LC, PFA-C Silver Spring LC, PFA-D Silver Spring, PFA-H Silver Spring LC, and PFA Manager LC ("Petitioners"), request the abandonment of (i) 8,055 square feet of right-of-way improved as a public road known as Ellsworth Drive along the northwestern border of property owned by Montgomery County, Maryland, located in Silver Spring, Maryland ("Upper Ellsworth"), and (ii) 21,170 square feet of a vehicular and pedestrian access easement and P.U.E. in the former Ellsworth Drive right-of-way ("Access Easement") previously abandoned by Montgomery County (the "County") on September 22, 1998, by Resolution 13-1430 (the "1999 Abandonment"), pursuant to Section 49-62, *et seq.*, of the Montgomery County Code (collectively, the "Abandonments").¹

Petitioners own or ground lease from the County certain property containing approximately 22.5 acres (the "Property") known as Downtown Silver Spring, a mixed-use urban renewal project constructed by Petitioners approximately seventeen (17) years ago ("Downtown Silver Spring" or "Project"). The Property includes the Access Easement and abuts Upper Ellsworth, as more fully described below and generally shown on the Local Area Map attached hereto as Exhibit "A" and Tax Maps attached as Exhibits "B1" and "B2". The area of the Access Easement (the "Access Easement Abandonment Area") and of Upper Ellsworth (the "Upper Ellsworth Abandonment Area") requested to be abandoned (collectively called the "Abandonment Areas") are shown on the Areas to be Abandoned Exhibit attached as Exhibit "C". Legal descriptions and sketches of the Abandonment Areas are attached as Exhibit "D". The record plats covering the Abandonment Areas (Plat No. 21283 and Plat No. 1602) are attached as Exhibit "E" (the "Parcel D Plat") and

¹ For ease of reference, a list of the exhibits referenced in this letter, as well as all exhibits, have been attached.



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Exhibit "F", respectively. A list of owners whose property abuts the Abandonment Areas is contained in the Adjoining and Confronting Property Owners List attached hereto as Exhibit "G".

The County owns the entirety of the properties abutting the Upper Ellsworth Abandonment Area by deed recorded among the Land Records of Montgomery County ("Land Records") at Liber 3177, folio 466, attached hereto as Exhibit "H", and the Parcel D Plat. The County also owns the entirety of the property subject to the Access Easement Area. See the Parcel D Plat. The Access Easement Abandonment Area is leased to Petitioners pursuant to a ground lease agreement between Montgomery County, Maryland, and PFA Silver Spring LC dated September 5, 2002 (the "Ground Lease"). A Declaration of Easements for Section C Downtown Silver Spring, recorded by Montgomery County as the Declarant among the Land Records at Liber 21768, folio 658 (the "Declaration"), established the Access Easement. As discussed in greater detail below, the Abandonments are requested to facilitate the much needed upgrade, refresh and expansion of the public use spaces and amenities located within Downtown Silver Spring.

Section 49-62 of the Montgomery County Code (the "Code") authorizes the County Council, by adopting a resolution, to close or abandon the County's right to use any right-of-way. The Code defines "right-of-way" to include, among other things, any road, sidewalk, pedestrian walkway or shared use path used by the public, including by pedestrians and bicyclists. Pursuant to Section 49-63(c)(1)-(2) of the Code, the Council may abandon a right-of-way if the Council finds that "(1) the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or (2) the abandonment and closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed." As described more fully below and in the attached materials, the Abandonments requested by this Petition satisfy Section 49-63(c)(1) of the Code as the Abandonment Areas will no longer be necessary for present public use or anticipated public use in the foreseeable future.

BACKGROUND

A. Ellsworth Drive

Upper Ellsworth was dedicated to the County by a subdivision plat recorded among the Land Records of Montgomery County at Plat No. 1602 (Exhibit "F"). The Access Easement was created by the Declaration. The legal description and sketch of the Access Easement contained in the Declaration are attached as Exhibit "I". The location of these areas, previously defined as the "Abandonment Areas," are shown on Exhibit "C". The existing conditions within and around the Abandonment Areas are shown on Exhibit "J" (the "Existing Conditions Plan").

B. The Property

The Property is located within an area generally bounded by Colesville Road, Georgia Avenue, Cedar Street, and Wayne Avenue in Silver Spring and is more particularly described as follows:

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- Parcel A, Block A, as shown on Plat No. 21017 recorded among the Land Records on April 15, 1999.
- Parcel A, Block E, and Parcel B, Block A, as shown on Plat No. 22598 recorded among the Land Records on June 17, 2003.
- Parcel A Block D as shown on Plat No. 21284 recorded among the Land Records on January 4, 2000.
- Parcels D, E, F, G and H, Block B, as shown on Plat No. 21573 recorded among the Land Records on September 1, 2000.
- Parcels A, B, C, and D, Block C, as shown on Plat No. 22271 recorded among the Land Records on August 13, 2002.

The Property lies within the boundaries of the Amended Silver Spring Urban Renewal Plan (“Urban Renewal Plan”) approved by County Council Resolution No. 13-186 on March 11, 1997, and the Silver Spring CBD Sector Plan, Approved and Adopted in February 2000 (“Sector Plan”). Development approvals applicable to the Property consist of Project Plan No. 9-98005 (“Project Plan”), Preliminary Plan No. 1-98107, and Site Plan No. 8-99002 (“Site Plan”), all approved on March 2, 1999, and subsequently amended several times (the “Previous Entitlements”). The Site Plan permits 1,173,054 square feet of total development, including 288,931 square feet of office, 507,340 square feet of mixed-use retail, 151,130 (242 rooms) of hotel, 48,000 square feet of civic building, 236,320 square feet of residential (222 units), and 232,320 square feet of public use space (see Site Plan Amendment No. 8-99002B, which relevant conditions regarding use and density remained unchanged by subsequent amendments 81999002C, 81999002D, 81999002E, and 81999002F). Existing development on the Property consists of approximately 1,153,635 square feet of total development, including 228,931 square feet of office, 507,340 square feet of retail mixed use (retail, restaurants, and theater), 151,130 square feet of hotel, 40,000 square feet of civic building, and 226,234 square feet of residential. Existing development also includes 268,758 square feet of public use space, which includes Veterans’ Plaza at the corner of Ellsworth Drive and Fenton Street, Silver Plaza, and Gateway Plaza.

Since the approval of the Previous Entitlements, Montgomery County has comprehensively revised its Zoning Ordinance (ZTA 13-04, adopted on March 4, 2014 and effective October 30, 2014) and zoning map (District Map Amendment G-956, adopted on July 15, 2014, the “2014 District Map Amendment”). These processes resulted in rezoning the Property to CR-3.0 C-2.0 R-2.75 H-145 T; CR-5.0 C-4.0 R-4.75 H-200 T; CR-1.5 C-1.0 R-1.5 H-90 T; and CR-1.5 C-1.0 R-1.5 H-60 T, as shown on the Zoning Map for Montgomery County.

On November 19, 2019, Applicants filed amendments to the Project Plan and Site Plan (the “Amendments”). The Amendments propose to amend the Site Plan to reflect, among other things, (i) changes to hardscape and landscape design to improve the quality and quantity of available

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outdoor space, including changes within the Abandonment Areas; (ii) minor reductions in parking; and (iii) installation of new art.

The improvements included in the Amendments will take place on (1) Parcel C, Block C (“Gateway Plaza”) located in the southeastern quadrant of the intersection of Georgia Avenue and Colesville Road, (2) Ellsworth Drive between Georgia Avenue and Fenton Street, and (3) Parcel D, Block C (“Silver Plaza”). The purpose of the Amendments is to significantly enhance and refresh the public use space on the Property in a manner that conforms to the Sector Plan, is compatible with the character of the Project and surrounding area, and complies with the applicable zoning standards. The Amendments increase public use space and include the removal of four on-street parking spaces along Ellsworth Drive at its intersection with Georgia Avenue. No changes to the density, height or footprint of existing buildings are proposed.

Ellsworth Drive runs east to west through the Property from Georgia Avenue to Fenton Street. As explained above, the majority of Ellsworth Drive between Georgia Avenue and Fenton Street was abandoned pursuant to the 1999 Abandonment, and has been closed to all non-essential vehicular traffic for many years. The remainder of Ellsworth Drive (previously defined as “Upper Ellsworth”) at Fenton Street has also been closed to all non-essential vehicular traffic for several years.

This Petition seeks to abandon the Access Easement which was created after the 1999 Abandonment and Upper Ellsworth, which remained a public street after the 1999 Abandonment, to formally restrict non-essential vehicular traffic on Ellsworth Drive while allowing emergency vehicles and deliveries. Petitioners propose to modify the hardscape, streetscape, and landscaping within the Abandonment Areas to create a comfortable and inviting urban space where the community may gather, stay for varying periods of time and enjoy. This pedestrian friendly zone will be delineated by a raised brick walkway at the Fenton Street intersection and the installation of stone paving and synthetic turf within the Abandonment Areas. Mountable curbs and collapsible bollards to restrict vehicular access at both ends of Ellsworth are proposed. The brick paved sidewalks on either side of existing Ellsworth Drive will remain, but portions of the sidewalk paving will be changed to match the Silver Spring Standard brick. Additionally, in-grade placards will be installed to indicate that the walk on the southern side of Ellsworth will accommodate bicycles, as well as pedestrians, in conformance with the Bicycle Master Plan, approved and adopted in 2018 (“Bicycle Master Plan”). Existing tree pits along the southern side of Ellsworth Drive will be expanded to allow for the planting of more perennials and shrubs. Existing street trees shall remain, and additional new trees will be planted. A detailed drawing showing the Amendments is attached as Exhibit “K1” (the “Detailed Plan”). An illustrative site plan showing these improvements is attached as Exhibit “K2” (the “Illustrative Plan”). Finally, a Post-Abandonment Conditions Plan is attached as Exhibit “L” (the “Post-Abandonment Conditions Plan”).

Vehicular access will be provided from Georgia Avenue to the alley between Parcel E, Block B, and Parcel F, Block B, as a one-way street leading to the parking garage. Vehicles

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entering from Georgia Avenue will be directed to the alley from which they can enter the Wayne Avenue Garage or access Wayne Avenue. In this area, Petitioners propose to widen the adjacent sidewalk and install three new street trees on the northern side of the street by removing four existing off-street parking spaces. This new access pattern is shown on the Circulation Plan attached as Exhibit "M" (the "Circulation Plan").

Petitioners further propose to modify Silver Plaza to enlarge the usable space, enliven the area, and create more flexibility. Silver Plaza currently includes raised outdoor planters, lighting, benches for seating, dining areas, a splash fountain, large outdoor staircase and an exterior elevator. The Amendments propose to remove the existing elevator and locate a new elevator in the interior space, replace the splash fountain with a new sculptural water feature, replace the staircase with a more compact and lighter staircase to be erected closer to the existing building, and replace the pavers throughout the plaza. A significant new feature within Silver Plaza will be several wooden benches of varying geometric shapes that can transform into a covered stage for special events and gatherings by sliding together along metal tracks. This system and the changes to the staircase and elevator achieve more usable open area in the plaza and provide increased flexibility for event planning. Additional colorful and fun seating in the form of movable street furniture, benches, raised planters and a seat wall are also proposed. Outdoor dining in Silver Plaza will also be enhanced and expanded by adding an outdoor dining space in the northwestern area of Silver Plaza, and adding new pavers, furniture and landscaping to the existing outdoor dining space associated with the restaurant uses. The above-described improvements will enhance, expand, and modernize Silver Plaza, the Ellsworth Drive area, and the Project, making it a more attractive and flexible space which appeals to all age groups and encourages people to visit, enjoy, spend time, and return to Silver Spring.

Events which currently take place on the Ellsworth Drive area and in the Silver Plaza will be better accommodated by the Abandonment. For example, the proposed stage within the expanded Silver Plaza will create a defined space for community gatherings such as concerts and yoga. Additionally, the farmers market, which currently takes place each Saturday along Ellsworth Drive, will still be accommodated on the Property.

In portions of the Abandonment Areas, synthetic turf will be placed over the existing asphalt paving generally from the eastern edge of Silver Plaza to Fenton Street as shown on the Illustrative Plan (Exhibit "K2"), the Detailed Plan (Exhibit "K1"), and the Post-Abandonment Conditions Plan (Exhibit "L"). Existing concrete gutters will remain exposed and all stormwater facilities and inlets will continue to function as they do now, as will existing utilities and manholes as shown on the Utilities Plan attached as Exhibit "N". The turf will be maintained by Petitioners and will provide an expanded seating area where games and other activities/amenities can be located for enhanced enjoyment of visitors and patrons of all ages, while allowing the existing brick walks and tree pits to remain. The underlying asphalt base, which will remain, allows emergency and delivery vehicles to continue to access the space.

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C. Circulation

(1) **Vehicular**

Petitioners will continue to restrict vehicular traffic on Ellsworth Drive between Georgia Avenue and Fenton Street to essential vehicles, with the exception of the vehicular connection from Georgia Avenue to the alley to access the Wayne Avenue Garage and Wayne Avenue as discussed above and shown on the Circulation Plan. As previously stated, Ellsworth Drive has been restricted to vehicles for several years without causing any negative impacts to vehicular circulation.

(2) **Pedestrian**

The Petition will substantially enhance onsite pedestrian circulation. The proposed improvements in the Abandonment Areas will clearly delineate the area as a pedestrian zone and encourage walking by making the area more attractive, comfortable and inviting. Silver Plaza will be re-graded to remove the existing steps that flank the plaza on its western perimeter, which will improve pedestrian circulation. Implementation of the Amendments creates a prominent pedestrian friendly zone beginning in Gateway Plaza and extending to the intersection of Fenton Street and Ellsworth Drive. The synthetic turf, special pavers, seating and other amenities define the area as a pedestrian realm to be participated in and enjoyed.

(3) **Bicycle**

Bicycling markers clearly delineate the integration of bikes into and through the areas. This design, together with additional bike parking, encourage and accommodate biking. Additionally, bike circulation through the property provides connectivity to other bike routes.

D. Sector Plan

(1) **Recommendations for the Core**

The Sector Plan locates the Property within the “Core” neighborhood of the CBD. The Previous Entitlements achieved the urban renewal and revitalization goals of the Urban Renewal Plan and Sector Plan. The Abandonment, by facilitating the full implementation of the Amendments, will enhance the existing development approved under the Previous Entitlements in furtherance of the goals of the Sector Plan. The overarching vision of the Sector Plan for the Core was to create a vibrant, mixed-use center for the Silver Spring community (p. 13). The modifications proposed by the Amendments and facilitated by the Abandonments create a nearly exclusive pedestrian zone extending from Gateway Plaza through Silver Plaza to the intersection of Fenton and Ellsworth by restricting Ellsworth Drive to only essential vehicles and making numerous improvements to the open space as described above. Within this area, the Amendments propose a series of detailed enhancements from special seating to private dining to new public art and landscaping. Together, these improvements contribute to the Project as the “center of the

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April 20, 2020
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community.” As further stated in the Sector Plan: “The Core will be rejuvenated as Silver Spring’s varied and active town center, with housing, office, and retail development in a pedestrian-friendly environment, enhanced with parks and open spaces.” (p. 36) The Sector Plan further explains that the “Core will be reborn as the commercial, civic, and entertainment center of Silver Spring and its surrounding neighborhoods.” (p. 36) The proposed improvements further these goals and keep the Project competitive and fresh, attracting new tenants that serve the public interest and by lifting and refreshing existing tenants to ensure the longevity and success of this important Project to the health and vibrancy of Silver Spring.

The implementation of the improvements will continue the rejuvenation of the Core and its status as the “commercial, civic, and entertainment center of Silver Spring.” *Id.* For the Property specifically, the Sector Plan recommends “mix of public and private uses, special events, and daily shopping will serve the community and its visitors.” *Id.* The Amendments maintain and expand upon the success of the Previous Entitlements by enhancing and expanding the public use space in a contemporary fashion. The modifications create a more flexible and attractive pedestrian area. The Project is already the commercial heart of the Core with its varied shops and retail services, restaurants, hotel, entertainment and residential uses. After some seventeen (17) years, the status of the area as a vital urban center will be improved and perpetuated by the increase in the amount of public use space and extensive enhancements to that space. The Amendments also contribute to the status of the Core as the entertainment center of Silver Spring by permitting a new, innovative seating element that doubles as a stage in Silver Plaza in order to facilitate special events and several new areas for games and activities. The synthetic turf to be placed within the Abandonment Areas provides more seating areas of varied types and room for games or relaxation and many other amenities.

The Sector Plan also specifically recommends that “Development on the Urban Renewal site will be in a pedestrian friendly, town center pattern with stores and streetscape that encourage people to walk.” Sector Plan, p. 36. As outlined above, the Abandonments and formal restriction of Ellsworth Drive to all but essential vehicular traffic and proposed improvements create a distinct and varied pedestrian friendly area extending from Gateway Plaza to the intersection of Fenton Street and Ellsworth Drive.

The Sector Plan acknowledges the importance of the design of the Project, stating: “[d]esign of individual projects within the Urban Renewal Area should contribute to the greater urban environs.” *Id.* at 80. The Abandonments further this recommendation by allowing for the modernization of the design of two of the Property’s key open space areas, Gateway Plaza and Silver Plaza, placing an iconic new artwork on Gateway Plaza and new amenities of wider appeal in Silver Plaza, as well as significant upgrades to their hardscape and landscaping and transformation of portions of the asphalt paving in the Abandonment Areas to artificial turf.

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Page 8

(2) Area-Wide Recommendations

The Abandonments are in conformance with the Sector Plan's vision of rejuvenation, revitalization, and investment in the Core through mixed-use activity centers.

(a) *Rejuvenation, Revitalization, and Investment through Urban Mixed-Use Activity Centers*

A vision of the Sector Plan is "to create a downtown for Silver Spring that will be the focal point of community life, offering a variety of activities where residents can work, live, play, and socialize." (Sector Plan, p. 3). This vision is best achieved by permitting the upgrading, modernizing and expansion of the public open space on the Property, as proposed by the Amendments within the Abandonment Areas. The Project serves as Silver Spring's main town center and the proposed improvements keep it attractive and competitive. In particular, the changes within the Abandonment Areas to Ellsworth Drive by the addition of synthetic turf and the enhancements to Silver Plaza will create more modern and updated open space opportunities in the heart of the CBD where residents and visitors can continue to gather to enjoy the place or special events.

(b) *Civic Downtown*

The Sector Plan emphasizes that "civic presence in the CBD will be formed by the concentration and proximity of plazas, recreation facilities, community centers, historic buildings, police and fire facilities, adding to downtown's convenience and texture. The proximity of these varied activities draws people to the downtown and creates opportunities for economic and social connections." (p. 21) The Abandonments facilitate achievement of these goals. They enhance the Project in ways that will continue to create new opportunities for "economic and social connections."

(c) *Pedestrian Friendly Downtown*

The Sector Plan explains: "An urban area's greatest economic asset and strongest physical definition comes from its pedestrian environment." Sector Plan, p. 24. The Amendments enhance and modernize the pedestrian realm and provide flexible and fun public use spaces.

THE PETITION FOR ABANDONMENT

Section 49-63(c)(1) of the Code permits the County Council to abandon a right-of-way if it finds that the same is no longer necessary for present public use or anticipated public use in the foreseeable future. As detailed above, the Abandonments facilitate many recommendations of the Sector Plan, including maintaining and strengthening the Project role as the centerpiece of Silver Spring.



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The overall configuration is shown on the Post-Abandonment Conditions Plan (Exhibit "L"), which depicts, among other things, the revised public areas from Georgia Avenue to the Wayne Avenue garage, and the proposed improvements within the Abandonment Areas in conjunction with the other major enhancements to the public use space. Anticipated emergency access is also illustrated on the Circulation Plan (Exhibit "M").

As noted above, all public utilities that currently exist in the Abandonment Areas are shown on the public Utilities Plan (attached as Exhibit "N") and remain unchanged. Therefore, the Abandonment Areas will continue to accommodate public utilities as they currently exist. Finally, as required by Section 49-63(d) of the Code, the rights-of-way to be abandoned are not the sole means of access to any property.

Accordingly, the Abandonments are appropriate as the Abandonment Areas are no longer necessary for present public use or anticipated public use in the foreseeable future.

Very truly yours,

MILES & STOCKBRIDGE P.C.

A handwritten signature in blue ink that reads 'Barbara A. Sears' followed by a stylized monogram or initials.

Barbara A. Sears

Enclosures

cc: Eric Willis
Tina Benjamin
Bryant Foulger
Paul Weinschenk
Garry Witt

RESOLUTION 13-1429
INTRODUCED September 22, 1998
ADOPTED September 22, 1998

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By County Council

SUBJECT: DPWT DOCKET NO. AB628
ABANDONMENT OF A PORTION OF ELLSWORTH DRIVE

BACKGROUND

1. A petition submitted jointly by Montgomery County, Maryland and PFA Silver Spring LC seeking the abandonment of Ellsworth Drive from Fenton Street to Georgia Avenue in the 13th District, Silver Spring, Maryland. This abandonment is necessary for the Silver Spring Redevelopment Project.
2. A public hearing to consider the abandonment proposal was conducted on August 10, 1998, by the Designee of the County Executive.
3. The Washington Suburban Sanitary Commission, Washington Gas Company, Potomac Electric Power Company and Bell Atlantic Telephone Company, indicate conditional approval.
4. The Department of Police and the Department of Fire and Rescue Services grant approval of the proposed abandonment.
5. The Maryland National Capital Park and Planning Commission recommended approval of the proposed abandonment.
6. The Department of Public Works and Transportation recommends approval of the abandonment proposal.
7. The County Executive recommends approval of the proposed abandonment.

Resolution/Abandonment
AB628 - Ellsworth Drive
Page 2

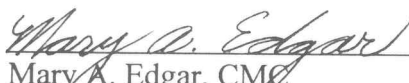
Resolution No. 13-1429

ACTION

The County Council for Montgomery County, Maryland finds that the subject portion of Ellsworth Drive is no longer necessary pursuant to Section 49-63 of the Montgomery County Code and approves the abandonment, subject to the following conditions:

1. That the petitioner agrees in writing to grant any and new necessary utility easements required by Washington Gas for their facilities, or for those easements now recorded to remain in their proper locations.
2. Retention of easements or by granting of new easements for Bell Atlantic Telephone Company, Potomac Electric Power Company, and Washington Suburban Sanitary Commission, as needed for their facilities.
3. The granting of an easement for public access on Ellsworth Drive pursuant to the General Development Agreement.
4. That the petitioner bear all costs associated with the preparation and recordation of all easement documents.
5. The Petitioner must prepare a subdivision plat to assemble the land occurring from the abandonment with the appropriate abutting properties. The abandonment will not take effect until the Plat of Subdivision is prepared, approved for recording by the Planning Board, and recorded.
6. The County Attorney shall cause authenticated copy of this Resolution to be filed in the County Land Records in conformity with Montgomery County Code.
7. Any person may appeal to the Circuit Court within 30 days of the Council Action.

This is a correct copy of Council Action.



Mary A. Edgar, CMC
Secretary of the Council

mailed to -

~~Public Works Commission 13th. Public Works 2-25-64~~

LIBER 3177 FOLIO 466

Recorded Jan. 16th, 1964-at-10:40 A. M.

D E E D

THIS DEED made this 30th day of October, in the year 1963, by and between THE H. K. S. CORPORATION, GRANTOR, and MONTGOMERY COUNTY, MARYLAND, GRANTEE, hereinafter called the COUNTY,

W I T N E S S E T H :

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the said GRANTOR does grant and convey unto the said COUNTY, a body corporate, its successors and assigns, in fee simple, all that piece or parcel of ground situate and lying in Montgomery County, Maryland, and being more particularly described as follows:

PARCEL I

Being a part of Lot #1 in a subdivision entitled "H. K. S. Subdivision," recorded in Plat Book 51 at Plat 4018, among the Land Records of Montgomery County, Maryland. Being also parts of the following three land conveyances; Teck Construction Company a corporation existing under the laws of the State of Delaware to H. K. S. Corporation also of Delaware in a deed made July 14, 1947, and recorded in Liber 1090 at Folio 140; The Hecht Company Inc. to H. K. S. the aforementioned corporation from Delaware in a deed dated July 14, 1947 and recorded in Liber 1090 at Folio 141; and the Hecht Company Inc. to H. K. S. the aforesaid Delaware Corporation in a deed made Oct. 29, 1947, and recorded in Liber 1115 at Folio 161, all three deeds being recorded among the Land Records of Montgomery County, Maryland. Said part of Lot #1 being more particularly described as follows:

Beginning for the same at a point, said point being the southwest corner of aforesaid Lot #1 recorded in Plat Book 51 at Plat 4018, and also being the beginning of the 1st line in the previously mentioned conveyance recorded in Liber 1090 at Folio 140. Thence leaving said point of beginning and running with the 1st two lines mentioned in Liber 1090 at Folio 140 the following courses and distances; N 28° 06' 10" E 29.11' along the east side of Colesville Road to a point of curve, thence leaving said point of curve with a curve to the right having a radius of 25.00; an arc distance of 40.79' and a chord bearing and distance of N 74° 50' 47" E 36.41' to the point of tangency of said curve. Thence leaving said point of tangency, and running with the south line of Fenton Street S 58° 24' 36" E 294.34'; said course and distance being all of the 3rd line previously mentioned in Liber 1090 at Folio 140, all of the 4th line previously mentioned in Liber 1090 at Folio 141, and part of the 3rd line in aforementioned Liber 1115 at Folio 161. Thence leaving said point, the south line of Fenton Street, and running with the east line of aforesaid Lot #1 S 42° 08' 31" W 8.09'. Thence leaving said east line of Lot #1, and running with the proposed south right-of-

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way line of Fenton Street N 58° 24' 36" W 292.95' to the point of a curve. Thence leaving the south right-of-way line of Fenton Street, with a curve to the left having a radius of 9.50', an arc distance of 15.47', and a chord bearing and distance of S 74° 56' 14" W 13.82' to the point of tangency of said curve. Thence leaving said point and running with the proposed east right-of-way line of Colesville Road S 28° 17' 04" W 37.63' to intersect the south line of aforesaid Lot #1. Thence leaving said point, and running N 58° 24' 36" W 15.75' to the point of beginning, containing 3,167 square feet of land more or less.

PARCEL II

Being part of a tract of land conveyed by the Hecht Company, a Maryland corporation to H. K. S. Corporation, a corporation existing under the laws of the State of Delaware by deed dated Oct. 29, 1947, and recorded in Liber 1115 at Folio 161 among the Land Records of Montgomery County, Maryland. Being more particularly described as follows:

Beginning for the same at a point, said point being 13.50' from the beginning of the 3rd line in the abovementioned deed to H. K. S. Corporation. Thence leaving said point of beginning, and running with the remaining part of aforesaid 3rd line, and along the south side of Fenton Street S 58° 24' 36" E 45.24' to the end thereof, and a point of curve. Thence leaving said 3rd line, and running with the 4th line of the same deed with a curve to the right having a radius of 733.94', an arc distance of 85.11', and a chord bearing and distance of S 55° 05' 16" E 85.07' to the end thereof, and the point of a compound curve. Said line also following the south side of Fenton Street. Thence leaving said 4th line, and running with the 5th line of the same deed with a curve to the right having a radius of 25', an arc distance of 40.97' and a chord bearing and distance of S 4° 49' 23" E 36.53' to the end thereof, and the point of tangency. Thence leaving said 5th line, and running with the 6th line of the previously mentioned deed, along the west side of Ellsworth Drive S 42° 07' 10" W 228.62' to the end thereof. Thence leaving Ellsworth Drive, and running with a part of the 7th line in the abovementioned deed N 40° 58' 20" W 5.17' to intersect the proposed west right-of-way line of Ellsworth Drive. Thence leaving said point, and running with said west proposed right-of-way line of Ellsworth Drive N 42° 07' 10" E 228.15' to an angle point in said proposed west right-of-way line. Thence leaving Ellsworth Drive, said angle point, and running the following three courses and distances with the proposed right-of-way line and the face of the Hecht Co. Building as now existing N 24° 06' 58" E 10.99', N 7° 03' 48" W 8.05', and N 38° 04' 00" W 11.01'. Thence leaving said point, and running with the proposed south right-of-way line of Fenton Street, N 56° 28' 47" W 131.58' to intersect the east line of Lot #1 in a subdivision entitled "H. K. S. Subdivision", and recorded in Plat Book 51 at Plat 4018 among the Land Records of Montgomery County, Maryland. Thence leaving said point, and running with said east line of Lot #1, N 42° 08' 31" E 7.93' to the point of beginning containing 2,569 square feet of land more or less.

The County proposes to use the land herein conveyed for the improvement of Fenton Street.

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TOGETHER WITH the buildings and improvements thereupon, and all the rights, privileges, easements, appurtenances and advantages thereto belonging or appertaining; together with a right of entry by the COUNTY upon so much of the contiguous land remaining in said GRANTOR as is necessary for the purpose of constructing, installing, maintaining or reconstructing necessary slopes for draining and/or stabilizing the abutting property.

TO HAVE AND TO HOLD the premises herein granted unto the COUNTY, its successors and assigns, forever upon condition, however, that the said COUNTY, its successors and assigns, shall use and maintain the said property for street and sidewalk purposes, and upon the further condition that, if the said COUNTY shall abandon, fail, neglect or omit to maintain and use the said premises for street and sidewalk purposes, then, and in such event, the said premises and land shall revert to and the title shall vest in the GRANTOR, its successors and assigns, with the same force and effect as if this deed had not been made, executed, and delivered.

AND the said GRANTOR does hereby covenant that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

As in witness whereof the H. K. S. CORPORATION, GRANTOR, has caused these presents to be signed by its President and its corporate seal hereunto fixed, and attested by its Secretary, under proper authority unto them granted this 30th day of October, 1963.

ATTEST:

STATE OF MARYLAND)

COUNTY OF MONTGOMERY) ss:

H. K. S. CORPORATION

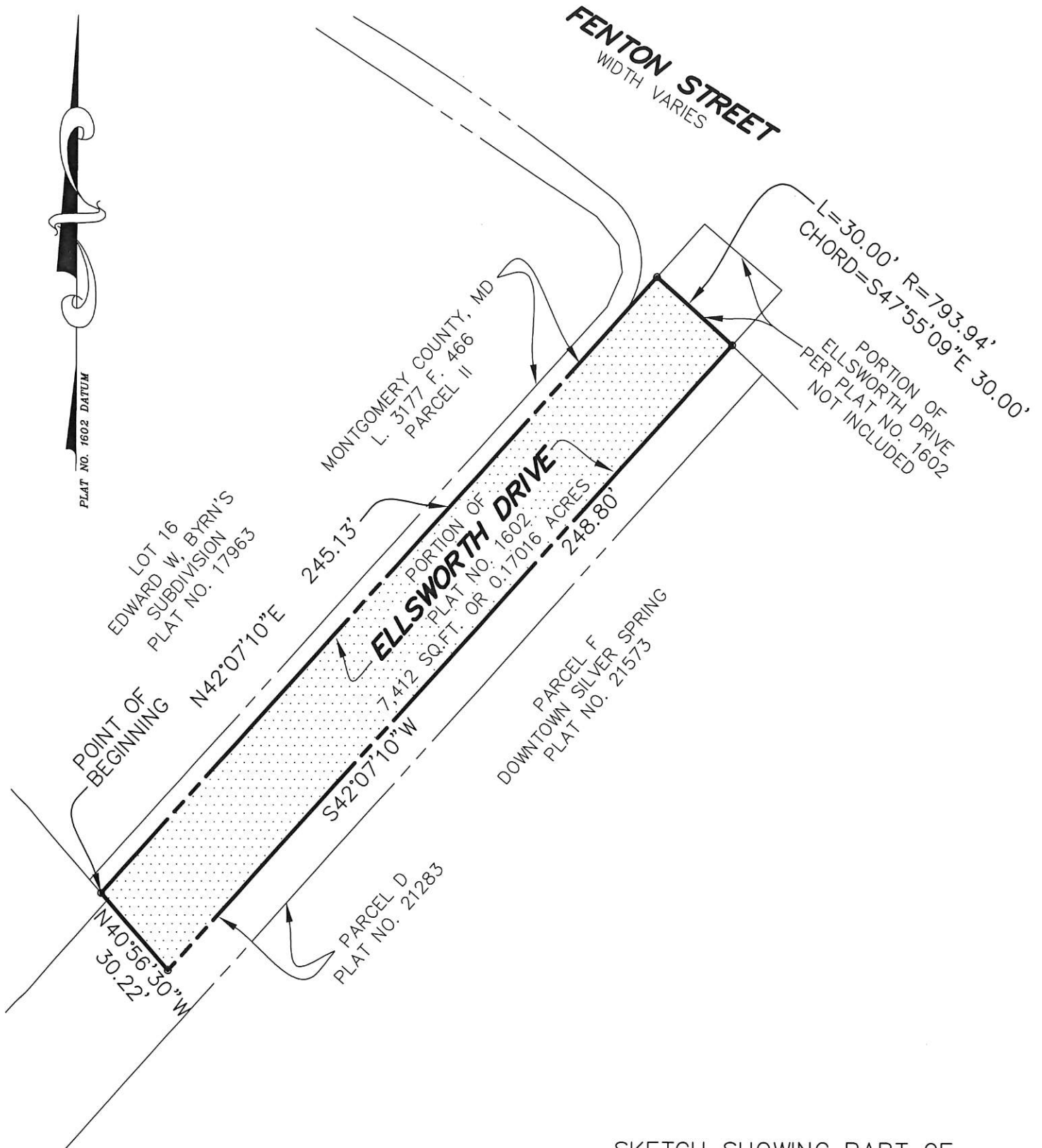
By Shirley Roberts (SEAL)
PRESIDENT

I hereby certify that on this 30th day of October,

LIBER 3177 CH 10 469

1963, before me, the subscriber, a Notary Public of the foresaid State and County, personally appeared J. H. [unclear], personally well known (or satisfactorily proven) to be the [unclear] of the H. K. S. Corporation, whose name is signed to the foregoing instrument, and, being authorized to do so, did acknowledge the same to be the act and deed of said corporation.

[unclear]
Notary Public



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

SKETCH SHOWING PART OF ELLSWORTH DRIVE

PLAT NO. 1602

13TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

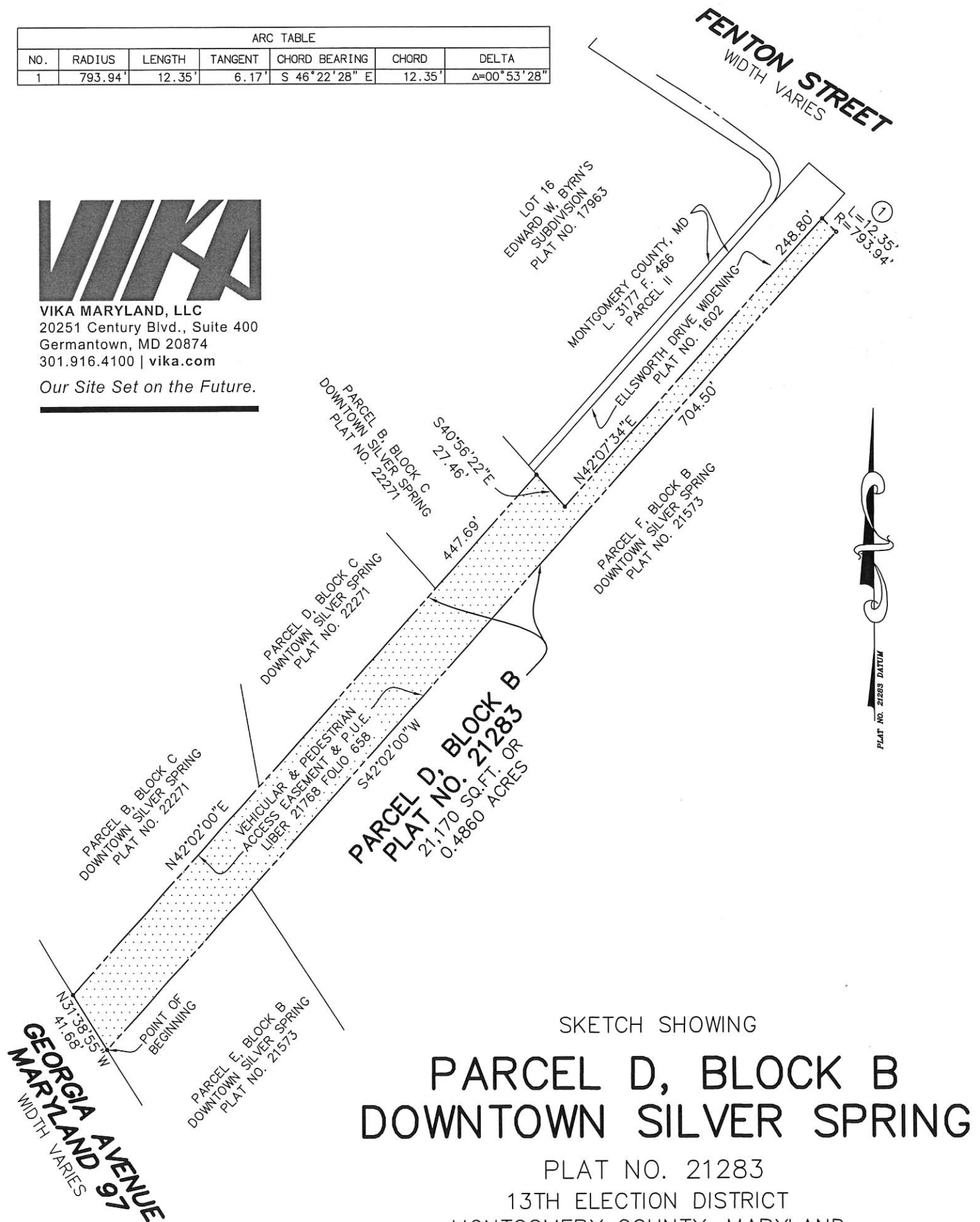
SCALE: 1" = 40' APRIL 2020

ARC TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
1	793.94'	12.35'	6.17'	S 46°22'28" E	12.35'	$\Delta=00^{\circ}53'28''$



VIKA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com

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SKETCH SHOWING

PARCEL D, BLOCK B DOWNTOWN SILVER SPRING

PLAT NO. 21283

13TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND C-6

SCALE: 1" = 80' APRIL 2020



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 20-047
Site Plan No. 81999002M
Downtown Silver Spring
Date of Hearing: June 18, 2020

JUL 07 2020

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

WHEREAS, on March 2, 1999, the Planning Board, approved Site Plan No. 819990020¹ for 1,175,935 gross square feet of retail, office, entertainment, restaurant, hotel and housing uses and 354,023 square feet of public amenities on 22.5 acres of CBD zoned-land, located at the corner of Colesville Road and Georgia Avenue ("Subject Property"), in the Silver Spring Central Business District Sector Plan ("Sector Plan") area; and

WHEREAS, on September 1, 1999, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999002A, for 1,240,198 gross square feet of mixed retail, entertainment, office, civic, a 242 room hotel, and 160 multi-family dwelling units, as well as 379,731 gross square feet of public use space, off-site amenities and facilities on the Subject Property; and

WHEREAS, on June 20, 2001, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999002B, to modify the design for the Silver Plaza public amenity space on the Subject Property; and

WHEREAS, on October 8, 2007, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999002F (MCPB No. 06-75), for 222 multi-family dwelling units, including 31 MPDUs, on Block E of the

¹ All other amendments not listed below were approved administratively.

MCPB No. 20-047
Site Plan No. 81999002M
Downtown Silver Spring
Page 2

Downtown Silver Spring development on the CBD-0.5 zoned land on the Subject Property; and

WHEREAS, on November 15, 2007, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999002G (MCPB No. 07-134), for a 41,986 square foot civic building and 136,930 gross square feet of on-site public use space, including an outdoor seating area, pavilion and ice skating rink on the Subject Property; and

WHEREAS, on January 21, 2016, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999002L (MCPB No. 16-006), to modify the existing exterior stairs including the public art component on the Subject Property; and

WHEREAS, on November 19, 2019, 8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PF A-B Silver Spring LC, PF A-C Silver Spring LC, PF A-D Silver Spring LC, PF A-H Silver Spring LC, PF A Silver Spring Manager LC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to redesign and increase public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet, restrict Ellsworth Drive access for non-essential vehicles, reduce parking by 11 spaces, decommission previously approved public art and install new public art, and update data table to reflect past amendments on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81999002M, Downtown Silver Spring ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 5, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 18, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on June 18, 2020 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Verma, seconded by Commissioner Cichy, with a vote of 3-0; Commissioners Verma, Cichy, and Chair Anderson voting in favor, with Vice Chair Fani-Gonzalez and Commissioner Patterson abstaining.

MCPB No. 20-047
 Site Plan No. 81999002M
 Downtown Silver Spring
 Page 3

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81999002M to redesign and increase public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet, restrict Ellsworth Drive access for non-essential vehicles, reduce parking by 11 spaces, decommission previously approved public art and install new public art, and update data table to reflect past amendments by adding the following conditions:²

1. Abandonment of Public Right-of-Way

- a. Prior to issuance of right-of-way permit, the Applicant must receive approval from County Council for the Abandonment Application No. AB-771 for the public right-of-way within Ellsworth Drive.
- b. The Certified Site Plan must include an alternative design for Ellsworth Drive without synthetic turf, to be implemented if the County Council does not approve Abandonment Application No. AB-771.

2. Department of Permitting Services-Right-of-Way

The Planning Board has reviewed and accepts the approval of the Montgomery County Department of Permitting Services Right-of-Way Permitting (DPS-RPP) Section in its memo dated May 20, 2020. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

3. Department of Permitting Services-Fire Department Access

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 26, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

4. Maintenance

In addition to the maintenance agreement integrated into the MCDPS FDA approval, the Applicant must provide the Manufacturer's Care and Maintenance Manual within the Certified Site Plan and regularly maintain the synthetic turf according to the latest version of this Manual.

5. Public Art

² For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

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 Site Plan No. 81999002M
 Downtown Silver Spring
 Page 4

The Planning Board has reviewed and accepts the recommendations of the Art Review Panel as described in their letter dated May 4, 2020 and incorporates them as conditions of approval.

- a. The Applicant must install the public art concept designed by artist Foldhaus, as presented to the Planning Board's Art Review Panel on April 8, 2020 and illustrated in the Certified Site Plan.
- b. The Certified Site Plan must include the schematic design and the name of the artist, as well as the overall dimensions, prescribed materials, and general description of associated lighting fixtures, footers, and fasteners.
- c. Any significant changes to the concept must be presented to the Art Review Panel and approved by M-NCPPC Staff before Certified Site Plan.
- d. Significant changes to the concept may require a Site Plan Amendment.
- e. Prior to issuance of the first building permit for installation of the public art, the Applicant must notify the Art Review Panel per page 15 of the Art Review Panel's Policies and Procedures about the final location for the following art pieces: "Lightweb" by Craig Kraft; "A Celebration of Life: Homage to Food Plants of the World" by Jorge Somarriba (2004).
- f. Prior to issuance of the first building permit for installation of the public art, the Applicant and Artist(s) must execute a maintenance agreement for the public artwork and submit the executed document to the Montgomery County Planning Department.
- g. The building permit for the art installation must be issued prior to Use and Occupancy permit for the building alterations.
- h. Prior to final Use and Occupancy Permit for the artwork, the Applicant must provide and install the public art illustrated on the Certified Site Plan.
- i. Prior to final inspection of the public artwork, the Applicant must submit to the Public Art Coordinator of the Montgomery County Planning Department for inclusion in the County inventory of public artworks at least three images of the artwork on-site and the following information: the associated project number; title of the artwork; date of completion; description of materials used; and the address.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement may be phased and must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.

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Site Plan No. 81999002M
Downtown Silver Spring
Page 5

- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, synthetic turf, on-site lighting, site furniture, public amenities, public art, trash enclosures, associated improvements of development, including sidewalks, bikeways. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

7. Public Use Space and Amenities

- a. The Applicant must provide a minimum of 279,000 square feet of public use space on-site.
- b. Before the issuance of final use and occupancy certificates for the renovations, all public use space areas on the Subject Property must be completed.
- c. The Applicant must provide public amenities on-site as shown on the Certified Site Plan, these amenities may be updated and replaced from time to time with approval by MNCPPC staff.
- d. On the clock tower facade above the breezeway to the Wayne Avenue garage, Applicant may install either an electronic screen or scrim, as shown on the Certified Site Plan. The final design of the amenity must be compatible with the overall building facade and may be updated and replaced from time to time with approval by MNCPPC staff. The Visual Amenity is limited in use for artistic display and must not be utilized for advertisement or information purposes unless approved by the Sign Review Board, as required.
- e. The Applicant must install landscaping no later than the next growing season after completion of site work.

8. Lighting

- a. Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c. Deflectors will be installed on all proposed fixtures to prevent excess illumination and glare.

MCPB No. 20-047
 Site Plan No. 81999002M
 Downtown Silver Spring
 Page 6

- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- e. Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

9. Bikeway

The Applicant must clearly demonstrate the shared street bikeway along Ellsworth Drive as illustrated on the Certified Site plan and address the following:

- a. Demonstrate a minimum travel width of 12 feet.
- b. Revise dimensions for sidewalk bicycle markings to be a minimum of 18 inches by 18 inches.
- c. Provide a detail demonstrating safe transition at the following locations for review by staff and MCDOT:
 - 1. On Ellsworth Drive from the shared bikeway along the public plaza to the shared sidewalk bikeway
 - 2. Ellsworth Drive at Fenton Street
 - 3. Ellsworth Drive at the private alley.

10. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Add a note to Sheet L0802 stating that "Milling of the roadway is limited to the areas of turf installation. Any milling must maintain free flow of water from the roadway surface to the storm drain system to avoid standing water on Ellsworth Drive roadway."
- b. Ensure consistency of all details and layout between Site and Landscape plans.
- c. Modify data tables to reflect development standards approved by the Planning Board.
- d. Include all applicable approval letters, development program and related Sketch Plan, Preliminary Plan, Site Plan resolutions on the cover sheets.
- e. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 81999002M, submitted via ePlans to the M-NCPPC as of the

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 Site Plan No. 81999002M
 Downtown Silver Spring
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date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.*
2. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Site Plan Amendment is in conformance with Project Plan 919980050, as amended.

3. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Amendment is in keeping with the previous approvals for Downtown Silver Spring in regard to conformance with the CBD-0.5, CBD-1, CBD-2, and CBD R-2 zones. The Amendment will not alter any of the existing building heights, setbacks, or density. The Amendment proposes to increase public use space and reduce parking in Surface Lot Block C from 33 to 22 spaces, which has been reflected in the Project Data Table below.

Project Data Table

Development Standard	Permitted/Required	Approved per 81999002L	Proposed for Approval
Lot Area (min. sf)	20,000	980,100	980,100
Net Lot Area (sf)		932,659	932,659

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Gross Floor Area (sf)			
Office		228,931	228,931
Retail-mixed use		507,340	507,340
Hotel		151,130	151,130
Civic Building		40,000	40,000
Residential		226,234	226,234
Total (sf / FAR)		1,165,635 / 1.2	1,165,635 / 1.2
Amenities & Facilities			
Public Use Space	186,532	268,758	279,000
On-site seating		10,000	10,000
Off-site Improvements	80,586	92,278	92,278
Total	267,118	376,036	386,278
Parking Spaces			
Parking Garage Block B		1,812	1,812
Parking Garage Block D		1,341	1,341
Structure under Office Block B		257	257
Structure Under Residential Block E		146	146
Surface Lot Block C		33	22
Surface Lot Block A		281	281
Total	3,775	3,870	3,859
Bike Parking			
		15	22

4. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The proposed Amendment will not alter any of the existing buildings or structures. The Amendment will increase the amount of public use space available to the public by expanding the limits of the space into existing Ellsworth Drive right-of-way, which is comprised of both public and private right-of-way. As conditioned, the Project must receive County Council approval for the abandonment of public right-of-way within Ellsworth Drive. Closure of Ellsworth Drive to thru traffic will not significantly impact the surrounding vehicular circulation system, as currently Ellsworth Drive is often informally closed to thru traffic. Ellsworth Drive will maintain accessibility to emergency services vehicles at all times and has received approval from the Department of Permitting Services Fire Department Access and Water Supply.

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The Amendment will enhance pedestrian circulation by providing an extended area for outdoor active and passive enjoyment. The Applicant proposes to provide additional seating and activation elements such as ping pong tables, bistro café seating, a new water feature, and other elements to increase enjoyment of the space. The Applicant also proposes to increase landscaping by providing two new tree pits within the plaza and expanding tree pits along Ellsworth Drive to allow for additional shrubbery and vegetation. The Applicant proposes to extend the existing curb (rolled curb design) and sidewalk at the intersection of Fenton Street and Ellsworth Drive to provide an enhanced sidewalk area for pedestrians and indicate to vehicles that the street is not accessible. The rolled curb design will allow emergency access vehicles, as approved by MCDPS Fire Access and Water Supply Division.

There is existing street parking on the north and south side of Ellsworth Drive at the Georgia Avenue intersection, the Amendment proposes to remove the street parking on the northern side of Ellsworth Drive to expand the sidewalk area and provide street trees. This portion of Ellsworth Drive will remain open to vehicles, and a rolled curb will be installed after the private alley to restrict vehicles on Ellsworth Drive yet allow those vehicles to circulate through the private alley to the Wayne Avenue parking garage entrance or continue to Wayne Avenue. As conditioned, the Amendment maintains adequate, safe, and efficient pedestrian and vehicular systems.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The original Site Plan approval (819990020) included a Forest Conservation Plan, which required 3.08 acres of afforestation and was originally met through providing 3.25 acres of planting landscape trees and receiving credit for saving existing trees. This Project does not change the existing limits of disturbance (LOD), however the Applicant proposes to amend the Forest Conservation Plan to remove four landscape trees and plant an additional nine landscape trees. This results in an additional 0.08 acres of landscape trees, bringing the total afforestation to 3.33 acres, exceeding the original 3.08 acre requirement.

The Amendment will redesign and reconfigure an existing hardscape public use space and right-of-way. As such, the Project was not subject to

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stormwater compliance review as the Amendment consists of less than 5,000 square feet of land disturbance, per Article II, 10-31(c), which was confirmed by the Montgomery County Department of Permitting Services – Water Resources Section on October 30, 2019.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and


BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 07 2020 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Verma, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Cichy and Verma voting in favor, Vice Chair Fani-González abstaining, and Commissioner Patterson absent at its regular meeting held on Thursday, July 2, 2020, in Silver Spring, Maryland.



 Casey Anderson, Chair
 Montgomery County Planning Board

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Plaza
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Safe Healthy Playing Fields Inc
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**Victoria Pierce
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**Anne Vorce
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Silver Spring, MD 20910**

**ATTACHMENT D
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Friends of Sligo Creek
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Takoma Park, MD 20913**

**Anne Ambler
P.O. Box 4314
Silver Spring, MD 20914**


**Catherine Vanderwaart
508 Ellsworth Drive
Silver Spring, MD 20910**







**81999002M & 91998005C – Downtown Silver
Spring**


Email

Re Proposals for Downtow...

Email

From  Susan Andrea

To  <MCP-Chair MCP-Chair>;  Coleman, Delisa;  Delisa Coleman;  Dorie Hightower;  Dorie Dorie Hightower;  Grace Bogdan;  Grace.Bogdan@montgomeryplanning.org;  Hightower, Dorie;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc  County Council;  Marc.Elrch@montgomerycountymd.gov

Subject Re Proposals for Downtown Silver Spring

Date Sent

Date Received


7/14/2020 6:05 PM

This is to register my strenuous opposition to the proposal to 1) use synthetic turf on Ellsworth Drive and 2) "abandoning" Ellsworth Drive. As to the synthetic turf proposal, there are too many negatives and too many unanswered questions to allow this to go forward. These concerns have been made known to you.

Even more important is the possible abandonment of Ellsworth Drive. Do not allow this. Ellsworth should remain public space and as such, be subject to uses, rights, and regulations that are determined by the citizens through their elected representatives, not subject to the wishes of a private company whose interest in the site is profit. I remember the early days of the Ellsworth area redevelopment when there was an attempt by private security guards to prevent a photographer from taking pictures. We simply cannot have a repeat of that or anything similar that would restrict the public from engaging in any lawful activity that would be permitted on any public street. Ellsworth is public space and should remain public space.

Susan Andrea
402 Dale Drive
Silver Spring, MD 20910

Attachments

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Page 1

Email

Support the Renewal of Do...

Email**From** user@votervoice.net**To** <MCP-Chair MCP-Chair>;  [MCP-Chair #](#);  MCP-Chair@mncppc-mc.org**Cc****Subject**

Support the Renewal of Downtown Silver Spring

Date Sent**Date Received**

7/14/2020 8:11 PM

Dear Chairman Anderson,

Downtown silver spring is a staple since moving here 4 years ago. My favorite past time is being able to walk around and see the community in the closed off section of Ellsworth. This area has so much potential that should not be stopped. I want my family to enjoy this area to it's full potential for years to come. We should be looking to the future and not stay behind.

I hope you are well and staying safe.

I urge your support of the recently announced \$10 million investment in Downtown Silver Spring. Many improvements in the plan are already underway! The plan is already attracting new and exciting tenants like The Eleanor - a restaurant that features family entertainment like bowling. Once completed the plan will also usher in new shared community amenities like outdoor ping-pong tables, corn hole, and, transform underutilized asphalt into a vibrant gathering space for the community.

Since Downtown Silver Spring was developed, Silver Spring has experienced tremendous growth with more than 2,500 residential units added within a half-mile radius over the past 10 years. Yet, Downtown has not undergone a significant redevelopment or update in nearly two decades. Please continue to support these plans to ensure we can remain a welcoming, vibrant, and growing community.

Sincerely,

Paulette Chavira
700 Thayer Ave
Silver Spring, MD 20910
pau_chavira@hotmail.com

Attachments

File Name

File Size (Bytes)

ATTACHMENT E 



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Mencarini, Katherine

From: Bogdan, Grace
Sent: Thursday, July 16, 2020 10:39 AM
To: Mencarini, Katherine
Subject: FW: SAY NO TO ARTIFICIAL TURF AND ABANDONMENT IN DOWNTOWN SILVER SPRING

From: Kathy Lorr <katharinelorr@gmail.com>
Sent: Wednesday, July 15, 2020 4:42 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; DorieHightower@montgomerycountymd.org; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Coleman, Delisa <delisa.coleman@mncppc.org>; countyexecutive.elrich@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov
Cc: richard Lorr <rlorr4@gmail.com>; Aforce <aforce@aol.com>; James Ehrman <sjehrman@msn.com>
Subject: SAY NO TO ARTIFICIAL TURF AND ABANDONMENT IN DOWNTOWN SILVER SPRING

Dear Planning Board and County Council,

This letter is to OPPOSE the installation of artificial turf on Ellsworth Avenue in downtown Silver Spring. In addition, we OPPOSE the process for abandonment of that area. Plastic turf is an unacceptable alternative for our downtown, long proven to be unsafe, unhealthy, unsanitary, and unattractive. Our neighbors in the Seven Oaks –Evanswood Community Association have raised vehement objections to this proposal (see the messages you have received from Anne Vorce, Stephen Estrada, James Ehrman, and Cathy Kristiansen among others.)

We write as residents of Silver Spring for over 38 years who live about half a mile from the area proposed for coverage by this artificial turf and abandonment. In normal times, we would walk daily along Wayne Avenue, Ellsworth Drive and elsewhere in the downtown area. As frequent shoppers, browsers, and diners in Downtown Silver Spring, we treasure our diverse, environmentally conscious and vibrant community. We love the tree canopy and wildlife along Sligo Creek where we live and the fact that we can walk easily to the post office, the library, the metro, and other downtown businesses, getting exercise and enjoying all aspects of the city.

RE ARTIFICIAL TURF. Please consider that the damage done by artificial plastic turf to humans and our environment is well-documented. Moving forward with this proposal is negligent. While artificial turf was a

temporary/interim solution before the Civic Center Plaza and the skating rink were developed, Silver Spring deserves high quality urban landscaping that enhances the experience and enjoyment of being in our downtown. Examples of higher quality urban design abound, e.g., the High Line above the west side of Manhattan, with its mix of concrete, sculpture, murals, and careful plantings; and Louisville, Kentucky's urban downtown mix of art, sculpture, and walkable open areas. You have a great opportunity to make Silver Spring a go-to place to explore, meet friends, relax, and do business. If your goal is simply to save money, please leave the street the way it is which is fine. We do not want **PLASTIC** which is bad for the environment and people.

RE ABANDONMENT. Why haven't the consequences of this proposal been fully spelled out and vetted to the public? We find the concept of abandonment particularly odious because it will or can potentially undermine all efforts to promote the public's interests in sound, safe, healthy and environmentally-friendly use of this space, including the problems surrounding artificial turf. Abandonment is clearly contrary to the public interest, our basic rights, and the Planning Board's own mission statement.

WHAT WE NEED: To thrive, our diverse community needs more shared spaces that are safe, healthy, green, aesthetic, environmentally friendly, and walkable. We NEED more green spaces and outside public environments where our diverse community can congregate and socialize. Open streets can easily be enhanced with art, murals, and thoughtful plantings that would remind everyone of the beauty of the natural world. Thank you for doing all that you can to preserve our precious tree canopy and wildlife along the Creek.

Katharine A. Lorr and Richard Lorr