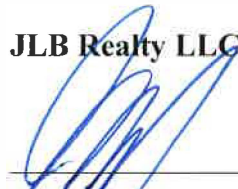


**AFFIDAVIT OF PRE-SUBMISSION MEETING
FOR THE PRELIMINARY PLAN AND SITE PLAN APPLICATIONS
9801 Georgia Avenue**

I HEREBY CERTIFY that on July 11, 2023 at 7:00 p.m. representatives of JLB Realty LLC and their consultants held a pre-submission public meeting in order to discuss the upcoming site and preliminary plan applications for the property located at 9801 Georgia Avenue. The purpose of the meeting was to comply with Section 59.7.5.1 of the Montgomery County Zoning Ordinance and the Administrative Procedures for Development Review, which require a Pre-Submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting was held in person at the Montgomery Hills Baptist Church, located at 9727 Georgia Avenue, Silver Spring, Maryland 20910 and the meeting invitation was mailed to all of the individuals included on the attached notice list.

JLB Realty LLC

By:



J. Graham Brock

Subscribed and sworn to before me, a Notary Public for Graham Brock, PARTNER this 14th day of July, 2023.



My Commission Expires:

_____ 1/15/24 _____

[SEAL]

APRIL FITZPATRICK
Notary Public - State of Maryland
Howard County
My Commission Expires Jan 15, 2024





June 23, 2023

Erin E. Girard
301.517.4804
egirard@milesstockbridge.com

FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan: 9801 Georgia Avenue

Applicant: JLB Realty LLC

Current Zoning: CRT-2.5 C-2.5 R-2.5 H-120

Area Included: Approximately 3.97 acres

Geographical Location: 9801 and 9907 Georgia Avenue and 9818 and 9816 Woodland Drive, Silver Spring, MD 20910 (in the northeast quadrant of the intersection of Georgia Avenue and Forest Glen Road)

Proposed Application: Site and Preliminary Plan Applications to redevelop the property with up to 390 multi-family residential units, structured parking, public open space, private amenities, and up to 5,000 square feet of retail space

An informational meeting regarding the above-referenced project has been scheduled for **July 11, 2023 in the Fellowship Hall of the Montgomery Hills Baptist Church, located at 9727 Georgia Avenue in Silver Spring, from 7:00pm-8:00pm.** The property that is the subject of the applications consists of approximately 3.97 acres of net tract area and is located in the northeast quadrant of the intersection of Georgia Avenue and Forest Glen Road in Silver Spring. The application proposes to redevelop the property with up to 390 multi-family residential units, structured parking, public open space, private amenities, and up to 5,000 square feet of retail.

The purpose of this meeting is to review the proposed Site and Preliminary Plan applications, and the meeting will then be open to questions regarding the proposed project.

If you are interested in receiving more information about the proposed applications, you may contact Erin Girard (301-517-4804; egirard@milesstockbridge.com) of Miles & Stockbridge, P.C. You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Very truly yours,

MILES & STOCKBRIDGE, PC

A handwritten signature in black ink that reads 'Erin E. Girard'.

Erin E. Girard

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

9801 Georgia Avenue
Forest Glen
ACPO List
6-13-2023

.5 mile radius

1	A	B	C	D	E	F	G	H	I	J	K	L
	Tax Account No.	Name 1	Name 2	Department	Address1	Address	City	State	PostalCode	Parcel	Block	Lot
2												
3				Subject Property								
4	13-01115642	Forest Glen Medical Center LLP			7900 Westpark Dr.	Suite A340	McLean	VA	22102		1	
5												
6				Adjoining and Confronting Property Owners								
7	13-00970992	Forest Glen Medical Ctr LLP	c/o Sutton Management LLC		8618 Westwood Center Dr.	Suite 405	Tysons Corner	VA	22182	400		
8	13-01115653	Forest Glen Medical Ctr LLP	c/o Finmarc Management Inc.		4733 Bethesda Ave.	Suite 500	Bethesda	MD	20814-5297	N402		
9	13-01115722	Nandini Arunkumar	Rai Rajesh		1821 Sherwood Rd.		Silver Spring	MD	20902		2	2
10	13-01116258	Pablo Sztejn	Abigail Sztejn		1816 Sherwood Rd.		Silver Spring	MD	20902		3	1
11	13-01115881	Brett J. Gellman	Rachel L. Gellman		1812 Myrtle Rd.		Silver Spring	MD	20902-4005		4	1
12	13-01115345	Adam Lenarz	Milka Gebregziabhair		1809 Forest Glen Rd.		Silver Spring	MD	20910-1411		4	12
13	13-01115551	Robert Leo Fares	Stephanie Ruse Fares		1815 Myrtle Rd.		Silver Spring	MD	20902		3	18
14												
15				Homeowners and Civic Associations								
16												
17		East County Citizens Advisory Board	Rachel Evans	Chair	3300 Briggs Chaney Rd.		Silver Spring	MD	20904			
18		Forest Estates Community Association	Allison Gillespie	President	1826 Brisbane Court		Silver Spring	MD	20902			
19		Forest Estates Community Association	Tanya Olson	Community Liaison	9822 Woodland Dr.		Silver Spring	MD	20902			
20		Forest Estates Community Association	Ted Martin	Community Liaison	1812 Cody Dr.		Silver Spring	MD	20902			
21		Forest Estates Community Association	Valerie Grussing	Vice President	1618 Belvedere Blvd.		Silver Spring	MD	20902			
22		Forest Glen Citizens Assn.	Dr. Kelly	President	P O Box 8244		Silver Spring	MD	20907			
23		Forest Glen Station Homeowners Assn Inc.	Francis O'Donnell	President	2103 Clark Place		Silver Spring	MD	20910			
24		Forest Grove Citizens Association	John Diamante	Vice President	1614 Sherwood Rd.		Silver Spring	MD	20902			
25		Forest Grove Citizens Association	Abigail Sztejn	Co-President	1816 Sherwood Rd		Silver Spring	MD	20906			
26		Forest Grove Citizens Association	Mickey Manuel	Treasurer								
27		Forest Grove Citizens Association	Nandini Arunkumar	Secretary								
28		Forest Grove Citizens Association	Pam Stanziani	Vice President								
29		Forest Grove Citizens Association	Robert Gajarsa	Co-President	1702 Myrtle Rd		Silver Spring	MD	20902			
30		Friends of Sligo Creek	Kir Gage	Board Member	8007 Park Crest Dr.		Silver Spring	MD	20910			
31		Friends of Sligo Creek	Mike Smith	President	P.O. Box 11572		Takoma Park	MD	20913			
32		Friends of Sligo Creek	Wes Darden	Vice President	P.O. Box 11572		Takoma Park	MD	20913			
33		Linden Civic Association	Gerald Sachs	Treasurer								
34		Linden Civic Association	Philp Olivetti	President	1917 Locust Grove Rd.		Silver Spring	MD	20910			
35		Linden Civic Association	Stephen Murphy	Secretary								
36		Linden Civic Association	William Le Roy	Vice President	1505 Sharon Dr.		Silver Spring	MD	20901			
37		Locust Grove Homeowners Association	Donald Thippen	President	1820 Locust Grove Rd.		Silver Spring	MD	20910			
38		McKenney Hills Carroll Knolls Civic Assn	Maggie Flowers	President	PO Box 393		Kensington	MD	20895			
39		McKenney Hills Carroll Knolls Civic Assn	Kerry Murray	Vice President	PO Box 393		Kensington	MD	20895			
40		Montgomery County Civic Federation	Alan Bowser	Co-President								
41		Montgomery County Renters Alliance	William Roberts, Esq	Chair - Treasurer	P.O. Box 7773-7773		Silver Spring	MD	20907			
42		Montgomery County Renters Alliance Inc.	Matt Losak	Executive Director								
43		Montgomery County Taxpayers League	Edward Amatetti	President								
44		Northern Montgomery County Alliance	Julius Cinque	Chair	22300 Slidell Rd.		Boyd's	MD	20841			
45		Northmont Citizens Association	Alan Petty	President	9709 Admiralty Dr.		Silver Spring	MD	20910			
46		Presidents Council of Silver Spring CA	Andrew Kleine	President	9417 Worth Ave.		Silver Spring	MD	20901			
47		Sierra Club - Montgomery County Group	Jennifer Rossmere	Treasurer	P O Box 4024		Rockville	MD	20849			
48		Sierra Club - Montgomery County Group	Al Carr	ExCom Member								
49		Silver Spring Historical Society	Jerry McCoy		800 Thayer Ave.		Silver Spring	MD	20910-4504			
50		Woodside Homeowners Assn.	Craig Chung	The Management Group Associates	20440 Century Blvd.	Ste. 100	Germantown	MD	20874			
51												
52				Parties of Record								
53			Ed & Maretha Jenkins		9806 Forest Grove Dr.		Silver Spring	MD	20902			
54			William Leroy		1505 Sharon Dr.		Silver Spring	MD	20902			
55			Whitney Warren		9808 Dameron Dr.		Silver Spring	MD	20902			
56			Linda Nemeck		1706 Myrtle Rd.		Silver Spring	MD	20902			
57			Barbara O'Brien		9408 Dameron Dr.		Silver Spring	MD	20902			
58			Anne Yau		9905 Woodland Dr.		Silver Spring	MD	20902			
59			Jon Van Soestbergen		1710 Sanford Rd.		Silver Spring	MD	20902			
60			Todd Miller		1708 Woodman Ave.		Silver Spring	MD	20902			

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

9801 Georgia Avenue
Forest Glen
ACPO List
6-13-2023

.5 mile radius

	A	B	C	D	E	F	G	H	I	J	K	L
61			Rebecca Miller		1708 Woodman Ave.		Silver Spring	MD	20902			
62			Naomi Muligan Kolb		9801 Forest Grove Dr.		Silver Spring	MD	20902			
63			Andrew O'Malley		1806 Myrtle Rd.		Silver Spring	MD	20902			
64			Amy Mitchell		1800 Sherwood Rd.		Silver Spring	MD	20902			
65			Tom Jelen		1905 Brisbane St.		Silver Spring	MD	20902			
66			Michael Manuel		1809 Myrtle Rd.		Silver Spring	MD	20902			
67			Rob & Nancy Wrigley		9905 Forest Grove Dr.		Silver Spring	MD	20902			
68			Nick Brethauer		1820 Tilton Dr.		Silver Spring	MD	20902			
69			Karen Caplan		1801 Brisbane St.		Silver Spring	MD	20902			
70			David Freund		1801 Brisbane St.		Silver Spring	MD	20902			
71			Robert Gajarsa		1702 Myrtle Rd.		Silver Spring	MD	20902			
72			Adam Lenarz		1809 Forest Glen Rd.		Silver Spring	MD	20902			
73			Larry Balzer		1806 Sherwood Rd.		Silver Spring	MD	20902			
74			Ted Martin		1812 Cody Dr.		Silver Spring	MD	20902			
75			Alison Gillespie		1826 Brisbane Ct.		Silver Spring	MD	20902			
76			David Briglia		1826 Brisbane Ct.		Silver Spring	MD	20902			
77			Rachel Aland		1817 Belvedere Blvd.		Silver Spring	MD	20902			
78			Mike Sidorov		1804 Myrtle Rd.		Silver Spring	MD	20902			
79			David Habenstreit		1606 Myrtle Rd.		Silver Spring	MD	20902			
80			Otto Gonzalez		1406 Woodman Ave.		Silver Spring	MD	20902			
81			M. Tarutani		1802 Sherwood Rd.		Silver Spring	MD	20902			
82			Donna Diamante		1614 Sherwood Rd.		Silver Spring	MD	20902			
83			Gayle Miller		1807 Sherwood Rd.		Silver Spring	MD	20902			
84			Robert Garagusi		1804 Sherwood Rd.		Silver Spring	MD	20902			
85			John Hathway		1803 Myrtle Rd.		Silver Spring	MD	20902			
86			Terence Curry		1507 Woodman Ave.		Silver Spring	MD	20902			
87			Geoffrey Irving		1815 Sherwood Rd.		Silver Spring	MD	20902			
88			Anna Irving		1815 Sherwood Rd.		Silver Spring	MD	20902			
89			Jim Troy		4700 Holly Ridge Rd.		Rockville	MD	20853			
90			Anna Priddy		1714 Belvedere Blvd.		Silver Spring	MD	20902			
91			Lisa Moreau		1609 Myrtle Rd.		Silver Spring	MD	20902			
92			Pamela Stanziani		1810 Myrtle Rd.		Silver Spring	MD	20902			
93			Wendy Rainey		1811 Myrtle Rd.		Silver Spring	MD	20902			
94			Ethan Handelman		1703 Tilton Dr.		Silver Spring	MD	20902			
95			Kate Epstein		1703 Tilton Dr.		Silver Spring	MD	20902			
96			Cheryl Hogue		1820 Sanford Rd.		Silver Spring	MD	20902			
97			Monica Bradford		9807 Forest Grove Dr		Silver Spring	MD	20902			
98			Michael Ravnitzky		1905 August Dr.		Silver Spring	MD	20902			
99			Kim Levone		1704 Sherwood Rd.		Silver Spring	MD	20902			
100			Wylie Levone		1704 Sherwood Rd.		Silver Spring	MD	20902			
101			Karen Hathcock		1705 Sherwood Rd.		Silver Spring	MD	20902			
102			Linda Taylor		1703 Sherwood Rd.		Silver Spring	MD	20902			
103			Eric Brenner		1610 Sanford Rd.		Silver Spring	MD	20902			
104			Gail Melson		1610 Sanford Rd.		Silver Spring	MD	20902			
105			Brad Carpenter		1612 Sherwood Rd.		Silver Spring	MD	20902			
106			Abigail Sztain		1816 Sherwood Rd.		Silver Spring	MD	20902			
107			Anne Gregal		1814 Sherwood Rd.		Silver Spring	MD	20902			
108			Lisa Rigazio		1622 Belvedere Blvd		Silver Spring	MD	20902			
109			Allison Garagusi		1804 Sherwood Rd		Silver Spring	MD	20902			
110			Stephanie Joseph		9909 Forest Grove Dr.		Silver Spring	MD	20902			
111			Susan Morelli		1701 Woodman Ave.		Silver Spring	MD	20902			
112			Becca Knox		1638 Belvedere Blvd.		Silver Spring	MD	20902			
113			Bruce Bromley		9804 Forest Grove Dr.		Silver Spring	MD	20902			
114			Cheryl Dolan		9906 Woodland Dr.		Silver Spring	MD	20902			
115			Yasser El-Shimy		1502 Dublin Dr.		Silver Spring	MD	20902			
116			Tanya Olson		9822 Woodland Dr.		Silver Spring	MD	20902			
117			Andrew Bassan		10015 Reddick Dr.		Silver Spring	MD	20901			
118			Robert Victor Rebois		1705 Forest Glen Rd.		Silver Spring	MD	20910			
119			George Glonis		1808 Forest Glen Rd.		Silver Spring	MD	20910			
120			Dennis O'Brien	Catherine O'Brien	9810 Forest Grove Drive		Silver Spring	MD	20902			
121				Other								
122	M-NCPPC		IRC Division		2425 Reedie Dr.	14th Fl.	Wheaton	MD	20902			

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

9801 Georgia Avenue
 Forest Glen
 ACPO List
 6-13-2023

.5 mile radius

	A	B	C	D	E	F	G	H	I	J	K	L
123	JLB Partners LP		Marty Mankowski	Pre Development Manager	8120 Woodmont Ave.	Suite 960	Bethesda	MD	20814			
124	JLB Partners LP		J. Graham Brock	Development Partner	8120 Woodmont Ave.	Suite 960	Bethesda	MD	20814			
125	VIRA, Inc.		Michael Goodman		20251 Century Blvd.	Suite 400	Germantown	MD	20874			
126	Miles & Stockbridge, PC		Erin E. Girard, Esq.		11 N. Washington St.	Suite 700	Rockville	MD	20850			

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023 – 7:00 P p.m.**

NAME	ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Donna Diamante	1614 Sherwood Rd. Silver Spring, MD 20902	301-801-5603	
Suzanne Milton	1819 Sherwood Rd. Silver Spring, MD 20902	202-257-4935	Yes
Richard Simms	1809 Sherwood Rd. Silver Spring, MD 20902	305-606-5604	
Brad Carpenter	1612 Sherwood Rd. Silver Spring, MD 20902	213-598-9586	Yes
Amy Mitchell	1800 Sherwood Rd. Silver Spring, MD 20902	202-437-3715	
Jon Van Soestbergen	1710 Sanford Rd. Silver Spring, MD 20902	703-398-2360	Yes
Otto Gonzalez	1406 Woodman Ave. Silver Spring, MD 20902	gontasse@aol.com	Yes
Laura Pawlawski	1614 Cody Drive Silver Spring, MD 20902	Lphomes4sale@gmail.com	Yes
Liz Perez	1521 Forest Glen Rd. Silver Spring, MD 20910	Lpegol@yahoo.com ? illegible email address	Yes
Sheldon Fishman	9913 Dameron Dr. Silver Spring, MD 20902	Sheldon.fishman@gmail.com	Yes
Mike & Abigail Mitchell	305 Timberwood Ave. Silver Spring, MD 20901	618-841-8476 Smichaelmitchell1@gmail.com	Yes
Ed & Maretha Jenkins	9806 Forest Grove Dr. Silver Spring MD 20910	EandMJenkins@msn.com	Yes
Elizabeth Cocke	1719 Cody Dr.	eacocke@hotmail.com	Yes

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

	Silver Spring, MD 20902		
Barry & Susan Jacobs	1608 Tilton Dr. Silver Spring, MD 20902		No
Michael Ravnitzky	1905 August Dr. Silver Spring, MD 20902	mikerav@verizon.net	Yes
Partap Verma	9715 Caney Pl. Silver Spring, MD 20910	psvlog@gmail.com	Yes
Palmer Phillips	9715 Caney Pl. Silver Spring, MD 20910	palmerphillips@gmail.com	Yes
Marc Weinberger	2204 Kimball Place Silver Spring, MD 20910	marcmjw@yahoo.com ? illegible email address	Yes
Miguel Teixeira	9802 Darcy Forest Dr. Silver Spring, MD 20910	miggsteixeira@gmail.com	Yes
Ed Wright	9815 Hollow Glen Pl. Silver Spring, MD 20910	Wright.ed.r@gmail.com	Yes
Elizabeth Scott	1602 Sherwood Rd. Silver Spring, MD 20902	Elizabeth.scott@gmail.com	Yes
Alison Gillespie	1826 Brisbane Ct. Silver Spring, MD 20902	alisonupstairs@gmail.com	Yes
Karen Hathcock	1705 Sherwood Rd. Silver Spring, MD 20902	Ksh20902@gmail.com	Yes
Margo Kelly	1702 Sanford Rd. Silver Spring, MD 20902	Mmkelly40@aol.com 202-306-9484	Yes
Gayle Miller	1807 Sherwood Rd. Silver Spring, MD 20902	Gaylemiller50@gmail.com	Yes
Mike Sidorov	1804 Myrtle Rd. Silver Spring, MD 20902	Msidorov1@gmail.com	Yes
Ted Martin	1812 Cody Dr. Silver Spring, MD 20902	London93@gmail.com	Yes
Holly & Howie Stein	1711 Cody Drive Silver Spring, MD 20902	Hstein628@yahoo.com	Yes
Eric Brenner	1610 Sanford Rd. Silver Spring, MD 20902	Illegible email adress	Yes
Victoria Wagman	1905 August Drive Silver Spring, MD 20902	vwagman@verizon.net	Yes
Bree Kunzel	1588 Kimblewick Rd.	301-921-6009	

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

	Silver Spring, MD 20902		
Cheryl Hogue	1820 Sanford Rd. Silver Spring, MD 20902	Cheryl.hogue@gmail.com	Yes
Carole Tomayko	1631 Belvedere Blvd. Silver Spring, MD 20902	tamaykoc@hotmail.com	Yes
Michael Miller	1807 Sherwood Rd. Silver Spring, MD 20902	millerems@gmail.com	Yes
Candace Campbell	1610 Myrtle Rd. Silver Spring, MD 20902	Bccc59@hotmail.com	Yes
Eileen Kraus-Jakobsberg	1709 Belvedere Blvd. Silver Spring, MD 20902	ejakobsberg@gmail.com	Yes
Geoffrey Irving	1815 Sherwood Rd. Silver Spring, MD 20902	Girving143@gmail.com	Yes
Stephen Hoakin	1619 Sherwood Rd. Silver Spring, MD 20902	smhaykin@yahoo.com	Yes
Anne Gregal	1814 Sherwood Rd. Silver Spring, MD 20902	Anne.gregal@gmail.com	Yes
Helen Gray	10001 Forest Grove Dr. Silver Spring, MD 20902	301-681-8041	Yes
Lisa Moreau	1609 Myrtle Rd. Silver Spring, MD 20902	moreaus@gmail.com 240-328-3048	Yes
Yolanda Phillips	9707 Woodland Dr. Silver Spring, MD 20910	yolandaonthebeach@yahoo.com 202-246-6780	
Miriam Davidson	1604 Myrtle Rd. Silver Spring, MD 20902	301-593-1335	Yes
Wendy Rainey	1811 Myrtle Rd. Silver Spring, MD 20902		Yes
Paul O'Brien	9804 Dameron Dr. Silver Spring, MD 20902	Obrienp44@gmail.com	Yes
Barbara O'Brien	9804 Dameron Dr. Silver spring, MD 20902	Bmob69@verizon.net	Yes
Phil Jakobsberg	1709 Belvedere Blvd. Silver Spring, MD 20902	Pjakobsberg incomplete email address	Yes
Deryl Davis	9808 Dameron Dr. Silver Sping, MD 20902	derylandrewdavis@gmail.com	Yes
Abigail Sztejn	1816 Sherwood Rd.	Abigail.rosalind@gmail.com	Yes

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

	Silver Spring, MD 20902		
John Hathway	1803 Myrtle Rd. Silver Spring, MD 20902	JHathway@wtplaw.com	Yes

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.**

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
DONNA DIAMANTE	1614 SHERWOOD RD	301-801-5603	
Suzanne Milton	1819 Sherwood RD	202 257 4935	Y
Richard Simms	1809 Sherwood RD	305-606-5604	
BRAD CARPENTER	1612 SHERWOOD RD	213 598 9586	Y
Amy Mitchell	1800 Sherwood rd	202 437 3715	
JON VAN SOESTBERGEN	1710 SAUFORD RD	703 978 2300	✓

PRE-SUBMISSION PUBLIC MEETING
 FOR 9801 GEORGIA AVE.
 FOREST GLEN SITE
 JULY 11, 2023, 7:00 p.m.

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Otto Gonzalez	1406 Woodman Ave.	gortasse @ 901.com	Y
Laura Pawlowski	1614 Cody Dr	lpawlowski@gmail	Y
Liz Perez	1521 Forest Glen Rd	luperez@yahoo.com	Y
Sheldon Fishman	9913 Dameron Dr	sheldon.fishman@gmail.com	Y

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.**

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Mike & Abigail Mitchell	305 Timberwood Ave Silver Spring, MD 20901	618.841.8476 Smichaelmitchell1@gmail.com	Y
Ed & Martha Jenkins	2806 Forest Grove Silver Spring, MD 20902	EandM.JenK@msn.com	Y
Elizabeth Coche	1719 Cady Dr SS MD 20902	encoche@hotmail.com	Y
Anna & Barry Jacobs	1608 TILTON DR Silver Spring MD 20902		N
Michael Ravnitzky	1905 August Drive Silver Spring MD 20902	Mike.Rav@Verizon.net	Y
PARTAP VERMA	9715 Carey Pl Silver Spring MD 20910	psv108@gmail.com	Y
Phillips, Palmer	9715 Carey Pl Silver Spring	palmerphillips@gmail.com	X
Marc Wenberg	2204 Kimbell Pl, SS 20910	marcwyw@yohar.com	Y
Miguel Teixeira	9802 Darcy forest, SS ²⁰¹¹	miggsteixeira@gmail.com	Y
Ed Wright	9815 Hollow Glen Pl 20910	wright.ed.r@gmail.com	X

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.**

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Elizabeth Scott	1602 Sherwood Rd Silver Spring, MO 20902	elizabethh.scott@gmail.com	Y
Alison Gillespie	1820 BRISBANE CT 20902	alisonupstairs@gmail.com	Y
Karen Hatcock	1705 Sherwood Rd SS 20902	ksh20902@gmail.com	Y
Margo Kelly	1702 Sanford Rd SS 20902	mmikelly40@aol.com 202 306-9484	Y
Gayle Miller	1807 Sherwood Rd. 20902	gaylemiller50@gmail.com	Y
Mike Sidorov	1804 Myrtle Rd SS 20902	msidorov1@gmail.com	Y
Ted Martin	1812 Cody Drive	london93@gmail.com	X
Holly Stein	1761 Cody Dr	hstein628@yahoo.com	Y
Howie Stein	"	"	Y
Eric Brenner	1610 Sanford	ericaebrenner@gmail.com	X

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.**


NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Victoria Weyman	6905 Amy Dr. SS MD 20902	vweyman@verizon.net	X
Bree Kumpel	1588 Kimblewick Rd	301.921.6009	
Cheryl Hoque	1420 Sanford Rd.	cheryl.hoque@gmail.com	X
Carole Tomayko	1631 Belvedere Blvd	tomaykoc@hotmail.com	X
Michael Miller	1807 Sherwood Rd	millergems@gmail.com	X
CHRISAE CAMPBELL	1610 Myrtle Rd	kecc59@hotmail.com	X
Eileen Kraus-Jakobsberg	1709 Belvedere Blvd.	ejakobsberg@gmail.com	X
Geoffrey Irving	1815 Sherwood Rd 20902	giving143@gmail.com	X
Stephen Haykin	1619 Sherwood	smhaykin@yahoo.com	X
Anne Gregal	1814 Sherwood	anne.gregal@gmail.com	X

**PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.**

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD?
HELEN GRAY	10001 FOREST GAVE DR SS MD	301-684-8041	Y (YR)
LISA MOREAU	1609 MYRTLE RD 20902	240-328-3048 moreaus@gmail.com	Y
Yolanda Pulley	8707 Woodland 20910	202 246 6780 yolandaonthetech	X
Pablo Seten	6816 Sherwood Rd	@jrethoo.com Pablo.Seten@gmail.com	

PRE-SUBMISSION PUBLIC MEETING
 FOR 9801 GEORGIA AVE.
 FOREST GLEN SITE
 JULY 11, 2023, 7:00 p.m.

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Miriam Davidson	1604 Myrtle Rd. Silver Spring ²⁰⁹ MD	301-593-1335	Y
Wendy Rainey	1811 ? ? ?		Yes


PRE-SUBMISSION PUBLIC MEETING
FOR 9801 GEORGIA AVE.
FOREST GLEN SITE
JULY 11, 2023, 7:00 p.m.

NAME	MAILING ADDRESS	PHONE / E-MAIL	INCLUDE AS PARTY OF RECORD? (Y/N)
Paul O'Brien	9804 Dameron Dr SS	obrienP44@gmail	
BARBARA M O'Brien	9804 Dameron Dr, SS	bmoh69@verizon.net	Y
P.J. Jakobsberg	Belvedere Blvd	pjakobsberg	Y
Deryl Davis	9808 Dameron Dr	derylandrewdavis@gmail.com	Y
Abigail Setein	1816 Sherwood Rd	abigail.rosalinda@gmail.com	Y
John Heithy	1803 Myrtle Rd	JHeithy@whitelane.com	Y

**PRE-SUBMISSION COMMUNITY MEETING FOR 9801 GEORGIA AVENUE
SITE PLAN NO. 820230130 AND PRELIMINARY PLAN NO. 120230160**

JULY 11, 2023

MEETING MINUTES

The meeting was called to order at 7:00 PM at the Montgomery Hills Baptist Church, located at 9727 Georgia Avenue, Silver Spring, Maryland 20910. Present at the meeting for the Applicant were Graham Brock and Martin Mankowski of JLB Realty LLC (the Applicant), Michael Goodman of VIKA (the Applicant's engineer), Nick Driban of Lenhart Traffic Consulting (the Applicant's traffic consultant), Federico Olivera-Sala of Moya Design Partners (the Applicant's architect), Matt Clark of Land Design (the Applicant's landscape architect), and Erin Girard and Cameron Johnson of Miles & Stockbridge P.C. (the Applicant's land use counsel).

Ms. Girard described the nature of site and preliminary plans and explained the difference between them and the sketch plan. Ms. Girard described the project history of the original sketch plan, explained that the plans have been modified to reduce the number of units to 390 and to reduce parking by 85 spaces, and noted the upcoming submittal would include a detailed traffic and circulation analysis. Ms. Girard explained that the cherry trees identified to be evaluated as part of the sketch plan approval were found by an arborist not to be candidates for saving or relocating as a part of the project. Ms. Girard also explained that this is a pre-submission meeting and that the applications have not been filed yet. She further reviewed the application process and timeline, explained where interested parties could find further information on the plans, and identified future opportunities for community input. She also asked that everyone sign in and identify whether they wanted to be a party of record to receive future notices.

Applicant's architect, Mr. Olivera-Sala, then began his explanation of the proposed architecture, beginning with the site plan. Mr. Olivera-Sala described the building as having 360 degree architecture with no back of the building. He described the design intent for the corner of Georgia Avenue and Forest Glen Road, including the new entrance for the Metro. He explained that the building is broken into distinct sections to give the look of multiple buildings built over time. The Georgia Avenue side will contain amenities and the main entrance, with a more commercial feel, with more transparency and function at the street level. As you go further north,

there are smaller window openings and more architectural treatment for units on the first floor. Mr. Olivera-Sala described the design of the building as having vertical accents and pops of color. Mr. Olivera-Sala described the open courtyard and the reduction of the massing on the north side of the building. Using the powerpoint slide of the view from Woodland Drive, Mr. Olivera-Sala stated that the building would be more residential in nature along this frontage with townhouse-looking facades. He also noted the building has recesses along this frontage and steps back to push the massing off the street. Mr. Olivera-Sala described how the building steps up at the Metro Plaza side.

Mr. Clark, the landscape architect for the project, described the civic green from the perspective of Woodland Drive and Forest Glen Road, and explained that there is approximately 18 feet of elevation change in this area, which gave them an opportunity to create a space that interacts with the community and does not feel privatized. Mr. Clark described that the layered landscape will help with the balance of sun and shade that also makes it visually engaging, and described the contrast between the more open lawn area towards the east, and more hardscape area closer to the new Metro entrance. Mr. Clark described that the space can be for multiple uses throughout the year by the community.

Mr. Driban, the project's traffic engineer, then gave an overview of his transportation analysis. Mr. Driban explained that they are continuing to work through the studies required by the county. Mr. Driban explained that Montgomery County breaks down the different areas in the county into different policy colors, and that the area in which the project is located is a red area designed to be the most pedestrian and bicycle friendly. Mr. Driban explained that there is no traditional traffic impact study required for this area, but that they did do one as part of their site access evaluation. Mr. Driban explained that the study looked at two scenarios: one with access only on Georgia Avenue and one with access on Georgia Avenue and Woodland Drive. Mr. Driban stated that the study showed you cannot only have access on Georgia Ave because southbound trips would need to u-turn at Tilton, where the traffic travels at high rates of speed and there is no traffic light.

Mr. Driban also explained that they looked at the Woodland Drive "neighborhood greenway" and were examining how they could make it a nice experience for bicycles and pedestrians and slow down traffic. Mr. Driban explained that there will be traffic calming bump-outs on Woodland Drive to discourage traffic from using it as a thru-road and that it will be

improved for bicyclists. Mr. Driban also noted that as part of the project there would be significant sidewalk and bicycle improvements. In terms of frontage improvements, Mr. Driban explained that Montgomery County requires widened sidewalks, substantial grass buffers, and bicycle facilities as required in the bicycle master plan. Mr. Driban stated that this area will become a comfortable space for bikes and pedestrians.

Mr. Driban also noted that once the study is complete, it will be evaluated by Planning Staff, the Montgomery County Department of Transportation and the Maryland State Highway Association. As such, the proposals in the study are not set in stone and will be the subject of agency and community feedback. Mr. Driban also mentioned that the Metro tunnel project connecting the site to the Metro is a county project, but that the Applicant has integrated the tunnel project into its design.

Ms. Girard mentioned that the applicant had been coordinately closely with the Montgomery County Department of Transportation on the Metro tunnel project to have the two projects be as close in time and as coordinated as possible and that the next meeting in this regard would be later this month. Ms. Girard then explained the next steps, that those attendees that are parties of record will receive copies of the plans with the notice and referred them to MontgomeryPlanning.org for more information. The meeting was then opened up for questions.

An Attendee asked how Woodland Drive could be made more pedestrian and biker friendly and how people could be prevented from using Woodland Drive as a thru-way. This same attendee asked for the definition of “chicane” as it pertains to urban planning. Mr. Driban explained that a chicane is a fancy word for a weave in the road and that if you weave the road a bit it slows people down, as do bump-outs and narrower roadways. Mr. Driban also stated that these proposals are just ideas, as are raised crosswalks, speedhumps and mini roundabouts. He noted that the Applicant is consulting with the county and the state on final improvements.

Another attendee asked about the additional traffic generated by the project and how it would affect Woodland Drive, which is already a problem. Another attendee asked if the Applicant had studied traffic volume, traffic lights, and other routes the community might have to get out of the traffic congestion. An Attendee also inquired if the Applicant is considering traffic lights. Mr. Driban stated that the county’s policy for the designated area is that no traffic analysis is required, and the county chooses to prioritize access to Metro, pedestrians, and

bicycles over vehicular circulation. Mr. Driban stated that, regardless, they have collected traffic counts when school was still in session, evaluated the existing conditions and looked at the traffic that would be added as a result of the site. They also used the Institute for Traffic Engineers (ITE) Trip and Parking Manual that studies similar sites and calculated the average trip generation rate. Mr. Driban noted that an apartment building with 390 parking spaces will have a net change of 78 additional vehicles in the peak morning hour and about 60 in the peak evening hour. Mr. Driban noted that the state will be adding an additional southbound turn lane on Georgia Avenue and a right turn lane on Forest Glen Road, and that the Applicant has conducted a traffic signal warrant analysis to determine whether a traffic light is warranted at the intersection of Georgia Avenue and Tilton Drive north of the project. Mr. Driban explained that the signal at Tilton Drive is not warranted based on state requirements.

An Attendee, referring to the Site Location slide of the powerpoint presentation, asked about the proposed entrance on Woodland Drive and how the Applicant evaluated neighborhood safety and the nearby pre-school and bus stops. Mr. Driban stated that the Applicant is focusing many of the proposed improvements along Woodland Drive. Another Attendee thanked the Applicant for investing in the community and for pursuing the biking, traffic and pedestrian improvements.

An Attendee asked how the project fits together with other projects in the area, and if the hospital has been engaged. Ms. Girard noted that the hospital has been engaged and that all filed projects and their capacities are accounted for.

An Attendee asked if there would be a community room within the building that could be used by the neighborhood. The Applicant indicated they would look into this idea if that is something the community is interested in, but that it would likely not be a dedicated space due to infrequency of use.

An Attendee said she appreciated all the improvements to the plans and asked how the project aligns with the county's affordable housing goals. The Applicant stated that 15% (roughly 59) of the apartment units would be affordable units. Mr. Brock noted that the Applicant is trying to strike a balance between providing additional housing and creating a project that is architecturally compatible with the neighborhood. Another Attendee asked if the

Applicant would define “affordability” in terms of dollars. The Applicant stated that there is a designated formula that the Applicant can share with the Attendee.

An Attendee asked Mr. Driban about the 700-foot radius determination for the County’s traffic study requirement. Mr. Driban said that County has different radii minimums for different situations and that for this project it is 750-foot radius for pedestrian and bicycles and for transit it is 1,000-foot radius from the corners of the site.

Another Attendee asked Mr. Driban about morning rush hour traffic along Georgia Avenue and if the study looked into how long it would take for community members to get out of their neighborhoods. Mr. Driban again stated that from the County’s adequacy perspective there is no study for traffic required, but that the Applicant has done a traffic impact study to evaluate site circulation, and further explained the scope of the study. Mr. Driban explained that many agencies will be reviewing the study, but that at this point the study is not complete. Mr. Driban explained that the numbers used in their study are based on the ITE Trip Generation Manual, and that it was determined that both access points are needed. Mr. Driban mentioned that the Level of Service based on average delay for a vehicle passing through an intersection that is acceptable in Montgomery County is up to 2 minutes of delay on average and that the intersections near the project are well within that threshold, based on both the numbers in the current study he is conducting and on the results of recent analyses by the Maryland State Highway Administration as part of their project on MD 97.

An Attendee stated that they live on Forest Glen Road and like that there is development for the area and the access to the metro, but that they are concerned that the community has not been properly engaged early on and that Mr. Driban’s comment that the study is “baking” shows that the community’s views are not being taken into account. Another Attendee stated that they did not believe Mr. Driban’s numbers and that traffic is horrible. An Attendee said that the pandemic numbers make the historical numbers inaccurate. Mr. Driban explained that the Applicant has done more studies than the County requires and that the plans have incorporated feedback from community and state and local agencies over the course of the past year. He also confirmed the traffic counts were done recently, when school was still in session. Ms. Girard noted that all the studies will be available online and that Attendees are welcome to review them.

An Attendee asked for a specific example of traffic mitigation and said that a future right turn lane will affect the backup on Forest Glen Road. The Attendee further asked if the timing of the signal is under state control. Mr. Driban said that the signal timing is under state control and that whenever there is a change in lane configuration the state will reevaluate its timing and whether additional green signal time should be given to Forest Glen.

An Attendee stated that they were very appreciative of extra housing and had a question about the bike master plan. This Attendee explained to other Attendees that the Bike Master Plan identifies roads that could be made safer for biking. The Attendee asked if Montgomery County Department of Transportation (MCDOT) had indicated that they will fast track the greenway in this area and asked what the status of the greenway was on Woodland Drive. Mr. Driban stated that the Applicant's goal is to implement the greenway in coordination with the county. This Attendee urged their neighbors to look at the Bike Master Plan and indicated that many of the things Mr. Driban said will be included in the project are called for in the Bike Master Plan.

An Attendee said he is excited about the public plaza and noted that a previous study showed that a lot of the traffic along Woodland Drive was from people in the community driving to the park and ride, and that the additional entrance to the Metro will help alleviate traffic. Mr. Driban indicated they would check for that information. Regarding drop-offs for the new Metro access, the Applicant stated that they are looking at putting parking on both sides of Woodland Drive to narrow the street and reduce traffic speeds and will add approximately 6-7 dedicated spaces for Metro pick-up and drop-off. How these spaces are metered will be up to the County. In response to a follow-up question the Applicant confirmed that the effect of this drop-off on traffic in the area will also be included in the upcoming study.

An Attendee mentioned pedestrian safety and noted that the community has been fighting for 20 years to get the additional Metro tunnel. This Attendee asked whether the Applicant would still build the building even if the tunnel was not ready for construction. The Applicant responded that, due to the contract the Applicant has for the site, they would have to still build the building instead of waiting for the tunnel. The Applicant stated that they do not know an exact timeframe for the Metro entrance.

An Attendee asked about the north side of the building and the compatibility with the houses to the north. The Applicant discussed the pedestrian walkthrough and that they have tried

to make sure it is an ADA accessible route. Mr. Olivera-Sala stated that Montgomery County requires setbacks of one and a half times the minimum for the abutting zone and limits height to a 45 degree angle up from that point. Mr. Olivera-Sala stated that the setback is 45 feet¹ from the property line and they scaled the building and designed it so the north end does not look like one solid wall. The Applicant also stated that they pulled the whole building back to give more space to the walkthrough so it would not feel unsafe or confined, and that it will also be a lit walkway. Mr. Olivera-Sala said the middle portion of the north side of the building is roughly 120 feet back from the property line.

An Attendee mentioned the concerns of the community about traffic extend beyond Woodland Drive to the roads that are perpendicular to it. This Attendee asked if the study Mr. Driban had been talking about analyzed the impact of the adjoining/perpendicular roads. Mr. Driban said yes, they have looked at different options for trying to keep traffic off those streets. Mr. Driban stated that the driveway to the site will potentially be angled to the south to encourage traffic to exit in that direction. Mr. Driban also stated that they are looking at turn restrictions to disallow traffic from coming out of the site and going onto Myrtle. In conjunction with the greenway, Mr. Driban stated they could also look at things that would physically restrict exiting vehicles from going down neighborhood roads. Another Attendee expressed concern about ambulances and buses being able to get through the streets if too many traffic restrictions are put in place.

An Attendee asked if the project will affect the Montgomery Hills Baptist Church, particularly access in and out of the church, and had a concern that people will use the church's parking lot as overflow parking from the shops. The Applicant said they can work with the church on towing, and that the parking garage will be adequate for tenants and will be permitted. The Applicant also noted that street parking will provide spaces for the community to park.

Another Attendee asked about the sewer improvements coming to the area and if the Applicant was aware of them. The Applicant said they are aware and are working hard to coordinate with the state and county on the sewer improvements and the project.

An Attendee asked about what sort of retail will be allowed in the project. The Applicant said their hope is to have businesses like a small convenience store, coffee shop, sandwich shop,

¹ This figure was later confirmed to be 41 feet at its closest point.

and dry cleaner and not a major restaurant (and, therefore, no major grease trap). The Applicant emphasized that none of the spaces will be designed as sit-down restaurants. The Applicant stated that one of the problems with retail is that it is the last thing to come once the project is built, but that the Applicant is considering offering reduced retail rent initially to draw in desired businesses. The Applicant said it will be smaller retail that will interact with the community.

The Applicant said that, in terms of timing, there is another year of entitlements, then two and a half years to build, and another year to lease up the building. After the building is stabilized, the Applicant indicated it would sell the building to another operator.

An Attendee asked about the ½-acre forest on the property and what will happen to the trees. The Applicant said that there are a lot of invasive species and dying trees in the forest, and that they are not saving any of the trees currently there. The Applicant noted that, in its place, they are adding the greenspace and the walkthrough.

Another Attendee asked about the trees along Woodland Drive whether it would be possible to save them. The Applicant said that most trees on Woodland Drive will not stay and that those trees have been damaged by the electric utility company Pepco who “topped” the trees and cut them to the point that they are at the end of their useful lives.

In response to a question about parking in the building, the Applicant explained “uncoupling” as a way of reducing parking space usage. An Attendee asked if the Applicant will rent out unused parking spaces to the public, which would then create traffic. The Applicant said they have not contemplated that and explained the parking design and how they do not favor having outside vehicles being able to access the fobbed (gated and protected for residents) parking spaces. The Applicant stated that there will be public spaces on the first floor of the garage for retail, future residents, and visitor parking.

An Attendee asked about what the date of the traffic study was. The Applicant stated that they will provide the date of that study to the community. Mr. Driban then described in greater detail the requirements for the traffic studies and how the data for traffic is calculated to accommodate particular local factors.

An Attendee who has worked for community developers in the past complimented the Applicant and team on the presentation and the data provided. This Attendee asked, during the

construction period, how long the Applicant expected it would take to demolish the existing building, and where the trucks would line up. The Attendee posited that it will have to be on Woodland Drive. The Applicant said it will put together a construction management plan, which will deal with those questions, but that the management plan has not been done yet. The Applicant stated that it will be a difficult site, but the existing building itself will come down potentially within a few months. The Applicant said that when the state builds the Metro tunnel they will be doing it at night and plans to pull trucks onto Forest Glen.

An Attendee asked about the split of those additional 78 cars in the peak hour of the morning between the two entrances. Mr. Driban says it will be in the study, but did not have that information on hand.

Another Attendee asked about the number of parking spaces being above one per unit. The Applicant said he thinks county code required a minimum of one space per unit. The Applicant said that the project is bare bones on parking and that they are worried about being able to rent out the total units of the building with limited parking because the project is being designed for the current area as it is today.

An Attendee asked whose responsibility the Woodland Road improvements will be. The Applicant said it is the Applicant's responsibility.

An Attendee asked if the construction will be done at night. The Applicant stated that it primarily will not be done at night, but that potentially some utility work on Georgia Avenue will have to be done at night due to daytime traffic. The Applicant explained that Montgomery County has laws about what times construction work can be done and they will follow those requirements.

The meeting ended at approximately 8:55 PM.

Minutes prepared by:

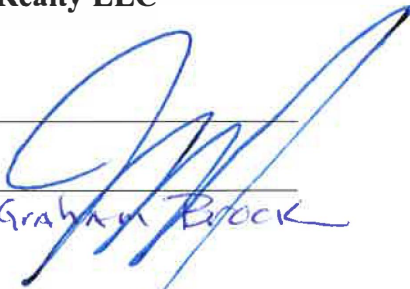
Cameron C. Johnson, Attorney for Applicant
Miles & Stockbridge P.C.
1201 Pennsylvania Ave NW, Ste 900
Washington, D.C. 20004
202- 465-8397

**AFFIDAVIT OF VIRTUAL SECOND COMMUNITY MEETING
FOR THE PRELIMINARY PLAN AND SITE PLAN APPLICATIONS**
9801 Georgia Avenue

I HEREBY CERTIFY that on October 10, 2023 at 7:00 p.m. representatives of JLB Realty LLC and their consultants held a second community meeting to discuss the site and preliminary plan applications for the property located at 9801 Georgia Avenue (the "October 10th Meeting"). The purpose of the meeting was to supplement the original July 11, 2023 Pre-Submission Meeting, which was held in person at 7:00 p.m. at the Montgomery Hills Baptist Church, located at 9727 Georgia Avenue, Silver Spring, Maryland 20910 (the "July 11th Meeting"). During the July 11th Meeting, the door to the entrance of the meeting unintentionally became locked at some point after the meeting commenced, and some members of the public were therefore unable to participate in the meeting. The October 10th Meeting was held virtually and the meeting invitation was mailed to all of the individuals included on the attached notice list.


JLB Realty LLC

By:



J. Graham Brock

Subscribed and sworn to before me, a Notary Public for Graham Brock, PARTNER this 17th day of October, 2023.



My Commission Expires:

1/15/24

[SEAL]





September 22, 2023

Erin E. Girard
301.517.4804
egirard@milesstockbridge.com

FIRST CLASS MAIL
NOTICE OF SECOND PUBLIC MEETING (VIRTUAL)

Name of Plan: 9801 Georgia Avenue

Applicant: JLB Realty LLC

Current Zoning: CRT-2.5 C-2.5 R-2.5 H-120

Area Included: Approximately 3.97 acres

Geographical Location: 9801 and 9907 Georgia Avenue and 9818 and 9816 Woodland Drive, Silver Spring, MD 20910 (in the northeast quadrant of the intersection of Georgia Avenue and Forest Glen Road)

Proposed Application: Site and Preliminary Plan Applications to redevelop the property with up to 390 multi-family residential units, structured parking, public open space, private amenities, and up to 5,000 square feet of retail space

A second informational meeting regarding the above-referenced project will be held on **October 10, 2023 at 7:00 p.m. via Zoom**. **The meeting can be accessed at this link:**
<https://shorturl.at/cAOW7>

PLEASE NOTE: The October 10, 2023 presentation will be the same as that made on July 11, 2023 in the Fellowship Hall of the Montgomery Hills Baptist Church. Approximately 55 interested parties attended that meeting. Minutes were taken and provided to Planning Staff reflecting the points of discussion and community concerns. Some interested parties later reported being unable to attend due to an automatically-locking door at the Church. **The purpose of this second informational meeting is to allow those individuals not able to attend the July 11, 2023 presentation an equal opportunity to be informed and heard.**

If you are interested in receiving more information about the proposed applications, you may contact Erin Girard (301-517-4804; egirard@milesstockbridge.com) of Miles & Stockbridge, P.C. or the lead reviewer Parker Smith (301-495-1327; Parker.Smith@montgomeryplanning.org). If you have general questions about M-NCPPC's process, please contact the Information Counter at (301) 495-4610.

Very truly yours,

MILES & STOCKBRIDGE, PC

A handwritten signature in black ink that reads 'Erin E. Girard'.

Erin E. Girard

Attachment H - Pre-submission Community Meeting Affidavit and Meeting Minutes

Attendee Report		10/11/2023 11:02						
Report Generated:		Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Topic		946 3744 6298	10/10/2023 18:39	108	20	32	18	No
Host Details								
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name	
Yes	Al	anolie@milesstockbridge.com	10/10/2023 18:39	10/10/2023 20:26	108	No	United States	
Panelist Details								
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name	
Yes	Erin Girard	egirard@milesstockbridge.com	10/10/2023 18:51	10/10/2023 20:26	95	No	United States	
Yes	Nick Driban	ndriban@lenharttraffic.com	10/10/2023 18:58	10/10/2023 20:26	88	Yes	United States	
Yes	Federico Olivera-Sala	federico@moya.us	10/10/2023 19:02	10/10/2023 20:26	85	Yes	United States	
Yes	Graham Brock	gbrock@jlbpartners.com	10/10/2023 18:58	10/10/2023 18:59	1	Yes	United States	
Yes	Graham Brock	gbrock@jlbpartners.com	10/10/2023 19:02	10/10/2023 20:26	84	Yes	United States	
Yes	Cameron Johnson	cjohnson@milesstockbridge.com	10/10/2023 18:49	10/10/2023 20:26	97	Yes	United States	
Yes	Matt Clark	mclark@landdesign.com	10/10/2023 18:54	10/10/2023 20:26	92	Yes	United States	
Yes	Mike Goodman	goodman@vika.com	10/10/2023 18:55	10/10/2023 20:26	92	Yes	United States	
Yes	Marty Mankowski	martytm@jlbpartners.com	10/10/2023 18:58	10/10/2023 20:26	88	Yes	United States	
Attendee Details								
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name	
Yes	Pamela Stanziani	pam_stanziani@yahoo.com	10/10/2023 19:54	10/10/2023 20:26	33	Yes	United States	
Yes	Tanya	tanya.olson33@gmail.com	10/10/2023 19:01	10/10/2023 19:53	52	Yes	United States	
Yes	Federico Olivera-Sala	federico@moya.us	10/10/2023 19:01	10/10/2023 19:01	1	Yes	United States	
Yes	Federico Olivera-Sala	federico@moya.us	10/10/2023 19:01	10/10/2023 19:02	1	Yes	United States	
Yes	Chuck Ehrlich	charlesdehrllich@verizon.net	10/10/2023 19:07	10/10/2023 20:26	80	Yes	United States	
Yes	Bob Snieckus	resnieckus356@icloud.com	10/10/2023 19:03	10/10/2023 20:26	83	Yes	United States	
Yes	FG Neighbor	mjm1623@gmail.com	10/10/2023 19:04	10/10/2023 20:24	81	Yes	United States	
Yes	M Kelley	mmgkelley@aol.com	10/10/2023 19:01	10/10/2023 20:26	85	Yes	United States	
Yes	Abby Szein	abigail.rosalind@gmail.com	10/10/2023 19:01	10/10/2023 20:26	85	Yes	United States	
Yes	RG	goergetown02@gmail.com	10/10/2023 19:01	10/10/2023 20:14	73	Yes	United States	
Yes	Erin	erin.ortolan@gmail.com	10/10/2023 19:19	10/10/2023 20:26	68	Yes	United States	
Yes	Yolanda	yolandaonthebeach@yahoo.com	10/10/2023 19:02	10/10/2023 20:14	72	Yes	United States	
Yes	Yolanda	yolandaonthebeach@yahoo.com	10/10/2023 20:14	10/10/2023 20:26	12	Yes	United States	
Yes	Ted Martin	london93@gmail.com	10/10/2023 19:03	10/10/2023 20:26	84	Yes	United States	
Yes	Rajesh Rai	rajraipv@gmail.com	10/10/2023 19:07	10/10/2023 20:08	61	Yes	United States	
Yes	IPhone	iphone@gmail.com	10/10/2023 19:20	10/10/2023 20:26	67	Yes	United States	
Yes	Sheldon Fishman FECA	sheldon.fishman@gmail.com	10/10/2023 19:06	10/10/2023 20:19	74	Yes	United States	
Yes	Monica Bradford	monicabradford6@gmail.com	10/10/2023 19:02	10/10/2023 20:26	85	Yes	United States	
Yes	Michael Wilpers	wilpersm@gmail.com	10/10/2023 19:01	10/10/2023 20:26	85	Yes	United States	
Yes	Chris F	cafriberg@gmail.com	10/10/2023 19:02	10/10/2023 20:17	76	Yes	United States	
Yes	Wendy	oakviewgirl1500@gmail.com	10/10/2023 19:01	10/10/2023 20:26	85	Yes	United States	
Yes	Pablo	pablo.szein@gmail.com	10/10/2023 19:17	10/10/2023 20:26	69	Yes	United States	

**VIRTUAL SECOND COMMUNITY MEETING FOR 9801 GEORGIA AVENUE
SITE PLAN NO. 820230130 AND PRELIMINARY PLAN NO. 120230160**

OCTOBER 10, 2023

MEETING MINUTES

The meeting was held via Zoom and was called to order at 7:01 PM. Present at the meeting for the Applicant were Graham Brock and Martin Mankowski of JLB Realty LLC (the Applicant), Michael Goodman of VIKA (the Applicant's engineer), Nick Driban of Lenhart Traffic Consulting (the Applicant's traffic consultant), Federico Olivera-Sala of Moya Design Partners (the Applicant's architect), Matt Clark of Land Design (the Applicant's landscape architect), and Erin Girard and Cameron Johnson of Miles & Stockbridge P.C. (the Applicant's land use counsel).

Ms. Girard, the Applicant's land use counsel, began by explaining that the meeting would be in a webinar format for the presenters to first make their presentation and then open the floor to the attendees for comments and questions. Ms. Girard explained that the meeting was the second community meeting, following the first meeting on July 11, 2023, which was in person at Montgomery Hills Baptist Church. She noted that at the July 11th meeting, the entrance door inadvertently became locked, which prevented some people from attending. She explained the purpose of the second meeting was to allow those who could not attend to view the same presentation and ask questions. Ms. Girard stated that if attendees wanted to sign up to be a party of record, entitling them to receive future notices, they could provide their information in the chat feature of the webinar, which was not open to public viewing.

Ms. Girard went on to explain the difference between a sketch plan and site plan. She stated that at this stage there are applications in process and under review by various agencies, and that a public hearing on those applications will most likely be held sometime later this year or in early 2024. Ms. Girard stated that if attendees would like to view the applications for the Site Plan and Preliminary Plan, they are available at montgomeryplanning.org. She also noted that contact information for comments was also available on the website, in the notices, and on the signage.

Ms. Girard then began the power-point presentation. Ms. Girard explained that the difference between the Sketch Plan and this Site Plan include changes like a reduction in the number of total units by 25 to 390 total units, reduction of on-site parking spaces by 85,

architectural adjustments, inclusion of a detailed traffic and circulation analysis, and proposed traffic calming and pedestrian improvements, among other things.

Mr. Olivera-Sala, the Applicant's architect, explained the design of the building. Mr. Olivera-Sala explained that the building is a 360-degree building with no true back, and a "front" on all sides. Mr. Olivera-Sala then described the building as seen from the corner of Georgia Avenue and Forest Glen Road, and described how this corner will create an access point for the public by way of the new plaza at that location, as well as commercial and retail storefronts on this side. The building is broken down into different parts to break down the massing and deal with the differences in grade. Mr. Olivera-Sala explained that there is about a 16-foot to 18-foot difference in grade between Georgia Avenue and Woodland Drive that needed to be accounted for in the design.

Mr. Olivera-Sala then described the building as seen from the main entrance along Georgia Avenue. He noted that the variation of the building is very distinct and includes multiple articulations and proportions to add variety as you walk by. Mr. Olivera-Sala stated they wanted to animate this side of the building to play with different proportions to make the building more visually appealing.

Mr. Olivera-Sala then described the building from the northern point of view along Georgia Avenue, noting that this side of the building tapers down toward Woodland Drive. Mr. Olivera-Sala said that the courtyard in this area will be private, but there will just be a small fence around it so as not to break up the space visually.

Mr. Olivera-Sala then explained that, from Woodland Drive and Forest Glen Road, they designed the building to cut the massing and change the articulation to create the effect of multiple buildings, to add visual relief and to create town-house style sections of the building. This design adds more variation to create the idea of multiple townhouses along Woodland Drive. Mr. Olivera-Sala then described the building from the viewpoint of the corner of Woodland Drive and Forest Glen Road and noted the grade change on this side of the street.

Matt Clark, the Applicant's landscape architect, noted his presentation would focus on the space in the south plaza along Forest Glen Road. Mr. Clark stated that the intended usage of this

area was for community gatherings, with smaller pockets for quiet and privacy within the public space.

Mr. Clark then described the terrace seating, which is designed to address the differences in grade. He stated that the flexible hub and green space in the center of the plaza are meant to be the main community gathering area in the space. Mr. Clark then described the area on the corner of Georgia Avenue and Forest Glen Road, which is intended to be more hardscaped with an indoor-outdoor relationship to the commercial and retail areas of the building. He noted that there are a series of seating areas proposed that will offer different uses for different times of the year.

Nick Driban, the Applicant's traffic consultant, said the Local Area Transportation Review (LATR) Study is currently under review with the Planning Staff, the Montgomery County Department of Transportation and the Maryland State Highway Association. Mr. Driban stated that as part of the LATR analysis there will be substantial pedestrian and bicycle improvements made in the area. He noted that the spending requirements for these improvements will be upwards of \$2,000,000. Mr. Driban stated that the property's frontages will also be updated to the latest standards, including with wider sidewalks. He noted that the applications also include traffic calming measures along Woodland Drive and asked attendees for any specific ideas that they may like to see for these traffic calming measures.

Ms. Girard then showed the technical drawing of the proposed site plan and stated that it was intended to give everyone a very high-level overview of the plan. She then opened the floor for community questions and comments.

An attendee asked whether the Applicant thought that the public would actually use the seating and public gathering space at the intersection of Georgia Avenue and Forest Glen Road given its proximity to busy roadways. Mr. Clark answered yes, he believed they would. He stated that because of the proposed commercial and retail uses in that area and because the new Metro entrance will be there as well, he believes it will be used quite a bit due to the pedestrian traffic in that area.

An attendee asked about the existing forested area on the site. The attendee said they have communicated a number of things to the planning commission, including that he has counted many trees that were not listed in the inventory. The attendee said that he is against the plan to cut the

forest area down and that it should be protected for watershed health purposes. The attendee also stated that he thought it would be wiser to improve the forested area to get rid of certain invasive trees and plant life and to preserve the native plants that help ecologically. The attendee said that the replacement vegetation in the development plan is inadequate and that he hoped some adjustments could be made.

Ms. Girard explained that the inventory is prepared by experts and reviewed by experts at the Maryland-National Capital Park and Planning Commission. The experts agreed that the forested area is not in good shape. Ms. Girard said that the proposal would significantly enhance stormwater on the property, which the Applicant is aware is also a concern with regard to watershed health. Mr. Goodman, the Applicant's engineer, stated that they worked closely with the Park and Planning Commission to get the forest delineation approved. Ms. Girard added that the plan is still in development and that the developer is continuing to coordinate with the Park and Planning Commission.

An attendee asked about the retail space, wondering how the 5,000 square foot number was arrived at, and whether part of the residential space could later be converted to commercial. Ms. Girard stated that the number would likely not increase, as it was the maximum set by the Sketch Plan approval. The Applicant stated that the plan to only have 5,000 square feet was their determination. The Applicant said that they intend it to be a small community-serving retail location, partially because retail is one of the biggest drivers of traffic and they did not want to increase traffic by adding larger retail.

Another attendee inquired whether the existing cherry trees on the property could be saved. Ms. Girard noted that the Applicant had them evaluated by an arborist, who had concluded that they were at the end of their useful life, and not candidates for relocation or preservation.

An attendee asked how the traffic backup along Woodland Drive will be affected if the vehicle drop-off location for the new Metro entrance consumes one of the existing three lanes on that road. The Applicant replied that one of the things they looked at originally was trying to determine where the best location for a drop-off would be. The Applicant stated that there will be eight dedicated drop-off spaces along Woodland Drive where currently no parking spaces exist, as well as other longer-term parking spaces along Woodland Drive. The Applicant noted that these

parking and drop-off spaces will help deter traffic and vehicle drop-offs for the Metro from using Forest Glen Road and Georgia Avenue.

In response to a question from an attendee, it was confirmed that the current proposal includes 455 parking spaces. The same attendee asked what the parking garage and entrance will look like. The Applicant explained that the parking garage will be wrapped by the building and not visible from the street, and that only the garage entrance will be visible. Ms. Girard noted that visuals of the garage entrance are available on the elevations included with the Site Plan application.

The attendee further asked about the increase in vehicles during peak hours. The Applicant confirmed that the study estimates that 78 vehicles per hour will be added during peak hours. The attendee noted their concern about the added vehicles on Woodland Drive. The Applicant stated that the LATR proposal includes constructing sidewalks where there are currently no sidewalks to improve pedestrian safety in the area.

An attendee asked how adding a significant number of cars from the proposed building and the new drop-off spots on Woodland Drive to a residential street will jive with traffic calming measures and stated that the areas around Woodland Drive and Forest Glen Road are already traffic-heavy in the morning. Mr. Driban explained that when traffic consultants are looking at traffic volumes on a site, they do not do so with the assumption that all of the vehicles leave at the same time. Mr. Driban explained that not all vehicles leave during peak hours, because people may be heading to school, working from home, or have other schedules. Mr. Driban explained that the actual traffic volume is a much lower number than the total number of cars located in the garage. Mr. Driban further explained that traffic calming is about creating an environment that is low speed, which can be accomplished by narrowing streets to slow vehicles down and adding speed humps and sidewalks.

An attendee stated that they were concerned about the lack of tree cover along the streets and asked if there are any plans to create a shaded canopy along the streets like the trees currently there create. Mr. Clark stated that there are absolutely plans for new trees along the streets, especially down Woodland Drive. The attendee asked if they will be large trees. Mr. Clark stated that the trees that will be put in will be between 12 to 20 feet in height. It won't be the same as trees that are 50 years old, but they will be within the standards of forestry practice. Mr. Driban

added that one of the things that they are looking to address is that there are currently sections of the existing woodland area that do not have sidewalks, and the new development will create a continuous sidewalk with tree cover. The attendee stated that she finds it hard to believe that all of the trees on the property will have to come down. Ms. Girard explained that there are many utilities that need to be installed underground, and that the utility lines create a lot of ground disturbance that cannot readily be seen on the simplified plans. Ms. Girard also noted that many of the trees on the property have been damaged by the electric utility company Pepco who “topped” the trees. Mr. Clark added that the ultimate goal is to get as complete a streetscape as possible, from the sidewalk to trees planned along the streets, to utilities as well.

An attendee mentioned the community concern with the parking entrance on Woodland Drive. Ms. Girard explained that the Applicant understands where the community sits on this issue, but that this is under review by the Planning Staff, the Montgomery County Department of Transportation and the Maryland State Highway Association and, as of now, this is the suggested location for an entrance.

An attendee asked if every single tree that is on site is being cut down, which Mr. Goodman confirmed. The attendee also asked how the current medical office building is being used and why Mr. Driban did not measure the actual trips of the cars from the site. Mr. Driban stated that the trips from that building are considered to be vested as part of the site because it has been occupied for at least twelve years. Mr. Driban explained that they are following the guidelines from Montgomery County and the State of Maryland. The attendee claimed that the actual number of trips is 1/10th of what is stated for the current use of the site and there was confusion between the attendee and Mr. Driban as to what vehicle numbers the attendee was referring to. The attendee asked for clarification on the meaning of the term “trip generation.” Mr. Driban explained that trip generation means how much traffic a planned development will create. Mr. Driban stated that these numbers are created based on the ITE Trip Generation Manual, which collects data from all variations of sites across the country.

An attendee asked the Applicant why the drop-off spots are not handicap accessible. The Applicant answered that they did not believe on-street parking needed additional striping or sizing for ADA accessibility, but would review it further.

An attendee asked when the next public meeting will be held. Ms. Girard answered that the Planning Board's public hearing will likely be sometime at the end of this year or the beginning of next year and that parties of record will be notified of the actual date.

An attendee asked if there will be minutes of this meeting. Ms. Girard noted that there will be minutes included in the next submission of the applications, which would be viewable by the public.

An attendee asked if there would be political representatives present at the next meeting. Ms. Girard stated that there will likely not be representatives in attendance. Ms. Girard explained that the Park and Planning Commission was created to be insulated from political operation to keep it as an agency focused on policy and that, as such, members of the legislature typically did not attend.

An attendee asked the Applicant to consider the advantages of the extant forest and revisit the value of retaining the forest in the plan. Ms. Girard stated that there are utility lines that will need to be relocated to that area, and the need for those utility lines, in combination with the deteriorated condition of the forest, requires it to be removed. Mr. Olivera-Sala added that the area needs to be re-graded for ADA compliance and because of this re-grading the waterflow will change and those trees would die if they were retained.

An attendee asked if there was a plan for a single entrance/exit along Georgia Avenue. Ms. Girard stated that there were two options submitted to the agencies for review, one of them with only a Georgia Avenue and the other with both.

An attendee asked if the drop-off traffic was calculated in the safety and planning of the development. Ms. Girard confirmed that it was included in the safety and planning of the site. Mr. Driban further confirmed that this drop-off was accounted for in the traffic impact study.

An attendee asked about the original Montgomery County requirement that the drop-off be located within the development. Ms. Girard stated that at the time of the Sector Plan the grading of the site and complications associated with including the drop-off on the property were not fully recognized. Given the significant grade change on the property, the drop-off cannot be accommodated on-site, and its incorporation would create numerous conflicts with site and the pedestrian traffic. It was therefore agreed at the time of the Sketch Plan that the drop-off would be

on Woodland Drive. Ms. Girard also noted that the Sector Plan envisioned that access to such drop-off would always be via Woodland Drive.

An attendee asked why the drop-off is necessary and why the plan is not to continue to only use the drop-off at the original Metro entrance on the other side of Georgia Avenue. Ms. Girard explained that it was a requirement in the Sector Plan and that the Applicant is required to include it in some form. The same attendee asked if the community's concerns are included in these discussions. Ms. Girard stated that, yes, they are included. Expressed concerns would be included in the meeting minutes and the community can also make comments to Montgomery County directly. Ms. Girard also noted that the original drop-off will not be eliminated, this new drop-off will just be added.

Ms. Girard ended the meeting by instructing the attendees that, should they have any more questions, they can review the plans and find appropriate contact information at montgomeryplanning.org.

The meeting ended at approximately 8:26 PM.

Minutes prepared by:

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