

October 31, 2023

**RE: Notice of Pre-Submittal Community Meeting
Ellsworth Place, Silver Spring
Sketch Plan Application**

Dear Neighbor:

On behalf of Avante Ellsworth Venture I, LLC, the owner of this building (the "Applicant"), we are writing to inform you of the initial plans for future redevelopment of the property located at 8661 Colesville Road in Silver Spring, Maryland (the "Property"). The Property is zoned CR-8.0, C-8.0, R-8.0, H-300 within the Silver Spring Downtown & Adjacent Communities Plan. The total net tract area is approximately 91,248 square feet. The Applicant will be submitting a Sketch Plan Application in the near future as the first step in a multi-step development approval process. The Applicant is proposing to redevelop the Property with approximately 425,593 square feet of residential use on top of the existing Ellsworth Place commercial building (the "Application").

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. You can join the virtual meeting as follows:

Date/Time: Wednesday, November 15th at 7:00pm

Virtual Meeting: <http://bit.ly/497YX8V>

Dial In: 1-929-352-1741 Phone Conf ID: 305 675 431# Meeting ID: 275 873 022 210 Passcode: j9WZNu

Presentation slides available: on November 10, 2023 at <http://bit.ly/3S3NiBX>

Comments can be made during the meeting via noted methods. Comments can be made outside the meeting by e-mail to sloan@vika.com. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or comment through the MS Teams chat.

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned an application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list while in attendance. We look forward to meeting with you (virtually) on November 15, 2023.

Sincerely,

VIKA Maryland, LLC

Joshua C. Sloan, RLA, ASLA, AICP
Director of Planning & Landscape Architecture/Vice President



meeting



slides



Ellsworth Place - Attachment D - Community Meeting Notes
 Sketch Plan
 Notice of Application
 Mailing List

Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
Montgomery County	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	D	N175	13-03279414
Montgomery County	EOB	101 Monroe Street	Rockville	MD	20850	A	N230	13-03412392
Colesville Joint Venture	c/o HBW Group	1055 1st Street, Suite 200	Rockville	MD	20850		Lot 12	13-00984681
PFA B Silver Spring LC	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	B	N336	13-03309113
PFA C Silver Spring LC	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	C	N316	13-03381415
Montgomery County, Maryland	Attn: Chief Admin Officer	101 Monroe Street, 2nd Floor	Rockville	MD	20850		N278	13-03316712
Zlotnick & Kraft - Montgomery LLC	c/o Gerald P. Grossberg	6624 Wilson Lane	Bethesda	MD	20817	A	Lot 27	13-01048143
Montgomery County, Maryland		101 Monroe Street, 2nd Floor	Rockville	MD	20850	A	N210	13-03673544
Raviv Steven S. Revoc. Tr.		4622 32nd Street North	Arlington	VA	22207	A	Lot P15	13-01043460
Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P15	13-01040295
Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P14	13-01043458
Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P14	13-01043471
Civic, Community, Condominium and HOAs registered with MNCPPC	Contact	Street	City	State	Zip			
Cameron Hill Homeowners Association	Patti Deporter	404 Pershing Drive	Silver Spring	MD	20910			
Cameron Hill Owners Association	Howard Helland, Administrative Agent	9420 Annapolis Rd Suite 105	Lanham	MD				
Cameron Hill Owners Association	Scott Shoreman, Board Member	1319 Cameron Hill Court	Silver Spring	MD	20910			
Chelsea Heights Homeowners Association	Denise Perme	8612 Springvale Road	Silver Spring	MD	20910			
Crescent Condominium	Dan Lowery, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832			
Crescent Condominium	Michael Larson	903 Wayne Avenue	Silver Spring	MD	20910			
East County Citizens Advisory Board	Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
East Silver Spring Civic Association	Dan Reed, Vice President	8120 Hartford	Silver Spring	MD	20910			
East Silver Spring Civic Association	Kate Myers, President	410 Silver Spring Avenue	Silver Spring	MD	20910			
East Silver Spring Civic Association	Pete Tantisunthorn, Secretary							
Elizabeth House Residents Association	Resident Agent Manager	1400 Fenwick Lane	Silver Spring	MD	20910			
Friends of Sligo Creek	Ed Murtagh, Vice President	P.O. Box 11572	Takoma Park	MD	20913			
Friends of Sligo Creek	Elaine Lamirande, President	P.O. Box 11572	Takoma Park	MD	20913			
Friends of Sligo Creek	Kit Gage, Board Member	8007 Park Crest Drive	Silver Spring	MD	20910			
Lofts 24 Condominium	Tom Nagle	8310 Fenton Street	Silver Spring	MD	20910			
Lofts 24 Condominium Assn	Lawan Trent, Administrative Agent	7811 Montrose Road	Rockville	MD	20852			
Lofts 24 Condominium Assn	Arman Patala	7811 Montrose Road	Potomac	MD	20854			
Montgomery County Civic Federation	Alan Bowser, Co-President							
Montgomery County Renters Alliance Inc.	Matt Losak, Executive Director							
Montgomery County Taxpayers League	Edward Amatetti, President							
Northern Montgomery County Alliance	Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			
Park Hills Civic Association	Alan Bowser, President	409 Deerfield Avenue	Silver Spring	MD	20910			
Park Hills Civic Association	Gardner Cheryl, Vice President	110 Fleetwood Terrace	Silver Spring	MD	20910-5511			
Park Hills Civic Association	Nina Vucenic, Treasurer	215 Dale Drive	Silver Spring	MD	20910-5503			
Presidents Council of Silver Spring CA	Andrew Kleine, President	9417 Worth Avenue	Silver Spring		20901			
PROGRESS	Mike Kraft, Chairperson	120 Dale Drive	Silver Spring	MD	20910			
Seven Oaks-Evanswood Citizens Assn	Chris Reynolds, President	406 Hamilton Ave	Silver Spring		20901			
Sierra Club - Montgomery County Group	Al Carr							
Sierra Club - Montgomery County Group	Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
Silver Spring-Takoma Traffic Coalition	Charles Wolff, President	635 Bennington Drive	Silver Spring	MD	20910			
Silver Spring Historical Society	Jerry McCoy	800 Thayer Avenue	Silver Spring	MD	20910-4504			
Silverton Condominium	Abby Brandt, President	1201 East West Highway #114	Silver Spring	MD	20910			
South Silver Spring Neighborhood Assn	Carrie Feldman			MD				
South Woodside Park HOA Inc	Asra Kidwai, Admin Agent	831 Woodside Parkway	Silver Spring	MD	20190			
South Woodside Park HOA Inc	Renaldo Nehemiah, Admin Agent	P. O. Box 8691	Silver Spring	MD	20907-8691			
Tally-Ho Homeowners Association	Janet De Moor, Admin Agent	12804 Talley Lane	Gaithersburg	MD	20878			
Thayer Towers Condominium Association	Christina Kane, President	575 Thayer Avenue, #408	Silver Spring	MD	20910			

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Wood Hollow Homeowners Association	Phyllis Volin, President	11680 Doolittle Drive, Suite 203	Waldorf	MD	20602		
Wood Hollow Homeowners Association	Tonja Brooks	11680 Doolittle Drive, Suite 203	Waldorf	MD	20602		
Woodside Civic Association	Ellen Galantucci, President	8711 2nd Avenue	Silver Spring	MD	20910		
Woodside Civic Association	Ian Feller, Vice President	1713 Noyes Lane	Silver Spring	MD	20910		
Woodside Park Civic Association	Brenda Freeman, Vice President	1220 Dale Drive	Silver Spring	MD	20910		
Woodside Park Civic Association	Chris Lao-Scott, President	1100 Highland Drive	Silver Spring	MD	20910		
Woodside Park Civic Association	Christine Morgan, Zoning Chair	1008 Woodside Parkway	Silver Spring	MD	20910		
Woodside Park Civic Association	Lou Razetti, Treasurer	1515 Grace Church Rd	Silver Spring	MD	20910		
Woodside Park Civic Association	Robert Oshel	9114 Crosby Road	Silver Spring	MD	20910		
Woodside Park Community Association Inc	Carl Mukri	1123 Fairview Court			20910		
Woodside Park Homeowners Association	Elana Nunez, Admin Agent	8817 Woodland Drive	Silver Spring	MD	20910		
Woodside Park Homeowners Association Inc	Keely Lange, President	8813 Woodland Drive	Silver Spring	MD	20910		
Others Required to be Notified	Organization	Street	City	State	Zip		
Intake and Regulatory Coordination	MNCPPC	2425 Reedie Drive, 14th Fl	Wheaton	MD	20902		
Development Team	Organization	Street	City	State	Zip		
Gus B. Bauman	BEVERIDGE & DIAMOND PC	1900 N Street, NW	Washington	DC	20036		
Joshua C. Sloan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
Brandon Bell	Gresham Smith	222 Second Avenue South, Suite 1400	Nashville	TN	37201-2308		
Ian P. Duke	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
GBT Realty Corporation	GBT Realty Corporation	9010 Overlook Boulevard	Brentwood	TN	37027		
Esra Soyututan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
Others requesting Application updates	Second Name or Organization	Street	City	State	Zip		

48"

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NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING

FOR:


Elsworth Place, Silver Spring

SKETCH PLAN APPLICATION

Approximately 425,593 square feet of residential use
on a net tract area of approximately 91,248 square feet

Zoned CR-8.0, C-8.0, R-8.0, H-300

within the Silver Spring Downtown & Adjacent Communities Plan

Date/Time:	Wednesday, November 15th at 7:00 PM	
Virtual Meeting:	https://bit.ly/497YX8V	
Dial In:	1-929-352-1741 - phone conf ID: 305 675 431 #	
Meeting ID:	275 873 022 210	
Passcode:	j9WZNu	

Presentation slides:	(Available November 10, 2023) at http://bit.ly/3S3NiBX
Contact:	Josh Sloan
	301.916.4100 - sloan@vika.com



36"

 **For process and hearing information please contact:**
 The Maryland-National Capital Park & Planning Commission
 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902
www.montgomeryplanning.org/development
 (301) 495-4610

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Sketch Plan
Project Name: Ellsworth Place

AFFIDAVIT IN COMPLIANCE WITH MONTGOMERY COUNTY ZONING ORDINANCE

On this 31th day of October, 2023, before me the subscriber,
a Notary Public of the State and County aforesaid,
personally appeared Shawn Grimm who made oath
in due form of law as follows:

That on October 31, 2023, at least 15 days before the November 15, 2023
Community Meeting signs announcing the date, time, and location of the
community meeting were erected for the above captioned Plan on the Subject
property, in accordance with the required distances and positioning as set
forth in the above mentioned Ordinance.



Signature

Subscribed and sworn to, before me,
on the day and year above written.



Notary Public

Montgomery County, Maryland
Notary Public
Amy Baronoff Kalamiris
My Commission Expires 9/8/2026

SEAL

My Commission Expires: _____

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notice?
Jane Lyons-Raeder	[No contact information provided]		janeplyons@gmail.com	
Jhonny Amaya	[No contact information provided]			
Tekle, Nahom T.	[No contact information provided]		Nahom.tekle@montgomerycountymd.gov	
Jacob Newman	Silver Spring Regional Services Director Montgomery County Government			
Melvin Tull	[No contact information provided]		mel@leedg.com	
Linda Keenan	[No contact information provided]		linda@lindakeenan.org	
Kiran Kochar-McCabe	[No contact information provided]			
Jhonny Amaya	[No contact information provided]			
Katie Wagner	[No contact information provided]			
Mike English	[No contact information provided]		mje213@gmail.com	
Deborah Chalfie	[No contact information provided]		dchalfie@adsw.org	

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the MS Teams platform.

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notice?
Adrienne	[No contact information provided]			
Carolyn Lampila	[No contact information provided]			
Ross	[No contact information provided]			
William	[No contact information provided]			
Claudia	[No contact information provided]			
Alyssa	[No contact information provided]			
Kw	[No contact information provided]			
Matt M	[No contact information provided]			
Unknown user	[No contact information provided]			

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AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on November 15, 2023 at 7:00 pm through the MS Teams platform, with an optional dial-in number, in advance of the filing of the application for Sketch Plan 320240060 for Ellsworth Place project in Silver Spring. The presentation materials were made available to the public for download on October 31, 2023, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was property given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department of virtual community meetings in response to the COVID-19 public health emergency.

Trey Culpepper
Signature

11/21/23
Date

Trey Culpepper
Print Name

Authorized Agent
Title

Subscribed and sworn to, before me, this 21st day of November, 2023.

SEAL



Ruth Logan
Signature of Notary Public

Ruth Logan
Printed Name of Notary Public

My Commission Expires: 3-9-2027

Memo

ELLSWORTH PLACE - 320240060 MINUTES OF COMMUNITY OUTREACH MEETING NOVEMBER 15, 2023

Pursuant to its mailing and posting, Applicant held a community outreach meeting via MS Teams on November 15, 2023. The meeting began at 7 p.m. In addition to Applicant and its team, several unidentified attendees participated. Those who identified themselves as wishing to be included in future correspondence were added to the notice list for submission. Applicant briefly explained the purpose of the meeting and the planned submission of a Sketch Plan application for redevelopment of the property at 8661 Colesville Road. Applicant briefly described goals of the Downtown Silver Spring & Adjacent Areas Sector Plan and zoning/development approval process. Applicant presented a PowerPoint presentation of the site and the proposed building. Community representatives asked questions about parking, timing of construction, how construction might occur on top of an existing building, the use of bird safe glass, and affordable housing, possibilities of redeveloping the mall, all of which Applicant answered. The meeting adjourned at 7:38 p.m.

