

I A. Robin

30/12-00A COPY Estate, Steven Imore  
Hall - 5301 Tuckerman Lane (MP#30/12)

---

Sue Hains -

301-595-1000

---

Send staff report to:

with Report sent  
Nov 9  
aft

✓ Sue Haines, Grinnell & Parker

✓ Elliott Frauster 1, Stephenson Hall

✓ Mary K. Amador, Mt. county

10/4

10:20

Robin

Please call Russell

Moxley

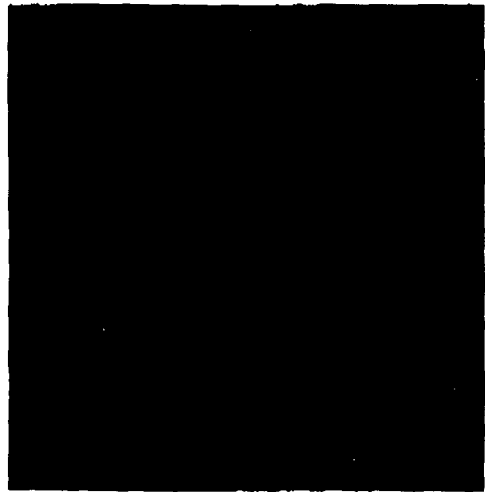
301-279-8096

S.

10/4/01 -  
Told R Moxley to  
Call MHT because  
of settlement -

Robin

30/12



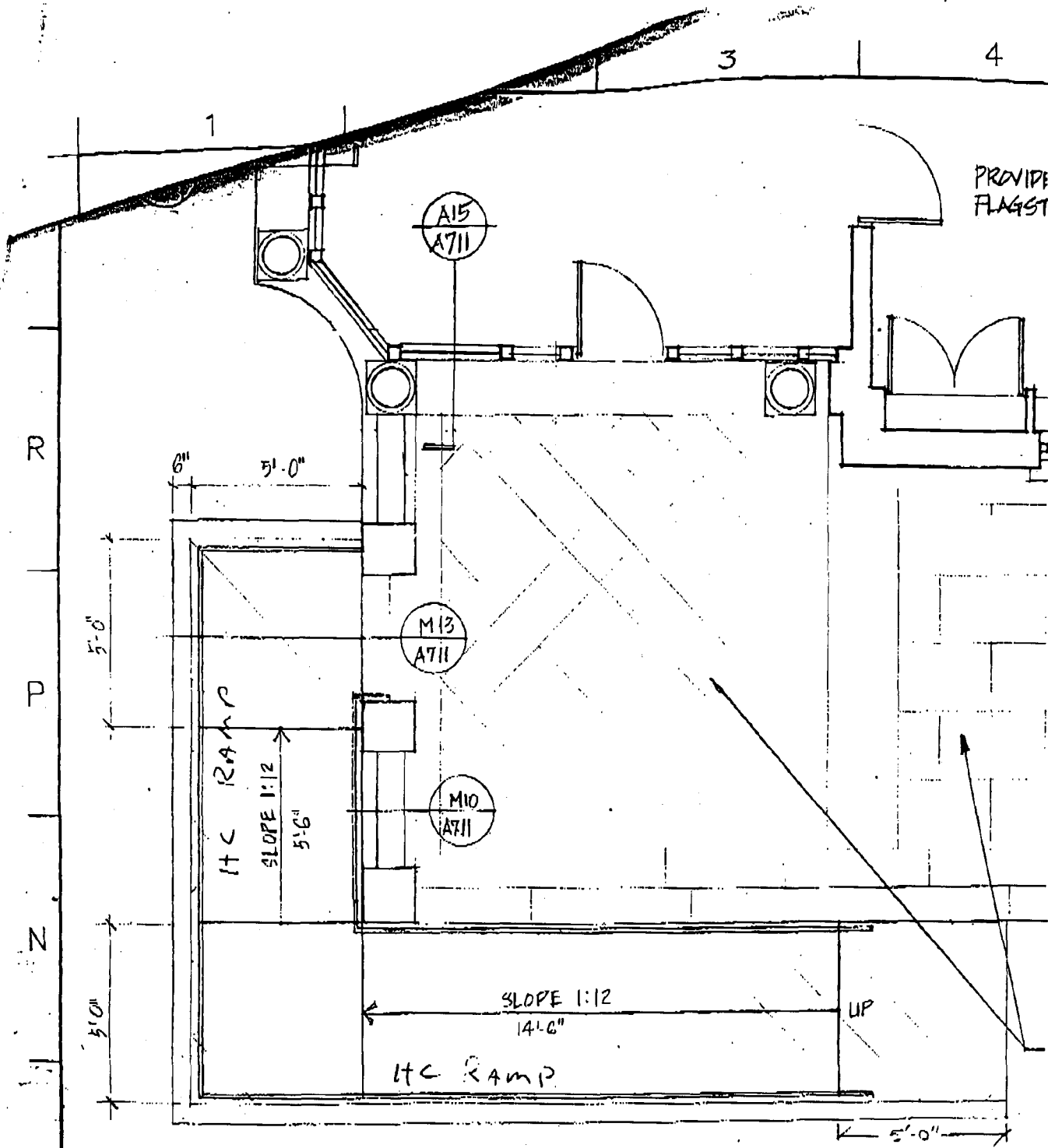
# Fax

**To:** ROBIN ZIEK                            **From:** RUSSELL MOXLEY  
**Fax:** 301 563-3412                         **Pages:** 2  
**Phone:** 301 563-3400                     **Date:** 10/4/01  
**Re:** STRATHMORE ARTS CENTER         **CC:** HANDICAPPED RAMP

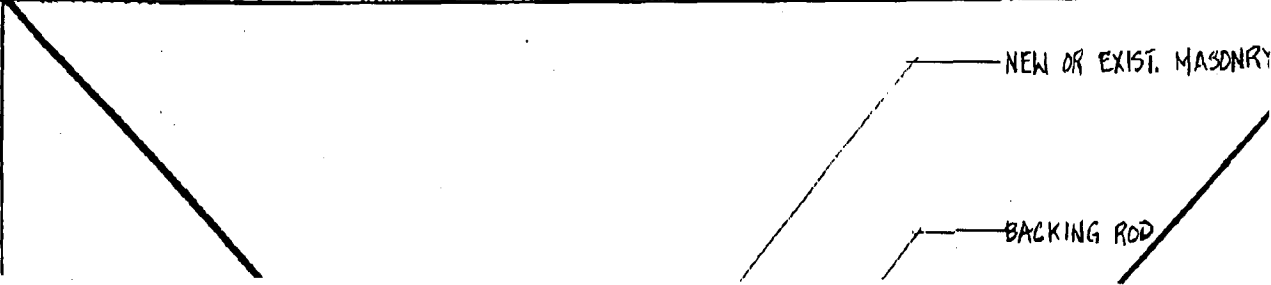
**Urgent**      **For Review**      **Please Comment**      **Please Reply**      **Please Recycle**

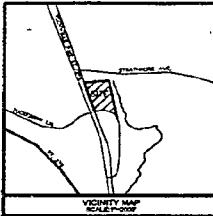
● **Comments:** ROBIN WE WOULD LIKE TO USE CONCRETE ON THE HANDICAPPED RAMP INSTEAD OF FLAGSTONE BECAUSE OF SAFETY AND RELIABILITY PURPOSES. PLEASE LOOK AT THE AREA INVOLVED AND PLEASE CALL ME WITH ANY QUESTIONS AT 301-279-8096 AND FAX IS 301-279-8166 THANK YOU FOR YOUR HELP IN THIS MATTER.

\_\_\_\_\_



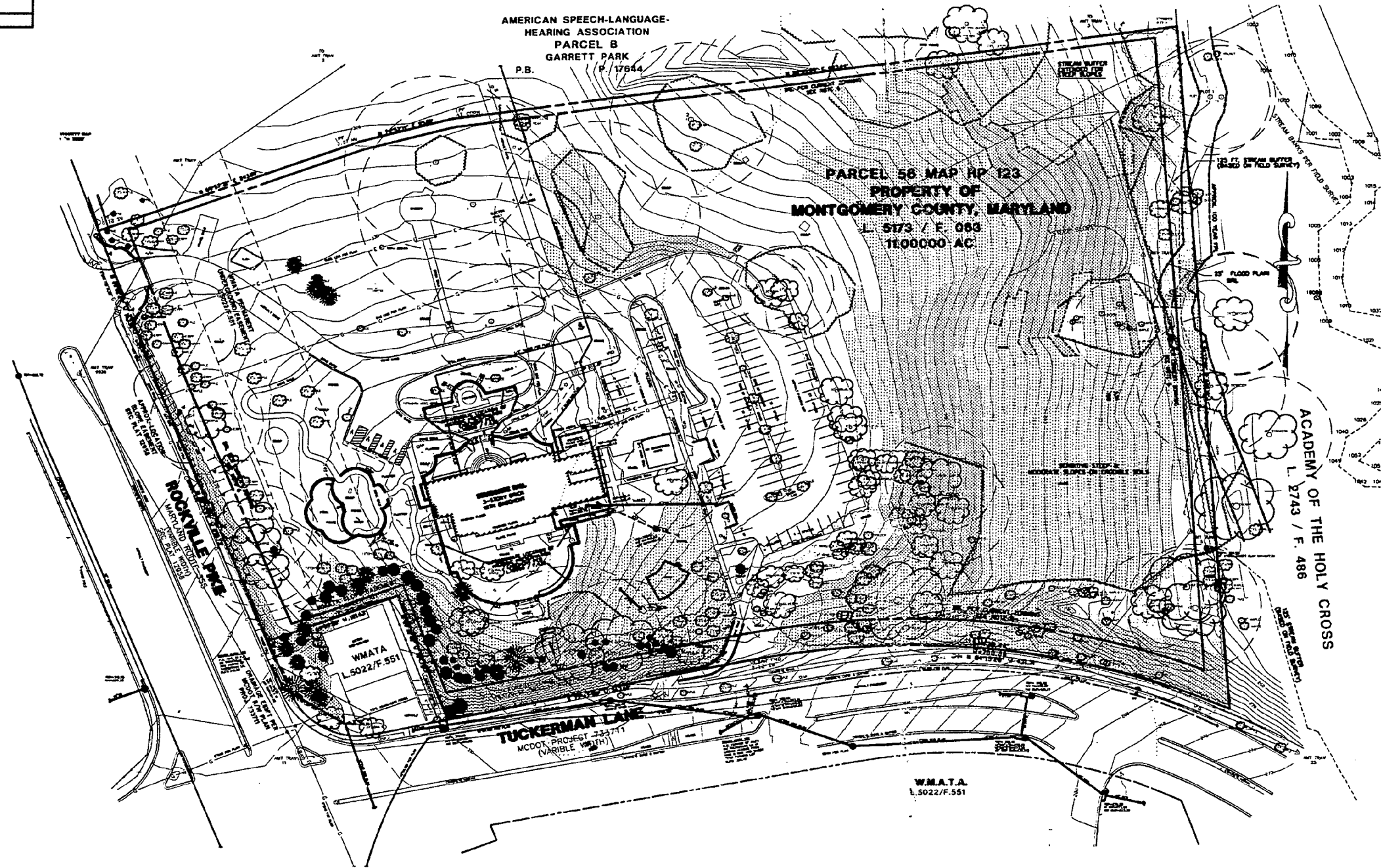
M1	ACCESS MODIFICATION @ SOUTH TER
1/4" = 1'	





AMERICAN SPEECH-LANGUAGE-  
HEARING ASSOCIATION  
PARCEL B  
GARRETT PARK  
P.B. # 17844

PARCEL 56 MAP RP 123  
PROPERTY OF  
MONTGOMERY COUNTY, MARYLAND  
L. 5173 / F. 063  
110000 AC



STRATHMORE CONCERT HALL  
10701 Rockville Pike  
N. Bethesda, MD 20852

Strathmore Hall Foundation  
Montgomery County, Maryland  
Baltimore Symphony Orchestra

DESIGN ARCHITECT:  
William Rawm Associates, Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705

- THEATER CONSULTANT:  
Theatre Projects Consultants
- ACOUSTICAL CONSULTANT:  
R. Lawrence Kinsgard & Associates
- STRUCTURAL ENGINEER:  
LeMessurier Consultants
- M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.
- CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.
- LANDSCAPE ARCHITECT:  
Louise Schiller Associates
- LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.
- ENERGY ANALYST:  
Performance Associates
- CODE ANALYST:  
Rolf Jensen & Associates, Inc.
- FOOD SERVICE CONSULTANT:  
CHALICE International, Inc.
- RETAIL DESIGN CONSULTANT:  
Planet Retail Studio

REVISION

DRAWING TITLE:  
**TREE SURVEY**

SCALE: 1"=40'  
DATE: Nov. 13, 1999  
DRAWN: MA  
FILE: 0900A.02

DRAWING NUMBER:

**C1A**

**CERTIFICATION**

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.

ENGINEER'S NAME: \_\_\_\_\_ LICENSE NO. 0176  
DATE: \_\_\_\_\_

**LEGEND**

OAK TREE & LANDING TREE	SPECIMEN TREE & TAG NUMBER	SPECIMEN TREE & CRITICAL ROOT ZONE	FOREST AREA BOUNDARY
SOIL BOUNDARY	ON-SITE FOREST AREA	SLOPES > 25%	SLOPES 15% - 25%
HISTORICAL EASEMENT			

1"= 110'





**STRATHMORE CONCERT HALL**  
 10701 Rockville Pike  
 N. Bethesda, MD 20852

Strathmore Hall Foundation  
 Montgomery County, Maryland  
 Baltimore Symphony Orchestra

**DESIGN ARCHITECT:**  
 William Rehm Associates, Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Calverton, MD 20705

- TRAINER CONSULTANT:**  
 Thayer Physical Consultants
- ACUSTICAL CONSULTANT:**  
 R. Lawrence Kravangrad & Associates
- STRUCTURAL ENGINEER:**  
 Lohmeyer & Associates
- MGEI ENGINEER:**  
 TMP Consulting Engineers, Inc.
- CIVIL ENGINEER:**  
 A. Nelson Thomas & Associates, Inc.
- LANDSCAPE ARCHITECT:**  
 Louise Sculler Associates
- LIGHTING CONSULTANT:**  
 Fisher Merritt Stern, Inc.
- ENERGY ANALYST:**  
 Performance Associates
- CODE ANALYST:**  
 Ref. Jensen & Associates, Inc.
- FOOD SERVICE CONSULTANT:**  
 Chisholm International, Inc.
- METAL DESIGN CONSULTANT:**  
 Patent Food Service

REVISION	

**DRAWING TITLE:**  
**TREE SUMMARY**  
**SITE NARRATIVE**

SCALE: 1" = 100'  
 DATE: Nov. 14, 1998  
 DRAWING NO.: NA  
 FILE: 9808102  
 DRAWING NUMBER: **C1B**

**STRATHMORE HALL SITE NARRATIVE**

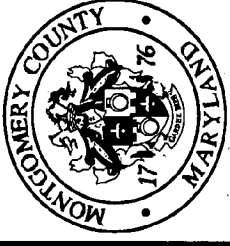
A. Nelson Thomas and Associates has completed a Visual Resources Inventory (VRI) for the project located at the intersection of Rockville Pike and Rockville Pike and Rockville Pike and Rockville Pike. The VRI was conducted in accordance with the requirements of the Montgomery County Ordinance 17-101, which requires a VRI to be completed for all projects that require a site plan. The VRI was conducted on August 14, 1998, and the results are presented in this report. The VRI was conducted in accordance with the requirements of the Montgomery County Ordinance 17-101, which requires a VRI to be completed for all projects that require a site plan. The VRI was conducted on August 14, 1998, and the results are presented in this report. The VRI was conducted in accordance with the requirements of the Montgomery County Ordinance 17-101, which requires a VRI to be completed for all projects that require a site plan. The VRI was conducted on August 14, 1998, and the results are presented in this report.

**SIGNIFICANT/SPECIMEN TREE SUMMARY SHEET**

PROJECT NAME: STRATHMORE HALL  
 FIELD PERSON: V. MORTON  
 DATE: AUGUST 1998

TREE #	SPECIES	D.B.H.	CRITICAL ROOT ZONE (SQ. FT.)	TREE CONDITION	ROOT CONDITION	COMMENTS
1*	WHITE MULBERRY	33", 28"		GOOD	GOOD	
2	BLACK WALNUT	48"		GOOD	GOOD	
3	SILVER MAPLE	50"		GOOD	GOOD	
4*	BLACK WALNUT	40"		GOOD	GOOD	
5*	WHITE MULBERRY	50"		GOOD	GOOD	
6	SILVER MAPLE	68"		GOOD	GOOD	
7	BLACK WALNUT	54"		GOOD	GOOD	
8	BASSWOOD	38"		GOOD	GOOD	
9	NORWAY MAPLE	33"		GOOD	GOOD	
10	NORWAY MAPLE	38"		GOOD	GOOD	
11	NORWAY MAPLE	35"		BAU	BAU	
12	NORWAY MAPLE	32"		GOOD	GOOD	
13	TULIP POPULAR	54"		GOOD	GOOD	
14	RED OAK	40"		GOOD	GOOD	
15	SILVER MAPLE	33"		GOOD	GOOD	
16	SILVER MAPLE	50"		BAU	BAU	
17*	SYCAMORE	36"		GOOD	GOOD	
18	SYCAMORE	38"		GOOD	GOOD	
19	SYCAMORE	32"		GOOD	GOOD	
20	SYCAMORE	38"		FAIR	GOOD	
21	SYCAMORE	44"		GOOD	GOOD	
22	SYCAMORE	36"		GOOD	GOOD	
40*	TULIP POPULAR	32"		GOOD	GOOD	
41	WHITE MULBERRY	28"		GOOD	GOOD	
42	OAK	28"		GOOD	GOOD	
43	SILVER MAPLE	33"		GOOD	GOOD	
44	WHITE MULBERRY	24"		GOOD	GOOD	
45	WHITE MULBERRY	2-28"		GOOD	GOOD	MULTI-TRUNK
46	TULIP POPULAR	30"		GOOD	GOOD	
47	WHITE MULBERRY	30"		GOOD	GOOD	MULTI-TRUNK
48	WHITE MULBERRY	2-24"		GOOD	GOOD	MULTI-TRUNK
49	WHITE MULBERRY	40"		BAU	GOOD	MULTI-TRUNK HEARTY ROOT

\* SIGNIFICANT TREES THAT ARE TAGGED IN THE FIELD BUT ARE NOT SHOWN ON THE PLAN



**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
 Department of Public Works and Transportation  
 1101 Washington Blvd.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Flavin Associates, Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 11766 Beltsville Drive, Suite 400  
 Beltsville, MD 20705  
 (301) 585-1004

**THEATER CONSULTANT:**  
 Theatre Projects Consultants

**ACOUSTICAL CONSULTANT:**  
 R. Lawrence DeGard & Associates

**STRUCTURAL ENGINEER:**  
 Latham & Associates

**MPEY ENGINEER:**  
 MPEY Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
 Latham & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
 Louise Schiller Associates

**LIGHTING CONSULTANT:**  
 Fluor Marine Stone, Inc.

**ENERGY ANALYST:**  
 Real Estate Technologies Group

**CODE ANALYST:**  
 Real Estate Technologies Group

**FOOD SERVICE CONSULTANT:**  
 Real Estate Technologies Group

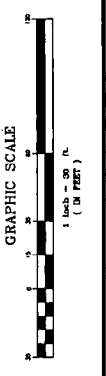
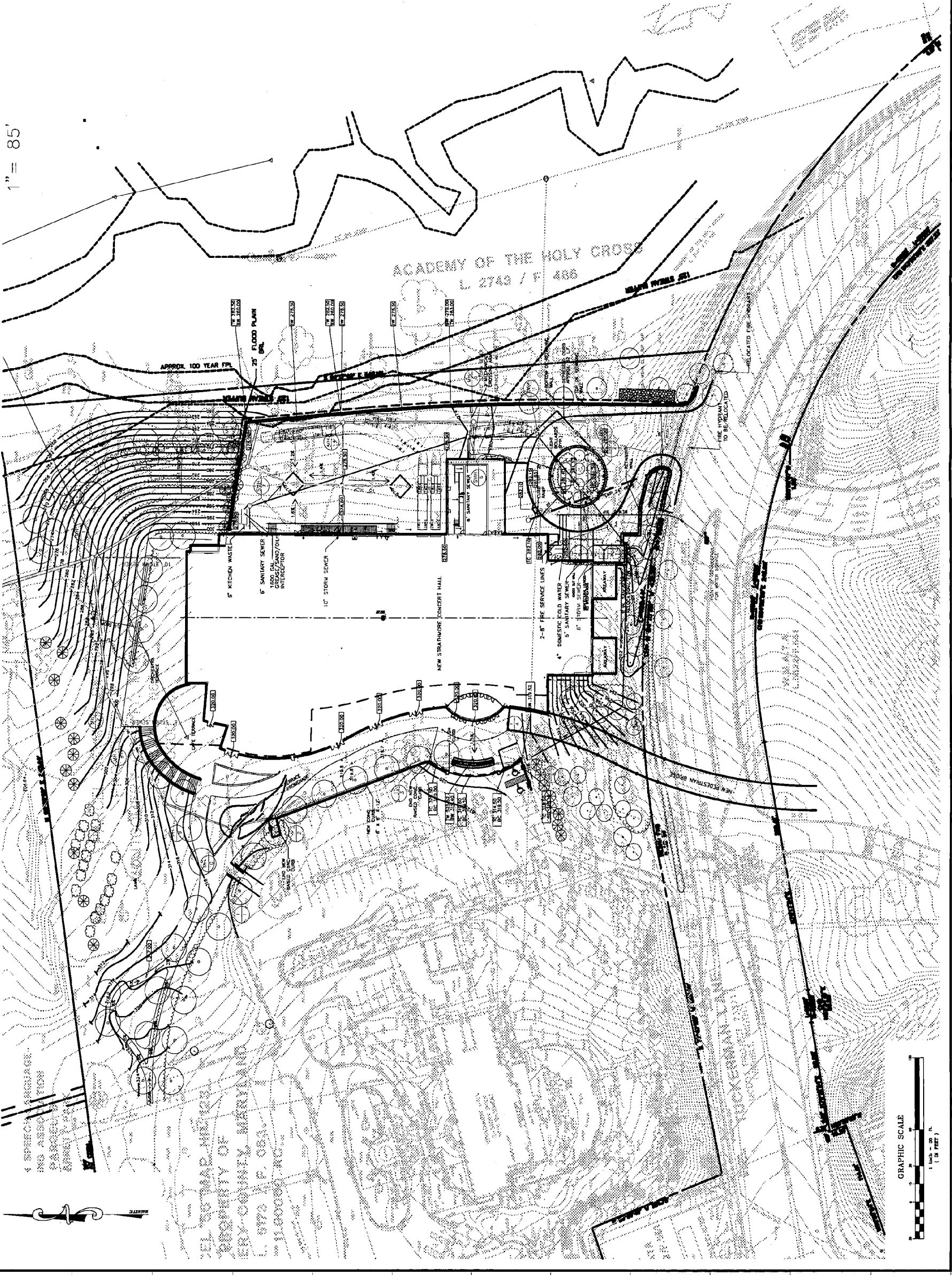
**RETAIL DESIGN CONSULTANT:**  
 Retail Design Consultants

**DRAWING TITLE:**  
**SITE GRADING PLAN**

DATE	REVISION

**DRAWING NUMBER:**  
**C-1.02**

1" = 85'



STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grmm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants

ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkegaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tishman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Cih-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:

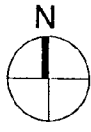
OVERALL PLANS - LEVEL 0

SCALE: 1/32" = 1'-0"

DATE: 10-12-00

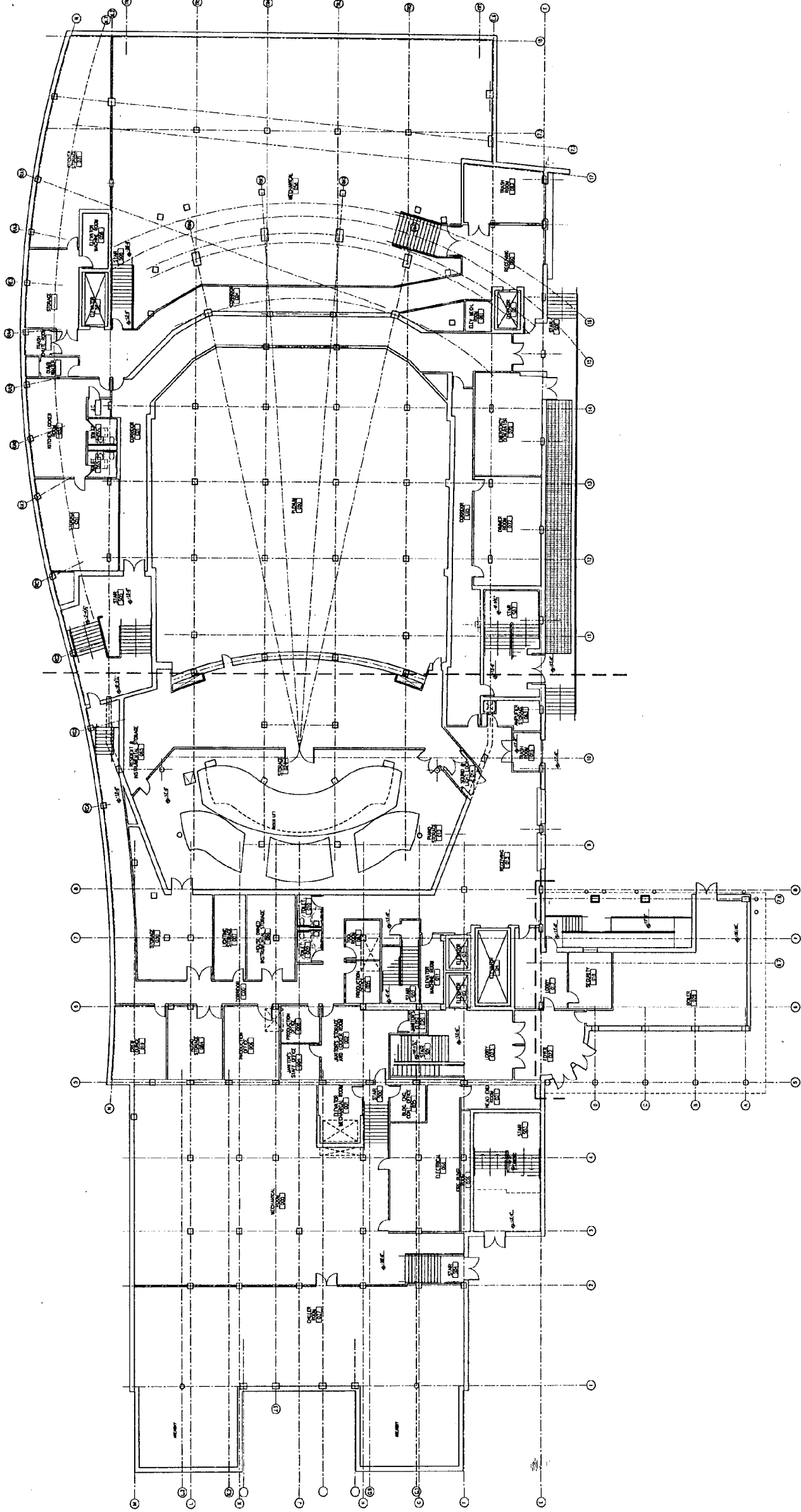
DRAWN:

FILE:



DRAWING NUMBER:

A-1.01



STRATHMORE CONCERT HALL  
North Bethesda, Maryland

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THEATER CONSULTANT:  
Theatre Projects Consultants  
ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkegaard & Associates  
STRUCTURAL ENGINEER:  
LaMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.  
CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Scittler Associates  
LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

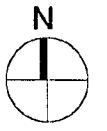
PROJECT MANAGER:  
Tishman Construction Corporation  
ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rolf Jensen & Associates, Inc.  
FOOD SERVICE CONSULTANT:  
Cini-Hile International, Inc.

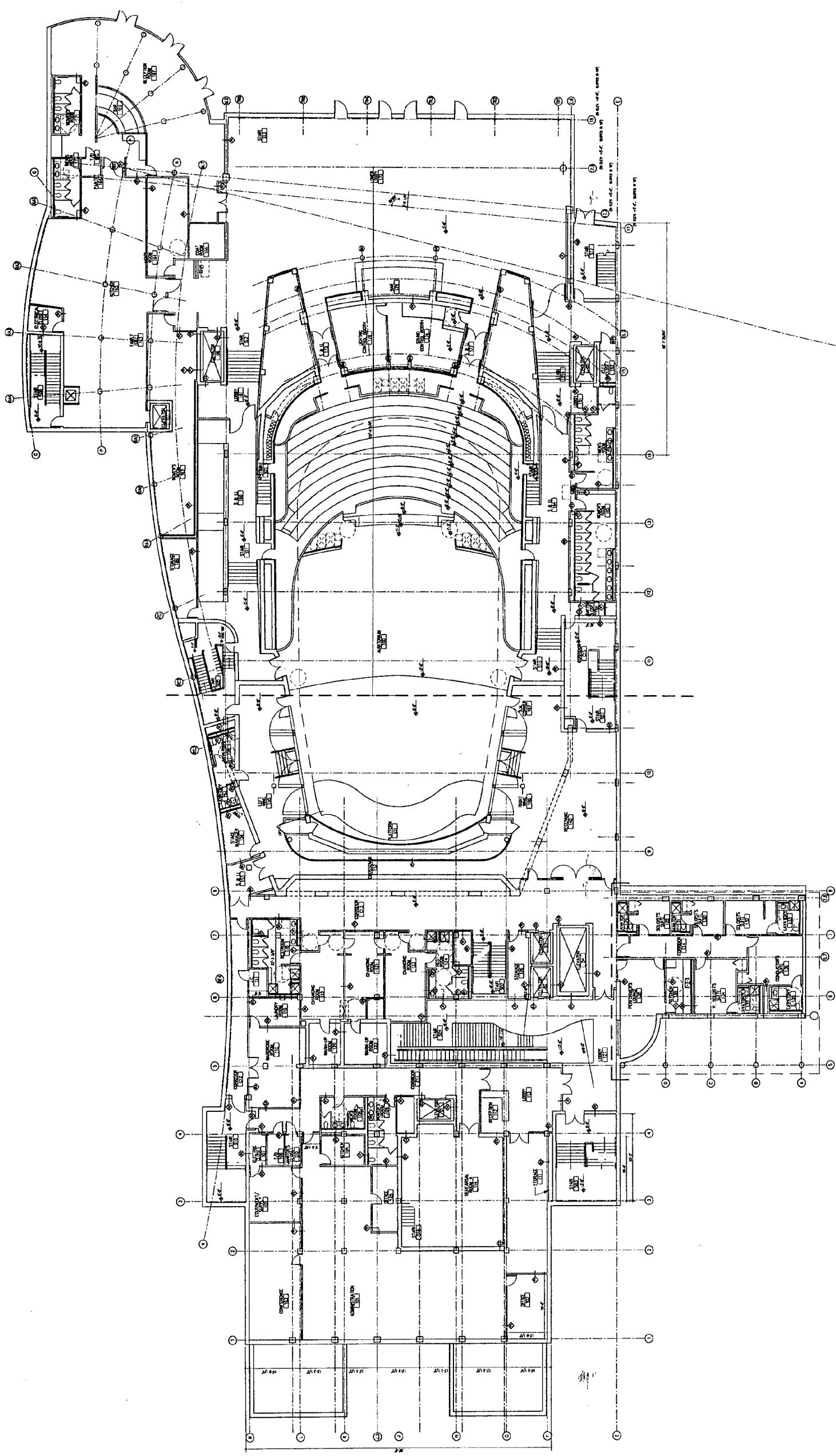
RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:  
OVERALL PLANS - LEVEL 1

SCALE: 1/32" = 1'-0"  
DATE: 10-12-00  
DRAWN:  
FILE:



DRAWING NUMBER:  
**A-1.02**



**STRATHMORE CONCERT HALL**  
North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

**DESIGN ARCHITECT:**  
William Rawn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

**ASSOCIATE ARCHITECT:**  
Grimm & Parker Architects  
11785 Bellville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

**THEATER CONSULTANT:**  
Theatre Projects Consultants

**ACOUSTICAL CONSULTANT:**  
R. Lawrence Kirkegaard & Associates

**STRUCTURAL ENGINEER:**  
LeMessurier Consultants

**M/E/P ENGINEER:**  
TMP Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
A. Morton Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
Louise Schiller Associates

**LIGHTING CONSULTANT:**  
Fisher Marantz Stone, Inc.

**PROJECT MANAGER:**  
Tishman Construction Corporation

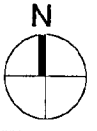
**ENERGY ANALYST:**  
Real Estate Technologies Group

**CODE ANALYST:**  
Rolf Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
Gini-Little International, Inc.

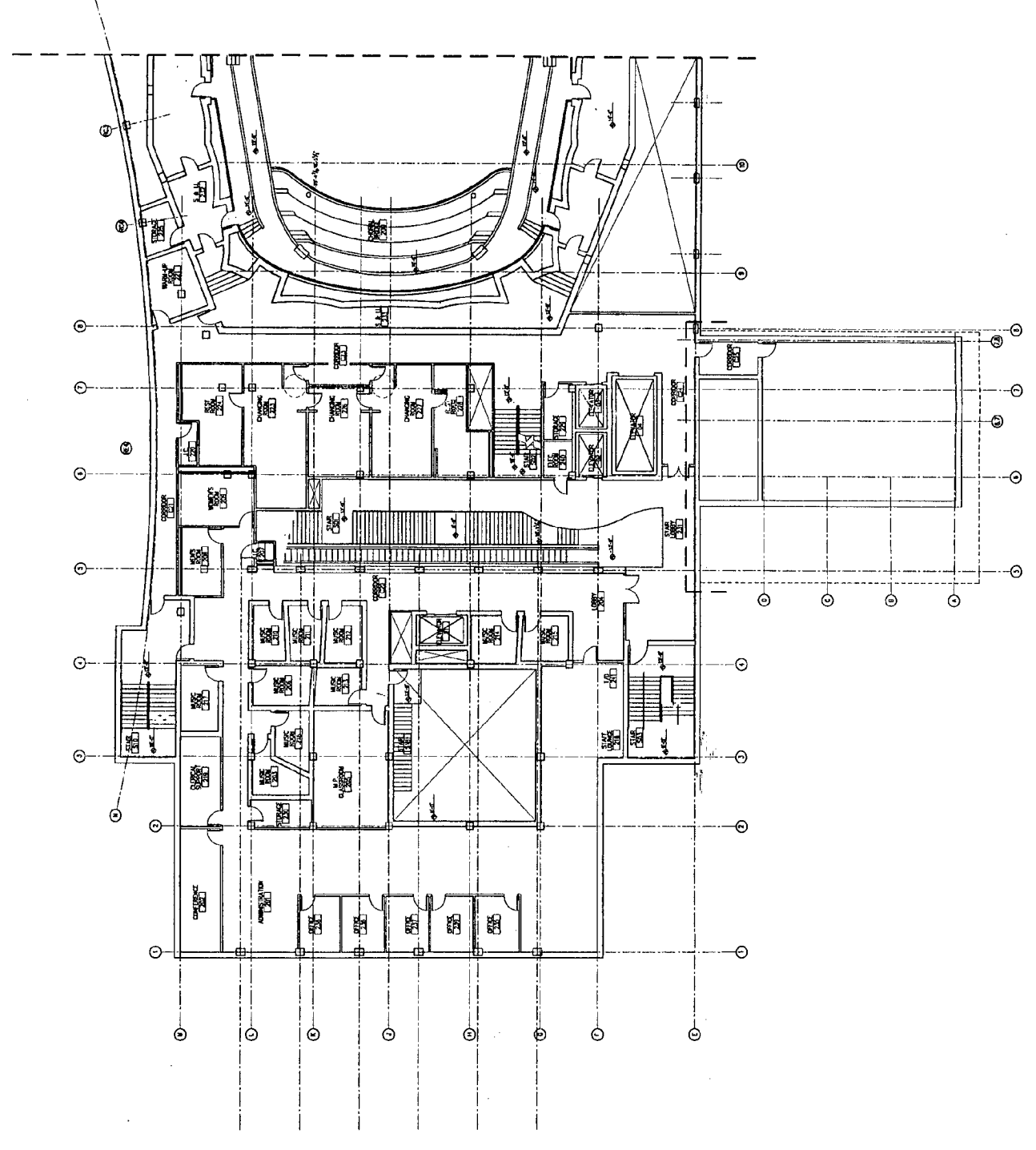
**RETAIL DESIGN CONSULTANT:**  
Planet Retail Studios

DRAWING TITLE:  
**OVERALL PLANS - LEVEL 2**

	SCALE: 1/32" = 1'-0"
	DATE: 10-12-00
	DRAWN:
	FILE:

DRAWING NUMBER:

# A-1.03



**STRATHMORE CONCERT HALL**  
North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

**DESIGN ARCHITECT:**  
William Rawm Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

**ASSOCIATE ARCHITECT:**  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

**THEATER CONSULTANT:**  
Theatre Projects Consultants

**ACOUSTICAL CONSULTANT:**  
R. Lawrence Kirkgaard & Associates

**STRUCTURAL ENGINEER:**  
LeMessurier Consultants

**ME/P ENGINEER:**  
TMP Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
A. Merton Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
Louise Schiller Associates

**LIGHTING CONSULTANT:**  
Fisher Marantz Stone, Inc.

**PROJECT MANAGER:**  
Tishman Construction Corporation

**ENERGY ANALYST:**  
Real Estate Technologies Group

**CODE ANALYST:**  
Rolf Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
Citi-Lite International, Inc.

**RETAIL DESIGN CONSULTANT:**  
Planet Retail Studios

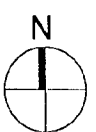
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SCALE: 1/32" = 1'-0"

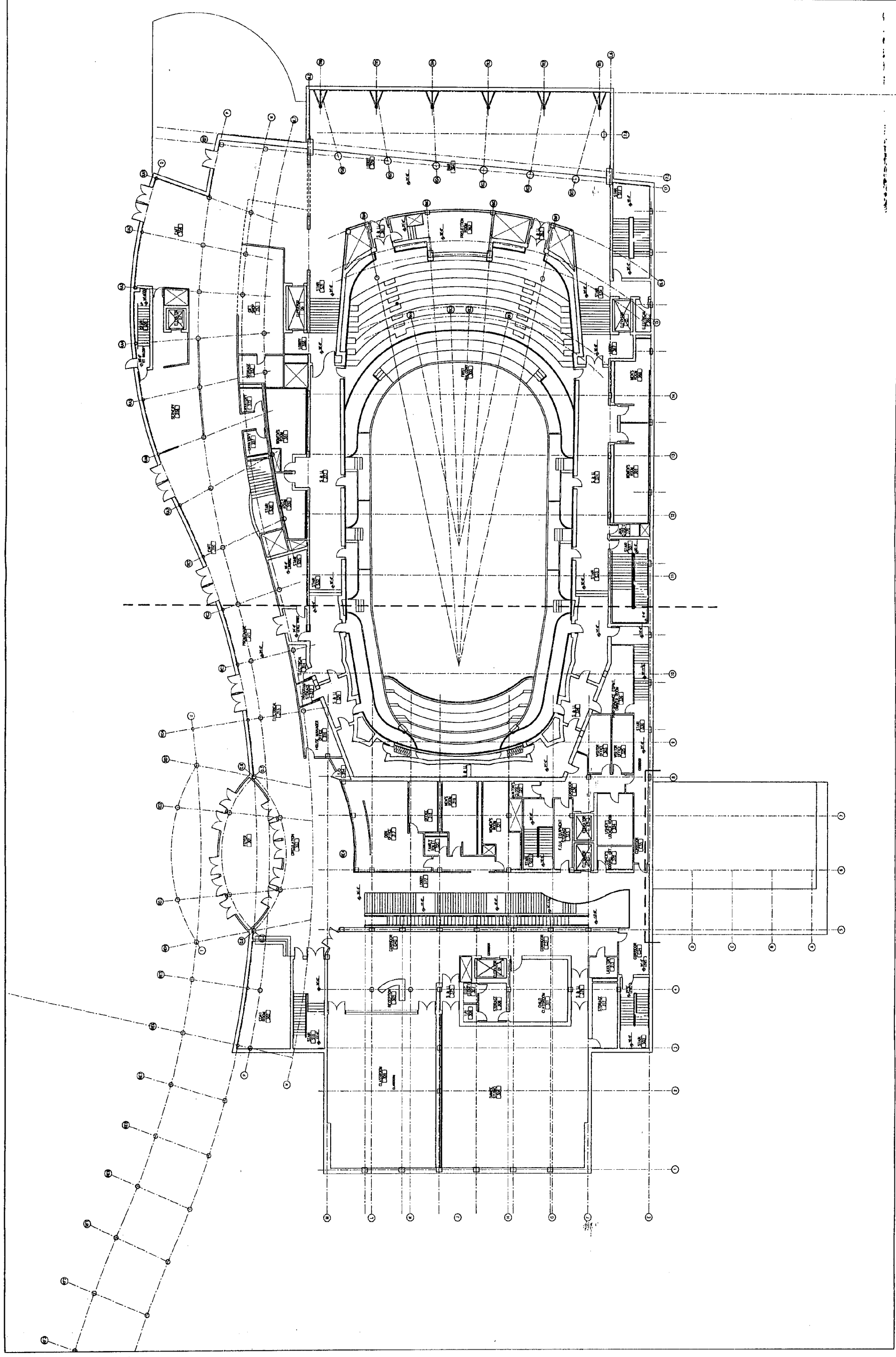
DATE: 10-12-00

DRAWN:

FILE:



DRAWING NUMBER:  
**A-1.04**



STRATHMORE CDNCERT HALL  
North Bethesda, Maryland

MONTGDMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawm Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSDCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants

ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkgaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tehman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Reif Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Cin-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:

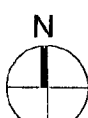
OVERALL PLANS - LEVEL 4

SCALE: 1/32" = 1'-0"

DATE: 10-12-00

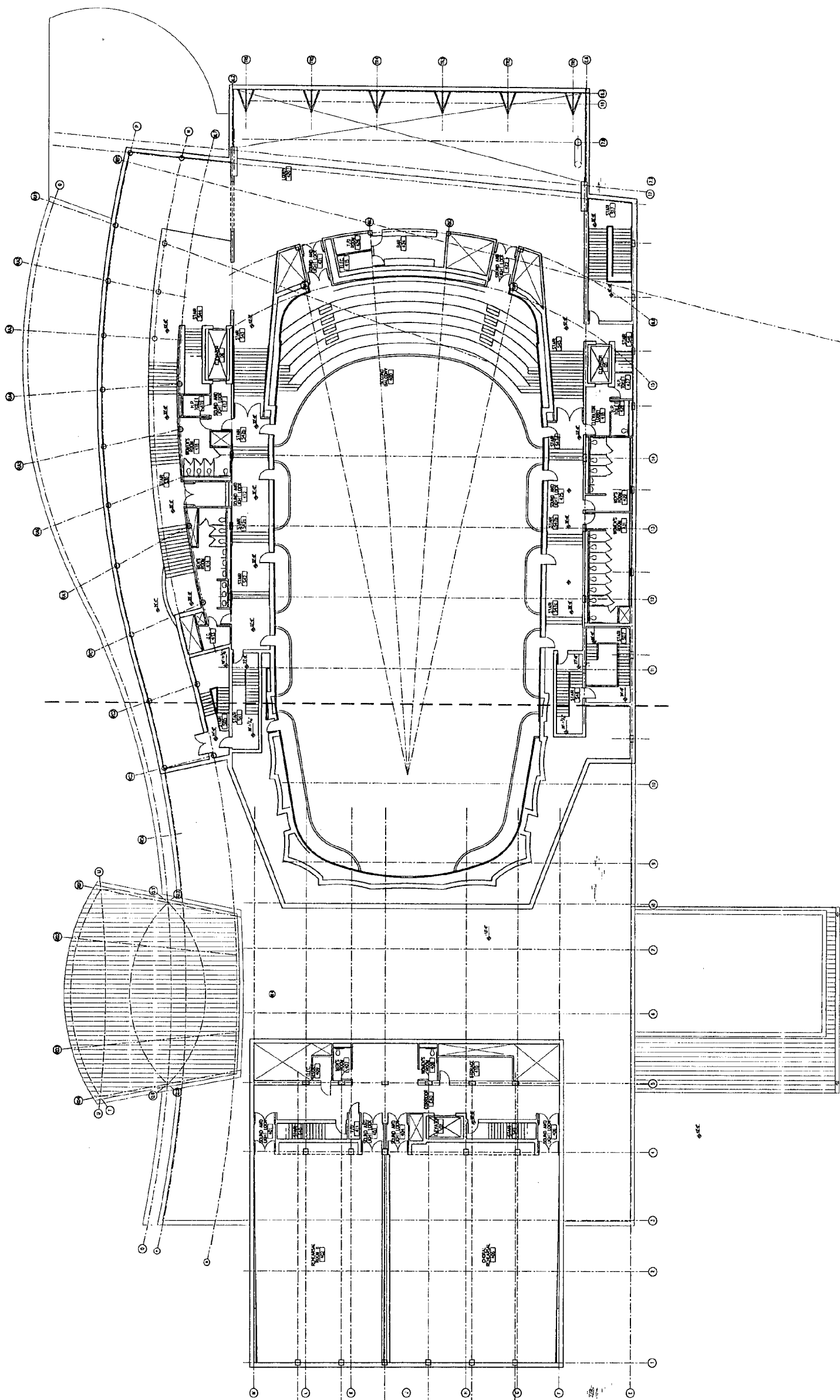
DRAWN:

FILE:



DRAWING NUMBER:

A-1.05





STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawm Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants

ACOUSTICAL CONSULTANT:  
R. Lawrence Kiregaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tishman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Cris-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:

OVERALL PLANS - LEVEL 5

SCALE: 1/32" = 1'-0"

DATE: 10-12-00

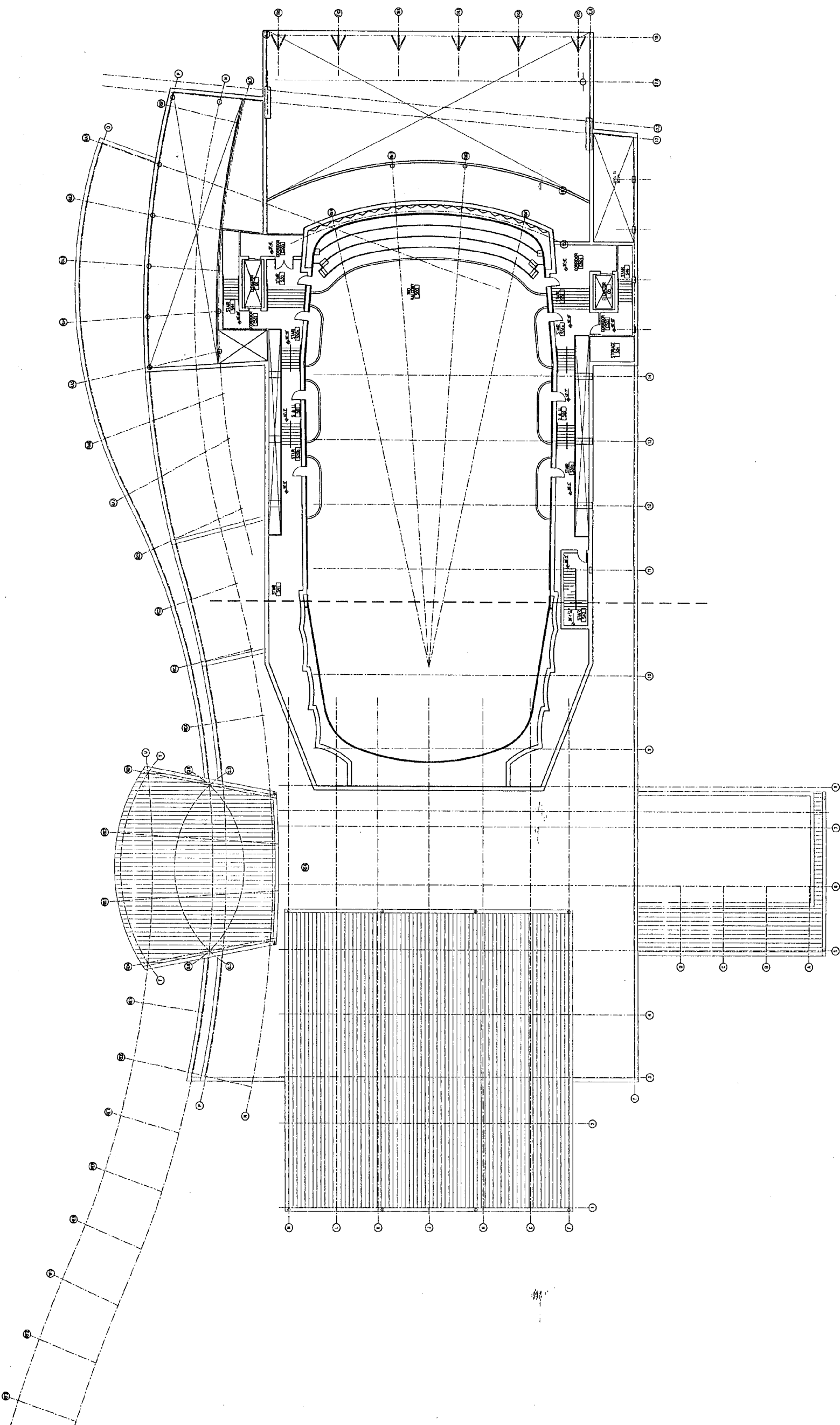
DRAWN:

FILE:



DRAWING NUMBER:

A-1.06





**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland  
**MONTGOMERY COUNTY, MD**  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawm Associates,  
 Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Calverton, MD 20705  
 (301)595-1000

**THEATER CONSULTANT:**  
 Theatre Projects Consultants

**ACOUSTICAL CONSULTANT:**  
 R. Lawrence Kitzgaard & Associates

**STRUCTURAL ENGINEER:**  
 Lemessmer Consultants

**M/E/P ENGINEER:**  
 TMP Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
 A. Morton Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
 Louise Schiller Associates

**LIGHTING CONSULTANT:**  
 Fisher Marantz Stone, Inc.

**PROJECT MANAGER:**  
 Tishman Construction Corporation

**ENERGY ANALYST:**  
 Real Estate Technologies Group

**CODE ANALYST:**  
 Reif Jensen & Associates, Inc.

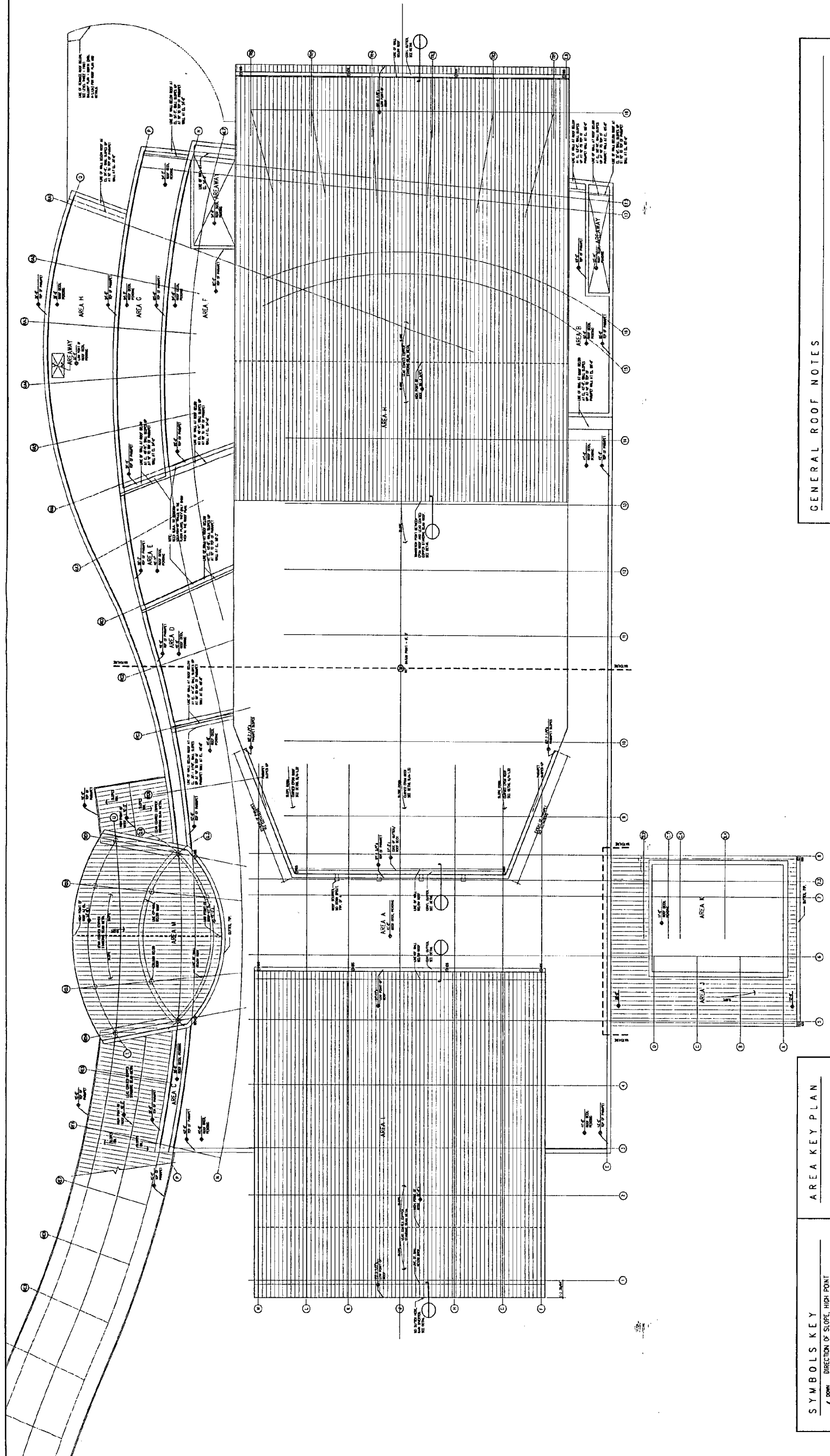
**FOOD SERVICE CONSULTANT:**  
 Chh-Little International, Inc.

**RETAIL DESIGN CONSULTANT:**  
 Planet Retail Studios

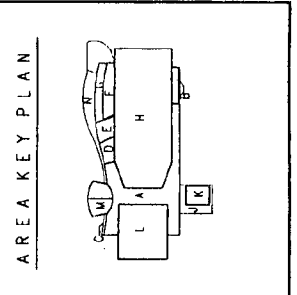
**DRAWING TITLE:**  
**ROOF PLAN**

**SCALE:** 1/32" = 1'-0"  
**DATE:** 10-12-00  
**DRAWN:**  
**FILE:**

**DRAWING NUMBER:**  
**A-1.08**



- GENERAL ROOF NOTES**
1. CONTRACTOR TO INSTALL ROOF TO DRAIN @ 1/4" PER FT. MIN. TO COMPLY WITH MONTGOMERY COUNTY STANDARDS.
  2. COORDINATE ALL DOWNSPOUT LOCATIONS WITH MECHANICAL DRAWINGS.
  3. ALL ROOF PENETRATIONS AND ACCESSORIES (DRAINS, VENTS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE M.E.P. ROOFING AND WATERPROOFING MANUAL AND S.M.A.C.A. (ARCHITECTURAL SHEET METAL MANUAL).
  4. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ITEMS NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS.
  5. PROVIDE ROOF WALK PADS AS SHOWN & AT ALL SLOPES OF MECHANICAL ROOF TOP UNITS REQUIRING SERVICE. COORDINATE WITH MECHANICAL CONTRACTOR.
  6. ROOFER SHALL SUBMIT SHOP DRAWINGS SHOWING LARGE SCALE DETAILS FOR ALL ROOFING AND FLASHING CONDITIONS FOR APPROVAL BEFORE BEGINNING WORK.
  7. FOR BUILT UP ROOFS, PROVIDE TAPERED UNDERLAMENT BOARD TO ROOF DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER.
  8. TOP OF ROOF INSULATION IS 1 1/2" ABOVE TOP OF STEEL DECK AT ALL DRAIN RECEIVER SUPPORT POINTS. INSULATION SHALL BE TAPERED DOWN FROM ALL 4 SIDES OF 4'-0" x 4'-0" SUMP.
  9. PROVIDE INSULATION SADDLES BETWEEN ALL INTERIOR DRAINS. SADDLES SHALL BE SIX FEET WIDE. TYPICAL SLOPE AT 1/4" PER FOOT MIN. PROVIDE INSULATION CRICKETS ON UP SLOPE SIDE OF ALL ROOFTOP UNIT CURBS.



- SYMBOLS KEY**
- ← SLOPE TO LOW POINT
  - SLOPE TO HIGH POINT
  - ⤵ DIRECTION OF RADIUSED SLOPE, HIGH POINT TO LOW POINT
  - ⤴ ROOF DRAIN WITH TAPERED INSULATION
  - ⊕ OVERFLOW ROOF DRAIN
  - ⊖ ACOUSTICAL ISOLATION / EXPANSION JOINT
  - IS INTERNAL DOWNSPOUT
  - OS EXTERNAL DOWNSPOUT

STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Ravn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants  
ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkgaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tishman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Chit-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

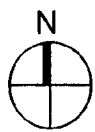
DRAWING TITLE:  
OVERALL NORTH ELEVATIONS

SCALE: 1/2" = 1'-0"

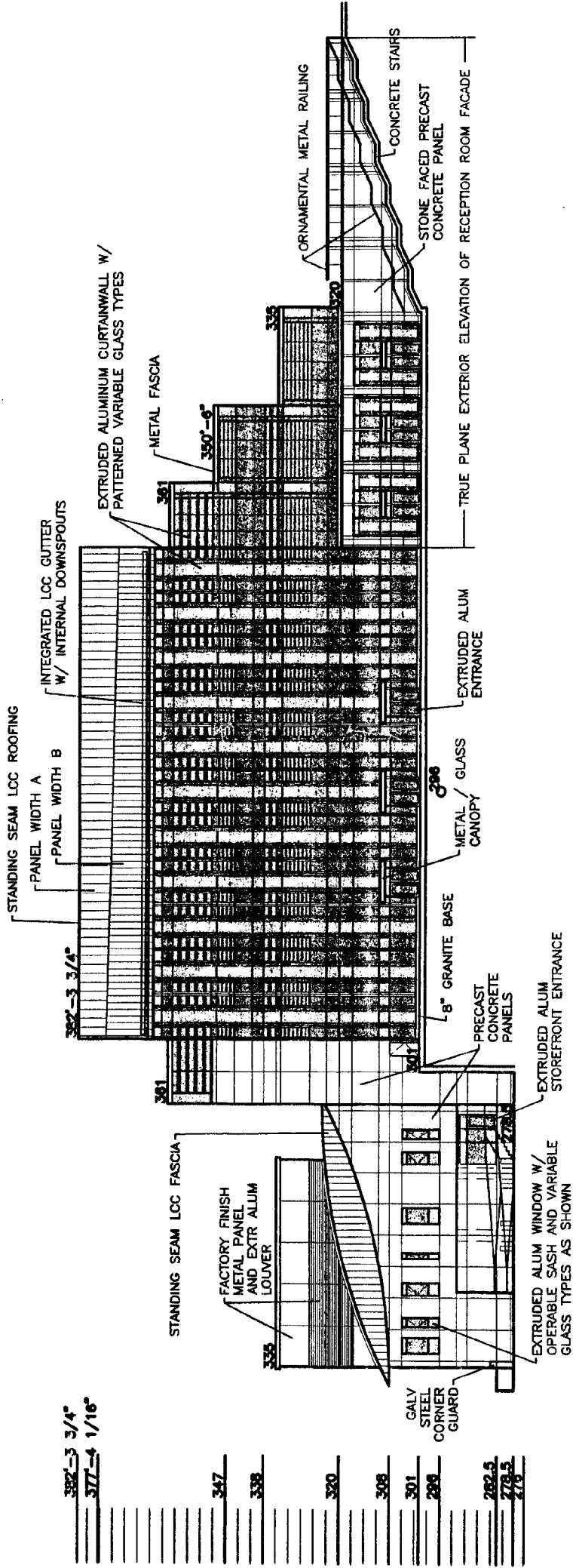
DATE: 10-10-00

DRAWN:

FILE:



DRAWING NUMBER:  
**A-2.01**



382-3	3/4"
377-4	1/16"
347	
338	
320	
308	
301	
298	
282-5	
278-5	
278	

STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

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William Rawn Associates,  
Architects, Inc.  
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Boston, MA 02108  
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ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
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THEATER CONSULTANT:  
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ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkegaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

M/E/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Merton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tishman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rolf Jensen & Associates, Inc.

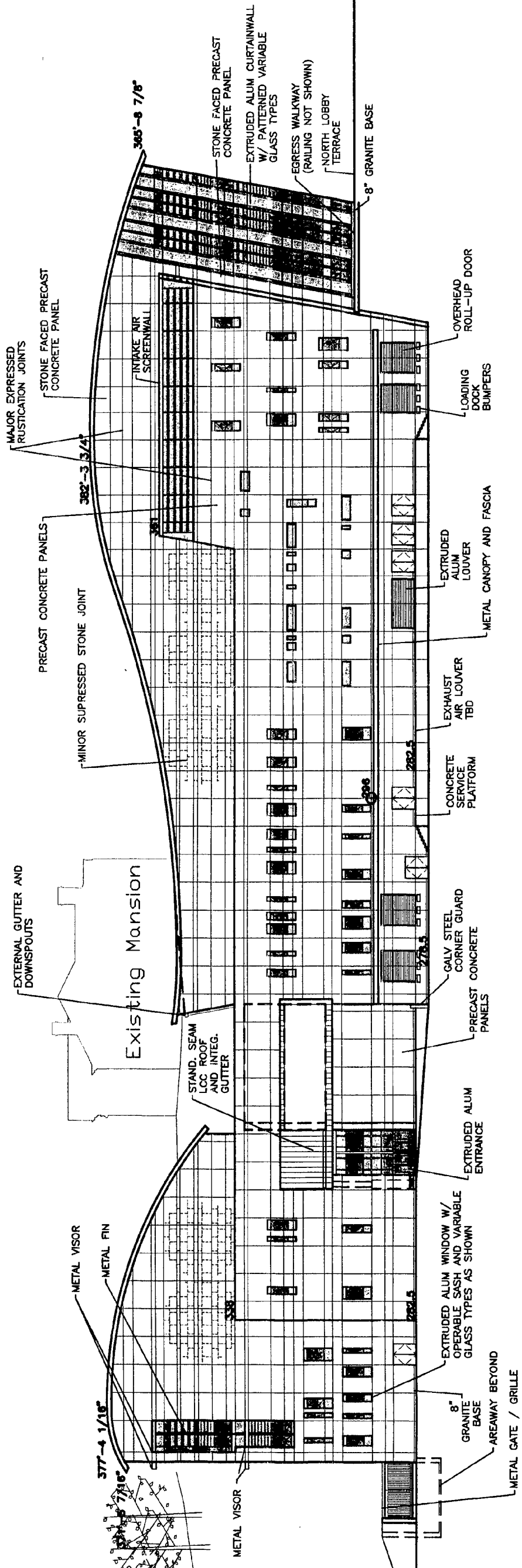
FOOD SERVICE CONSULTANT:  
Cini-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:  
OVERALL EAST ELEVATIONS

SCALE: 1/32" = 1'-0"  
DATE: 10-10-00  
DRAWN:  
FILE:

DRAWING NUMBER:  
**A-2.02**



STRATHMORE CONCERT HALL

North Bethesda, Maryland

MONTGOMERY COUNTY, MD

Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:

William Rawlin Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:

Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301) 595-7000

THEATER CONSULTANT:

Theatre Projects Consultants

ACOUSTICAL CONSULTANT:

R. Lawrence Kirkgaard & Associates

STRUCTURAL ENGINEER:

LeMessurier Consultants

M/E/P ENGINEER:

TMP Consulting Engineers, Inc.

CIVIL ENGINEER:

A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:

Louise Schiller Associates

LIGHTING CONSULTANT:

Fisher Marantz Stone, Inc.

PROJECT MANAGER:

Tishman Construction Corporation

ENERGY ANALYST:

Real Estate Technologies Group

CODE ANALYST:

Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:

Cih-Little International, Inc.

RETAIL DESIGN CONSULTANT:

Planet Retail Studios

DRAWING TITLE:

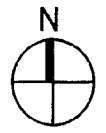
OVERALL SOUTH ELEVATIONS

SCALE: 1/32" = 1'-0"

DATE: 10-10-00

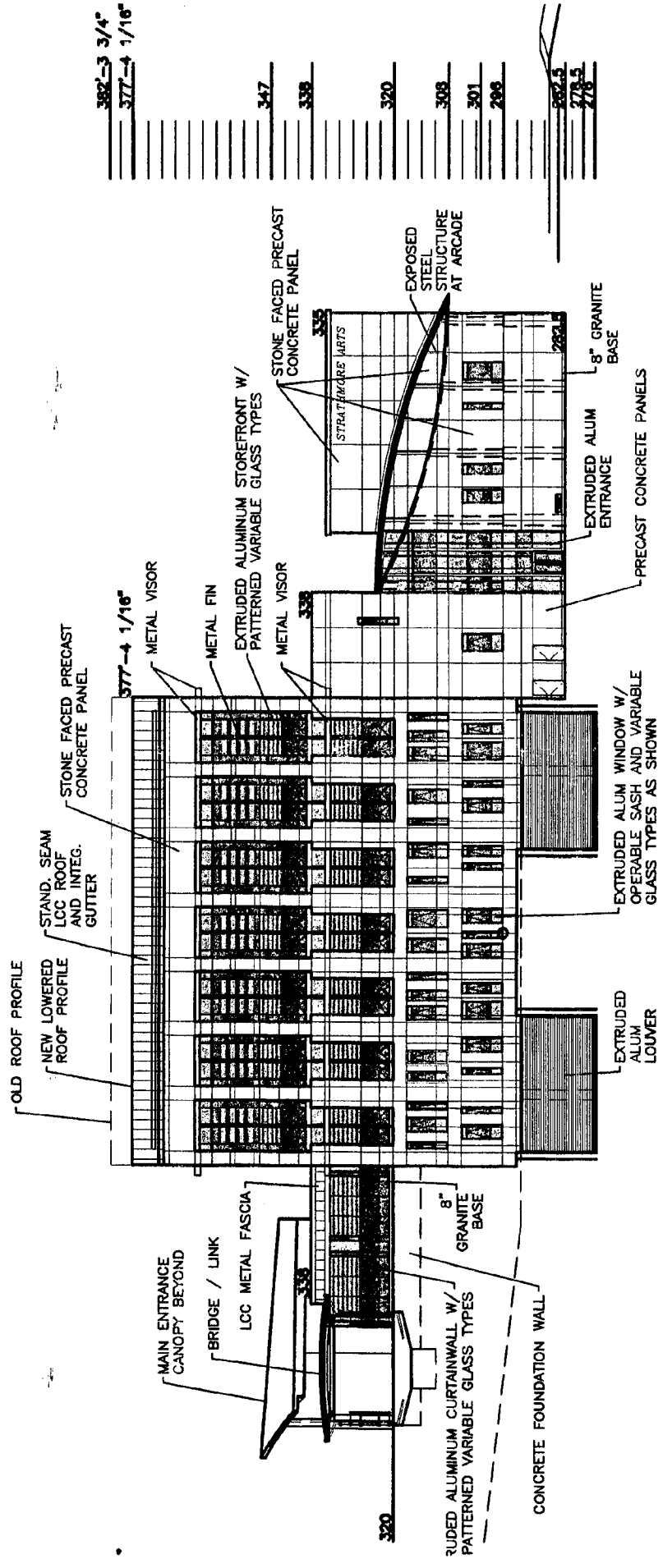
DRAWN:

FILE:



DRAWING NUMBER:

A-2.03



382	3/4"
377	1/16"
347	
338	
320	
308	
301	
288	
282.5	
278.5	
278	

**STRATHMORE CONCERT HALL**  
North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
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110 N. Washington St.  
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**THEATER CONSULTANT:**  
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Cih-Little International, Inc.

**RETAIL DESIGN CONSULTANT:**  
Planet Retail Studios

DRAWING TITLE

OVERALL WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 10-10-00

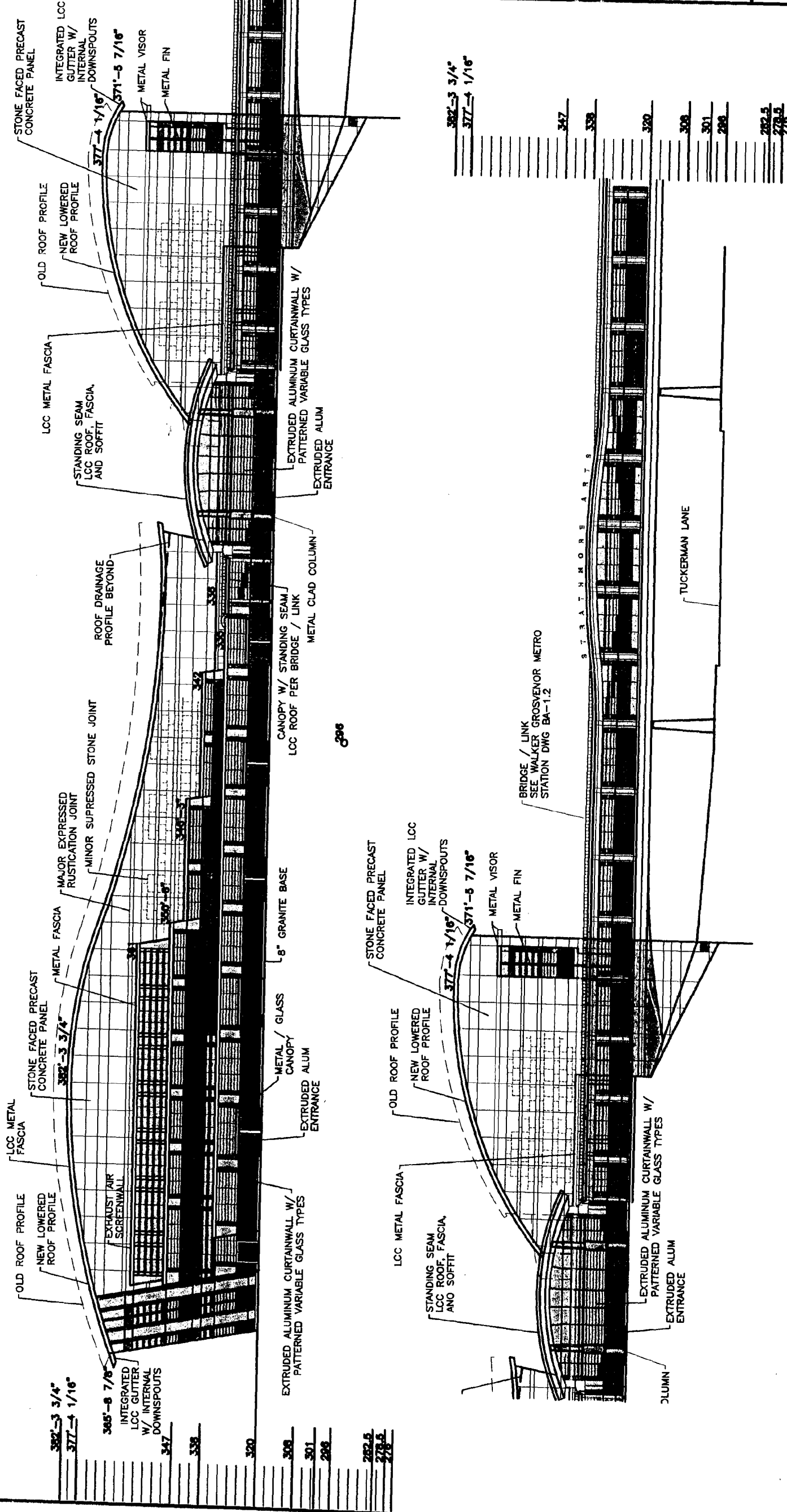
DRAWN:

FILE:



DRAWING NUMBER

**A-2.04**



**STRATHMORE CONCERT HALL**  
North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
Department of Public Works  
and Transportation  
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110 N. Washington St.  
Rockville, MD 20850

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William Rawl Associates,  
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Theatre Projects Consultants

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Real Estate Technologies Group

**CODE ANALYST:**  
Rolf Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
Cini-Little International, Inc.

**RETAIL DESIGN CONSULTANT:**  
Planet Retail Studios

DRAWING TITLE:

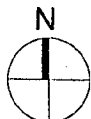
LONGITUDINAL SECTION

SCALE:  
1/32" = 1'-0"

DATE: 10-12-00

DRAWN:

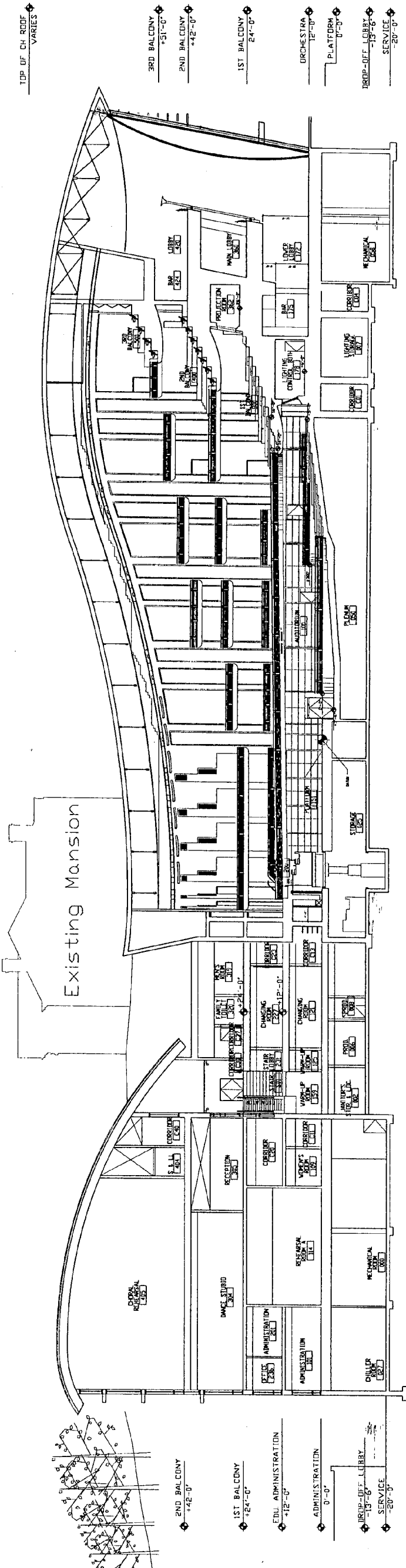
FILE:



DRAWING NUMBER:

**A4.01**

TOP OF CH. ROOF  
VARIES



2ND BALCONY  
+42'-0"

1ST BALCONY  
+12'-0"

EDU. ADMINISTRATION  
+12'-0"

ADMINISTRATION  
0'-0"

DROP-OFF LOBBY  
-13'-6"

SERVICE  
-20'-0"

STRATHMORE CONCERT HALL

North Bethesda, Maryland

MONTGOMERY COUNTY, MD

Department of Public Works  
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Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:

William Rawm Associates,  
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(617) 423-3470

ASSOCIATE ARCHITECT:

Grimm & Parker Architects  
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(301)595-1000

THEATER CONSULTANT:

Theatre Projects Consultants  
ACOUSTICAL CONSULTANT:  
R. Lawrence Kirkgaard & Associates

STRUCTURAL ENGINEER:

LeMessurier Consultants

M/E/P ENGINEER:

TMP Consulting Engineers, Inc.

CIVIL ENGINEER:

A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:

Louise Schiller Associates

LIGHTING CONSULTANT:

Fisher Merantz Stone, Inc.

PROJECT MANAGER:

Tishman Construction Corporation

ENERGY ANALYST:

Real Estate Technologies Group

CODE ANALYST:

Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:

CinLittle International, Inc.

RETAIL DESIGN CONSULTANT:

Planet Retail Studios

DRAWING TITLE:

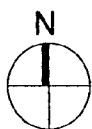
TRANSVERSE BUILDING SECTION

SCALE: 1/16" = 1'-0"

DATE: 5-24-00

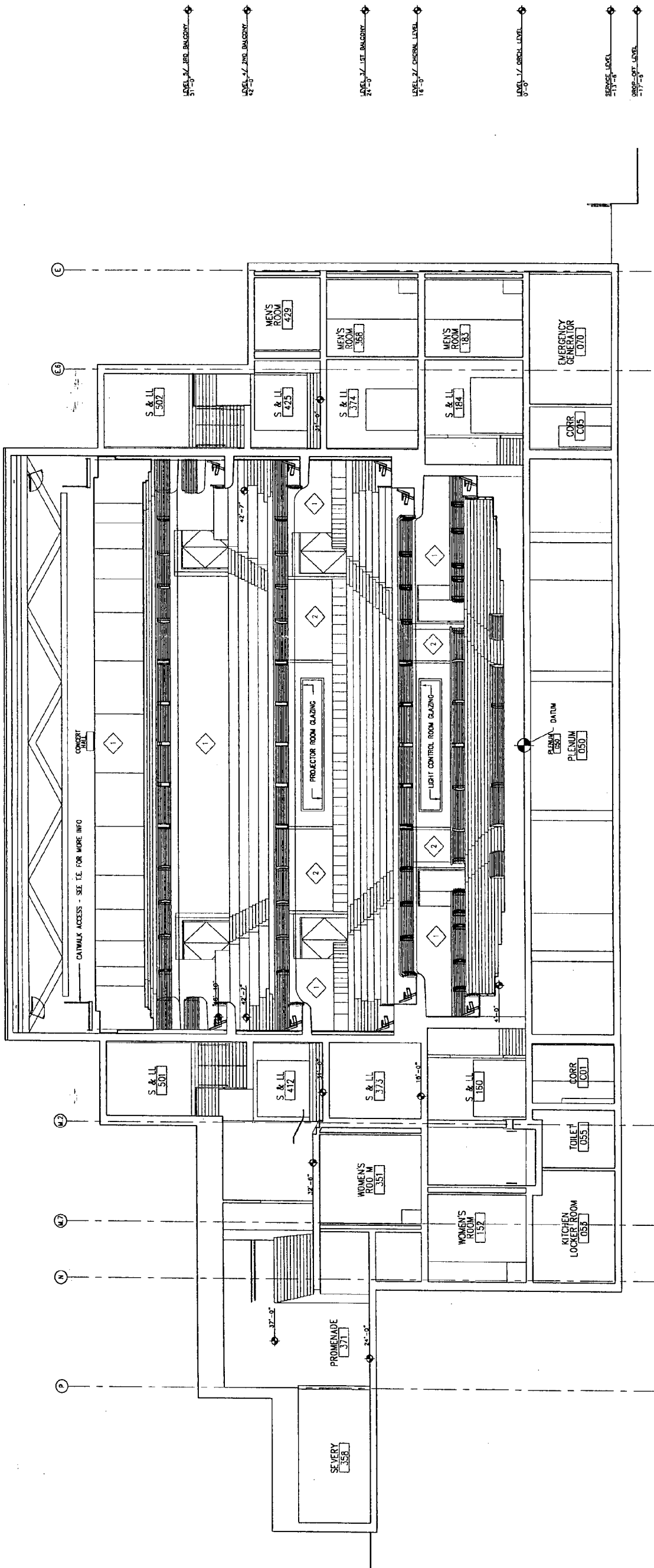
DRAWN:

FILE:



DRAWING NUMBER:

A-4.09



LEVEL 1, 1ST. BALCONY  
51'-0"

LEVEL 2, 2ND. BALCONY  
42'-0"

LEVEL 3, 3RD. BALCONY  
24'-0"

LEVEL 4, ORIGINAL LEVEL  
18'-0"

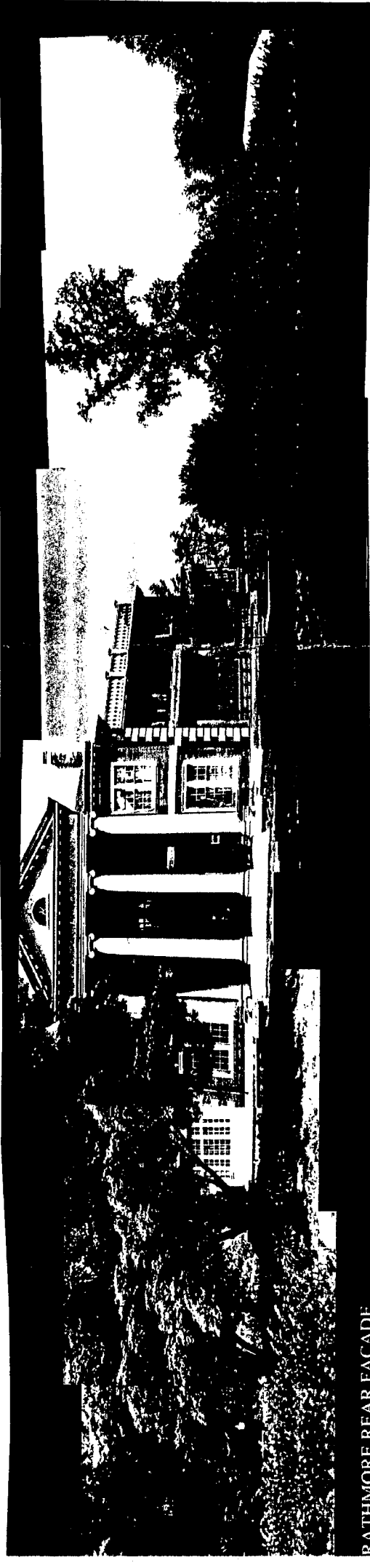
LEVEL 5, ORCH. LEVEL  
0'-0"

GRADE LEVEL  
-13'-6"

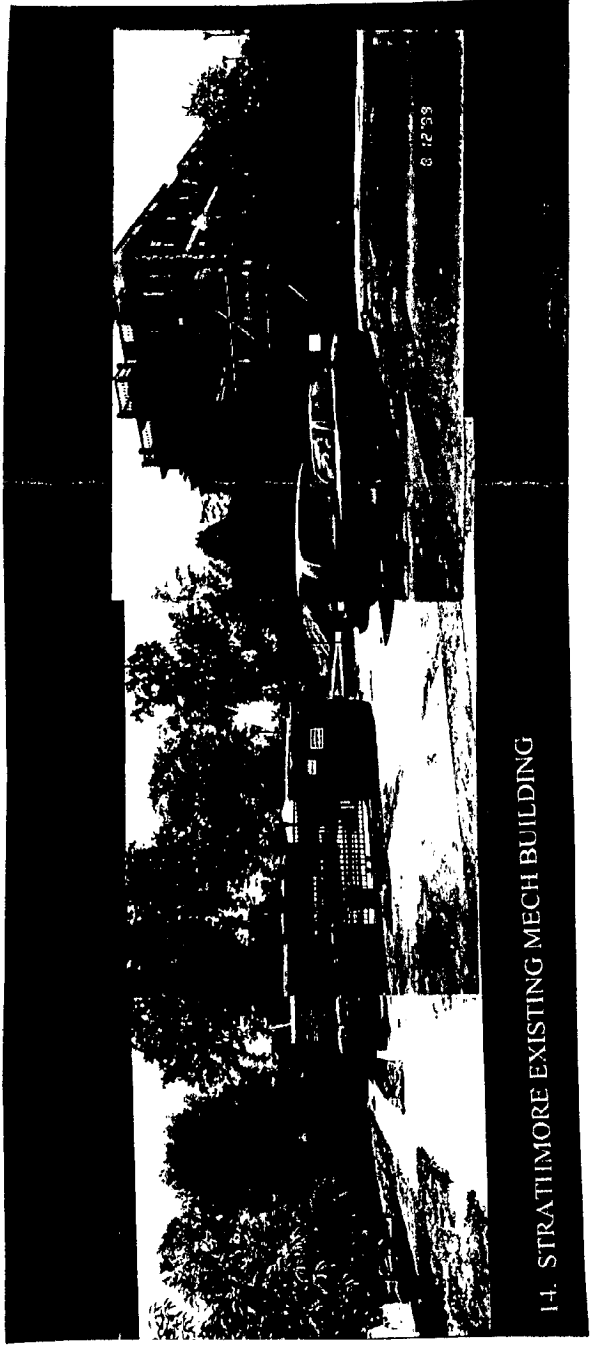
ORCH. - 1ST. LEVEL  
-17'-6"



9. VIEW FROM BEHIND ASL&HA LOOKING SOUTHEAST TOWARDS STRATHMORE



BATHMORE REAR FACADE



1-4. STRATHMORE EXISTING MECH BUILDING

STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20880

DESIGN ARCHITECT:  
William Rawlin Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301)595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants  
ACQUSTICAL CONSULTANT:  
R. Lawrence Kirkegaard & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

W/EP/ ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Louise Schiller Associates

LIGHTING CONSULTANT:  
Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
Tiehman Construction Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

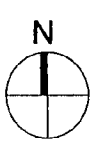
CODE ANALYST:  
Rolf Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Cin-Little International, Inc.

RETAIL DESIGN CONSULTANT:  
Planet Retail Studios

DRAWING TITLE:  
SITE PHOTOGRAPHS

SCALE:	
DATE:	10-10-00
DRAWN:	
FILE:	



DRAWING NUMBER:  
X1



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 11/16/00

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

30/12-00A

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and (please call 301-563-3408 for appointment) ← \*

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Montgomery County Division of Facilities Services (Mary K. Donahoe, Agent)

Address: 110 N. Washington St., Rockville, MD. 20850

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

RE: Corby Mansion (Strathmore Hall) # 30/12



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mary K. Donahoe

Daytime Phone No.: 240-777-6124

Tax Account No.: N/A

Name of Property Owner: Montgomery County Div. of Facilities Service Daytime Phone No.: 240-777-6124

Address: 110 N. Washington Street, Rockville, Maryland 20850

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Mary K. Donahoe Daytime Phone No.: 240-777-6124

LOCATION OF BUILDING/PREMISE

House Number: 5301 Street: Tuckerman Lane (S. Hall is 10701 Rockville Pike)

Town/City: North Bethesda Nearest Cross Street: Rockville Pike

Lot: N/A Block: N/A Subdivision: N/A

Liber: 5173 Folio: 063 Parcel: 56

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other: New Construction

1B. Construction cost estimate: \$ 50 Million (Preliminary estimate).

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other:

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches Varies see drawings.

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature for Mary K. Donahoe

Date: 10/20/00

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 11/15/00

Application/Permit No.: 232889 Date Filed: 10/20/00 Date Issued:

30/12 00A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5301 Tuckerman Lane/10701 Rockville Pike	Meeting Date: 11/15/00
Applicant: Montgomery County (Mary K. Donahoe, Sue Hains, Agent)	Report Date: 11/8/00
Resource: <b>Corby Mansion (Strathmore Hall)</b> <u>Master Plan Site #30/12</u>	Public Notice: 11/1/00
Review: HAWP	Tax Credit: No
Case Number: 30/12-00A	Staff: Robin Ziek

PROPOSAL: Construct new concert hall within environmental setting

1. RECOMMEND: Approval

*Motion: Sue V.  
2nd: Lynn Watlings -*

*6-1  
Lesser  
approval*

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #30/12*  
 STYLE: Neo-Classical Estate  
 DATE: 1902

The property, then consisting of 400 acres, was originally developed by Captain and Mrs. James Oyster in 1902. It was purchased and extensively renovated in 1914 by the Corby family, who enjoyed the property until 1943. Montgomery County purchased the mansion house with 11 acres in 1979, and it has worked with the Strathmore hall Foundation which has operated a county arts center here since 1983.

The entire 11 acres is identified as the environmental setting under the county's designation (1979), and the HPC is required to review proposed alterations to the exterior of the house and changes to the property. The applicant came to the HPC on 9/22/99 for a Preliminary Consultation, at which time the applicant and the architect indicated that the design was still being developed. At a second Preliminary Consultation on April 12, 2000, the HPC reviewed a proposal which was essentially developed, and the HPC provided comments (see transcripts from the 4/12/00 meeting, attached).

There were comments that the proposed new building was large for this site, and certainly in terms of the comparative size of Strathmore Hall and in terms of occupying a large part of the open space of the site. There were also favorable comments about the overall design, and a request for more details in the future at the time a HAWP would come through, especially about

the materials and the overall appearance. There were many comments about a proposed wall at the west edge of the pedestrian walkway adjacent to the west (entrance) side of the concert hall, in terms of its height, and the way it seemed to divide the site. The general concern was that there should be more evident a relationship between the two buildings, and a sense that the environmental setting of the historic site was not being reduced.

## **PROPOSAL**

The Concert Hall will provide a high caliber space for symphonic and other musical performances. The project includes the major auditorium, a café, two very large classrooms/rehearsal spaces, classrooms for music and dance education, a gift shop, a café, terrace areas, and assorted support space. The front elevation and general approach to the building, as well as the building address, will face Tuckerman Lane to the south. There will be a bridge link to the new Metro parking garage on the opposite side of Tuckerman, and all of the public parking for the Concert Hall facility will be provided at that county facility. A drop-off and limited staff parking is proposed on site, on the east side of the new building adjacent to the stream valley. There will be no vehicular connection to Strathmore Hall, and no alterations are proposed to the existing parking and driveways for Strathmore Hall.

Stylistically, the proposed structure is modern, and strives to participate in the site with its undulating form and extensive glazing in all the public spaces which surround the main concert hall. This is contrasted with stone veneer panels in the non-corridor areas and on the east (service) elevation where individual windows are used. The roof will be standing seam metal. There will be a granite base and stone-faced precast concrete panels for the main concert hall, with aluminum panels as siding material for the educational facility. Different types of glass will be used to provide a pattern in the glass curtain walls.

Strathmore Hall sits on the high point of the site, with an elevation at the ground level of approximately 350. The elevation of the top of the roof ridge is 386; the elevation at the top of the balustrade on the roof is 378. The parking lot to the east of the arts center is 321, and the site slopes down to the east from there to 260 (the stream valley). The Concert Hall basement level is proposed at 278.5'; the first floor lobby at 301'; the 2<sup>nd</sup> floor lobby at 320'. The roof of the Concert Hall varies, but the highest elevation is 382.3', and the highest elevation of the Education component is 377'. The overall heights of the new building have been reduced by 5' from the previous submittal.

## **STAFF DISCUSSION**

The applicant has made some modifications to the proposal, with reductions in the height, and with more development of the extensive wall areas.

The major entrance to the building incorporated an existing pedestrian walkway, which is heavily utilized by the local community. This entrance progression will provide comfortable

connections between this at-grade walkway on the west side of the building and the parking garage on the south side of Tuckerman Lane. By emphasizing the metro and metro parking, the program is able to reduce to an absolute minimum the on-site parking.

The proposed modern style is encouraged in the Secretary of the Interior's Standards, in that a building should be "of its day". The building strives to be available to the general public attending Strathmore Hall with the main lobby and café facing Strathmore Hall, while clearly differentiating itself in terms of its public face on Tuckerman Lane.

The applicant appears to have deleted the wall along the western edge of the walkway, providing only a curb at the edge of the Strathmore Hall parking lot, and a grassy area which can be landscaped along this edge (see Circle 10). A proposed wall at this location was troublesome to the HPC at the Preliminary Consultation, and a less severe landscape approach is welcome. This will also help provide more of a connection between the two structures which will occupy the same historic environmental setting.

#### STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with *Secretary of the Interior's Standards for Rehabilitation* #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work. \*



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mary K. Donahoe

Daytime Phone No.: 240-777-6124

Tax Account No.: N/A

Name of Property Owner: Montgomery County Div. of Facilities Service Daytime Phone No.: 240-777-6124

Address: 110 N. Washington Street, Rockville, Maryland 20850

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Mary K. Donahoe Daytime Phone No.: 240-777-6124

LOCATION OF BUILDING/PREMISE

House Number: 5301 Street: Tuckerman Lane (S. Hall is 10701 Rockville Pike)

Town/City: North Bethesda Nearest Cross Street: Rockville Pike

Lot: N/A Block: N/A Subdivision: N/A

Liber: 5173 Folio: 063 Parcel: 56

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: New Construction

1B. Construction cost estimate: \$ 50 Million (Preliminary estimate).

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches Varies see drawings.

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature for Mary K. Donahoe

Date 10/20/00

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 232889 Date Filed: 10/20/00 Date Issued:

30/12 00 FT

4

**GRIMM AND PARKER ARCHITECTS**  
**11785 Beltsville Drive suite 1400**  
**Calverton, MD 20705 301-595-1000 Fax 301-595-0089**

**MEMORANDUM**

**Date:** October 20, 2000  
**To:** Robin Zeik HPC  
**By:** Sue Hains GPA  
**Re:** Strathmore Concert Hall – Historic Area Work Permit

---

Enclosed is our application for the Historic Work Area Permit

The following information is enclosed:  
(there are 2 copies 11x17 and one 30x42 of drawings, as requested)

- Application Form
- Written Description
- Property Owner's Addresses
- Drawings:
  - C1A – Tree Survey
  - C1B – Tree summary and site narrative
  - C1.02 – Site Grading Plan
  - A1.01 – Overall Plans Level 0
  - A1.02 – Overall Plans Level 1
  - A1.03 – Overall Plans Level 2
  - A1.04 – Overall Plans Level 3
  - A1.05 – Overall Plans Level 4
  - A1.06 – Overall Plans Level 5
  - A1.08 – Roof Plan
  - A2.01 – North Elevation
  - A2.02 – East Elevation
  - A2.03 – South Elevation
  - A2.04 – West Elevation
  - A4.01 – Longitudinal Building Section
  - A4.09 – Transverse Building Section
  - X 1 – Site Photos

Note that the upper curving roofs of both the Concert Hall and Education building have been lowered an average of 5' since the last time you've seen the drawings.

We will bring large boards with colored elevations, plans and site photos to the meeting.  
Any questions, please call.

cc: Mary K Donahoe, DFS – full set of smaller size documents

Total Pages: 22: [ 17 drawings at 11x17 format (16 drwgs at 30x42 – site photos are only at 11x17 format), 5 – 8x11 sheets.]

## NARRATIVE DESCRIPTION

### **Project Overview**

The Strathmore Concert Hall is a new, 187,000 GSF building which will house a concert hall and educational facility on the campus of the existing Strathmore Mansion. The five story, educational structure and the five story, concert hall structure are set into the steep slopes, taking advantage of the grading to minimize the overall form on the hill. Minimal employee and performer parking will be located on the east side of the building near service and drop off to reduce the points of access to the site, thereby satisfying traffic issues. The patrons and students will park in a new garage that will be located across a new pedestrian bridge to the south of the arts complex. The garage and bridge is part of a separate DPWT contract. The existing Strathmore parking will remain for the sole use of the mansion and its patrons.

The design allows for the existing Strathmore Mansion and its surrounding gardens, terraces and gazebos to be left untouched. Open space to the north of the new hall and within the historic Strathmore viewshed is to be maintained as a natural rolling hill. Terraces from the hall will bring patrons out to the open space from the building. The exterior of the building will be viewed from both Tuckerman Lane and Rockville Pike to attract visitors to the campus.

Strathmore Concert Hall and Educational Facility will be used from 10 AM to 10 PM most days of the week, while the Concert Hall will be used typically from 7 PM to 10 PM, five days a week. The hall is planned to house performances including classical, jazz, pop and world music, small theater productions, and ethnic and modern dance. A cafe, reception room and gift shop will service the patrons to the building. These spaces and the lobby may also function as a gathering spot for corporate, wedding and other social functions. The educational facility will accommodate classes and rehearsals for Montgomery area youth, senior citizen and continuing education programs, visiting artists and BSO rehearsals and warm-ups. The entire building will also include administration functions on weekdays.

### **Site Information**

The total area of the Strathmore Hall property is 11.0 Acres. The proposed project will encompass approximately 3.8 Acres of this property.

The topography of the site consists of steep slopes along the east side of the property, generally sloping from west to east. The site consists of areas with slopes greater than 25% (see Forest Stand Delineation below for the impact of this slope). The terrain around the vicinity of the existing Strathmore Hall is mildly sloping and consists of buildings, parking lots and driveways. An unnamed tributary to Rock Creek flows in a southerly direction offsite near the east property line located approximately 80 feet from the north corner and 230 feet from the south corner of the east property line.



STRATHMORE CONCERT HALL  
ADJACENT PROPERTIES

American Speech Language & Hearing Association  
Attn: Dr. Fred Spahr  
10801 Rockville Pike  
Rockville, MD 20852

WMATA  
Mr. K. P. Heinemeyer  
Property Development and Management  
600 Fifth Street, NW  
Washington, DC 20001

The Academy of the Holy Cross, Inc.  
Sister Catherine Kase, Chief Executive Officer  
4920 Strathmore Ave.  
Kensington, MD 20895-1299


Georgetown Preparatory School  
10900 Rockville Pike  
North Bethesda, MD 20852

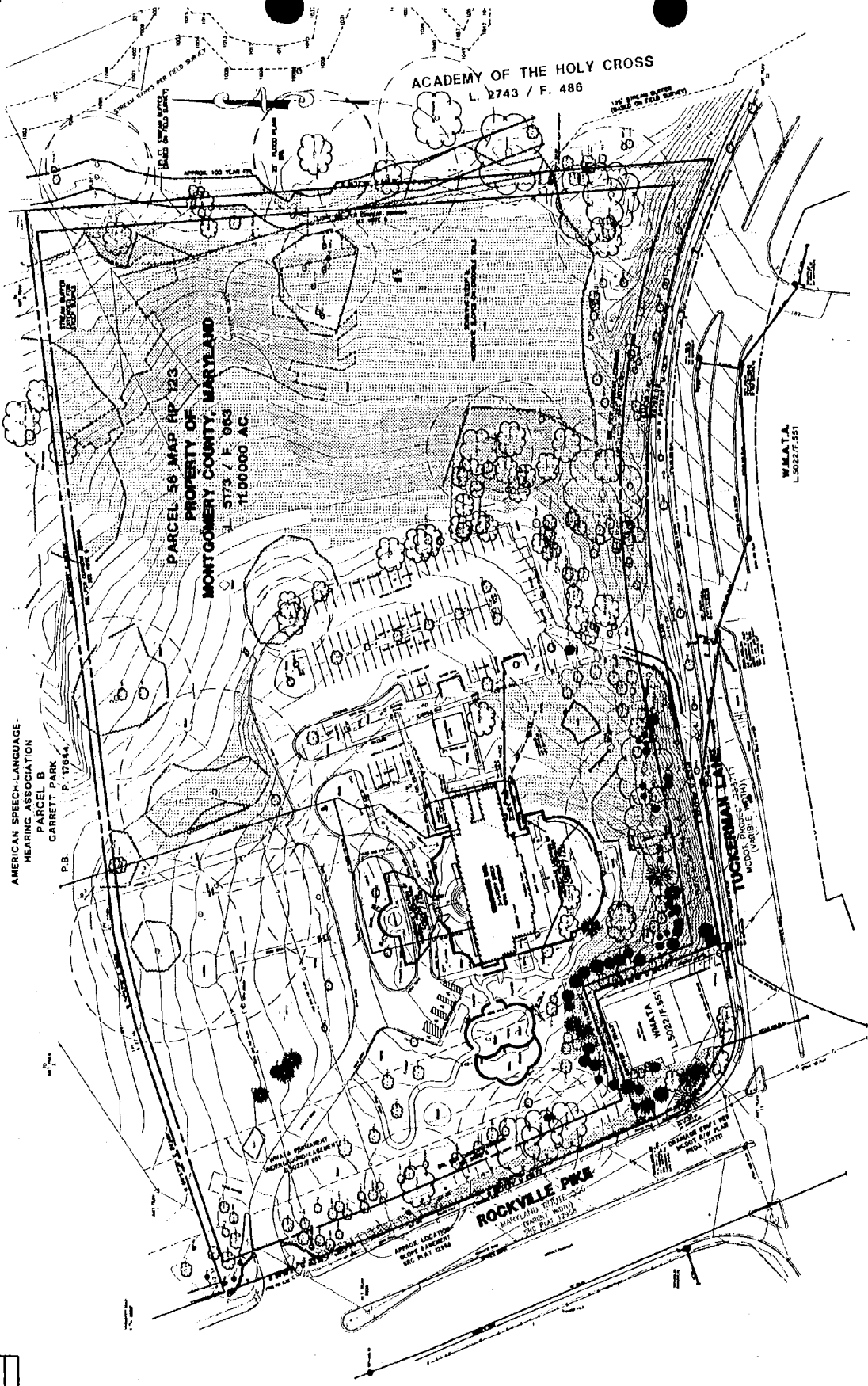
American Speech Language  
& Hearing Association  
Attn: Dr. Fred Spahr  
10801 Rockville Pike  
Rockville, MD 20852

WMATA  
Mr. K.P. Heinemeyer  
Property Deve. & Mgmt.  
600 Fifth Street, NW  
Washington, DC 20001

The Academy of the Holy  
Cross, Inc.  
Sister Catherine Kase  
4920 Strathmore Avenue  
Kensington, MD 20895-1299

Georgetown Preparatory  
School  
10900 Rockville Pike  
N. Bethesda, MD 20852

 **AVERY®** Address Labels



AMERICAN SPEECH-LANGUAGE-  
HEARING ASSOCIATION  
PARCEL B  
GARRETT PARK  
P. 17044  
P.B.

PARCEL 56 MAP RP 123  
PROPERTY OF  
MONTGOMERY COUNTY, MARYLAND  
L. 5173 / F. 063  
11.00000 AC

ACADEMY OF THE HOLY CROSS  
L. 2743 / F. 486

W.M.A.T.A.  
L. 5022/F. 551

TUCKERMAN LA  
GARRETT PARK SCHOOL

ROCKVILLE PKE  
MONTGOMERY COUNTY

LEGEND

	EXISTING TREES		PROPERTY BOUNDARY
	PROPOSED TREES		ON-SITE CONCRETE AREA
	GROUND COVER		SLOPE 1:1
	SOIL BOUNDARY		SLOPE 1:1.25
	UTILITY LINE		SLOPE 1:1.5

CERTIFICATION  
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the plans as shown to me by the applicant.

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SIGNIFICANT/SPECIMEN TREE SUMMARY SHEET

PROJECT NAME: STRATHMORE HALL  
 FIELD PERSON: M. NORTON  
 DATE: AUGUST 1998

TREE #	SPECIES	D.B.H.	CRITICAL ROOT ZONE (SQ. FT.)	TREE CONDITION	ROOT CONDITION	COMMENTS
1*	WHITE MULBERRY	33'-28"		GOOD	GOOD	
2	BLACK WALNUT	48"		GOOD	GOOD	
3	SILVER MAPLE	50"		GOOD	GOOD	
4*	BLACK WALNUT	40"		GOOD	GOOD	
5*	WHITE MULBERRY	50"		GOOD	GOOD	
6	SILVER MAPLE	58"		GOOD	GOOD	
7	BLACK WALNUT	54"		GOOD	GOOD	
8	BASSWOOD	36"		GOOD	GOOD	
9	NORWAY MAPLE	32"		GOOD	GOOD	
10	NORWAY MAPLE	38"		GOOD	GOOD	
11	NORWAY MAPLE	38"		BAD	BAD	
12	NORWAY MAPLE	32"		GOOD	GOOD	
13	TULIP POPLAR	54"		GOOD	GOOD	
14	RED OAK	40"		GOOD	GOOD	
15	SILVER MAPLE	33"		GOOD	GOOD	
16	SILVER MAPLE	30"		BAD	BAD	
17*	SYCAMORE	36"		GOOD	GOOD	
18	SYCAMORE	36"		GOOD	GOOD	
19	SYCAMORE	32"		GOOD	GOOD	
20	SYCAMORE	38"		FAIR	GOOD	
21	SYCAMORE	44"		GOOD	GOOD	
22	SYCAMORE	36"		GOOD	GOOD	
40*	TULIP POPLAR	32"		GOOD	GOOD	
41	WHITE MULBERRY	28"		GOOD	GOOD	
42	OAK	24"		GOOD	GOOD	
43	SILVER MAPLE	33"		GOOD	GOOD	
44	WHITE MULBERRY	24"		GOOD	GOOD	
45	WHITE MULBERRY	2-28"		GOOD	GOOD	MULTI-TRUNK
46	TULIP POPLAR	30"		GOOD	GOOD	
47	WHITE MULBERRY	30"		GOOD	GOOD	MULTI-TRUNK
48	WHITE MULBERRY	2-24"		GOOD	GOOD	MULTI-TRUNK
49	WHITE MULBERRY	40"		BAD	GOOD	MULTI-TRUNK HEART ROT

\* SIGNIFICANT TREES THAT ARE TAGGED IN THE FIELD BUT ARE OF SITE AND ARE NOT SHOWN ON THE PLAN

1" = 66'

ACADEMY OF THE HOLY CROSS  
L. 2743 / P. 484

APPROX. 100 YEAR FLD.

FLOOD PLUM

CEILING

CEILING

CEILING

CEILING

CEILING

CEILING

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CEILING

F SWAMPY SLOPE  
100' DIA.  
CIRCULAR  
FOUNDATION

12" DIA. PIPES

NEW STAIRWELL CONCRETE HALL

2-1/2" PIPES SERVICE LINES

DOORWAY SLOPE  
AT HALLWAY ENTRY

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

NEW STAIRWELL CONCRETE HALL

4" DIA. PIPES  
CONCRETE  
FLOOR  
DRAINAGE  
SYSTEM

REL. TO MAP  
PROPERTY OF  
ERY COUNTY MARINE  
L. 2743 P. 484

GRAPHIC SCALE



STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawlin Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 435-5470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11735 Bainsville Drive, Suite 1400  
Calverton, MD 20735  
(301) 585-1000

THEATER CONSULTANT:  
Theatre Projects Consultants

ACOUSTICAL CONSULTANT:  
R. Lawrence Kneeling & Associates

STRUCTURAL ENGINEER:  
LeMessurier Consultants

ME/P ENGINEER:  
TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Nelson Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Loose Schlar Associates

LIGHTING CONSULTANT:  
Farrington Stern, Inc.

PROJECT MANAGER:  
Tammien Corporation

ENERGY ANALYST:  
Real Estate Technologies Group

CODE ANALYST:  
Rof Arnen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Cm-Use International, Inc.

RETAIL DESIGN CONSULTANT:  
Pierce Retail Studies

DRAWING TITLE

OVERALL PLANS - LEVEL 0

SCALE: 1/8" = 1'-0"

DATE: 10-12-90

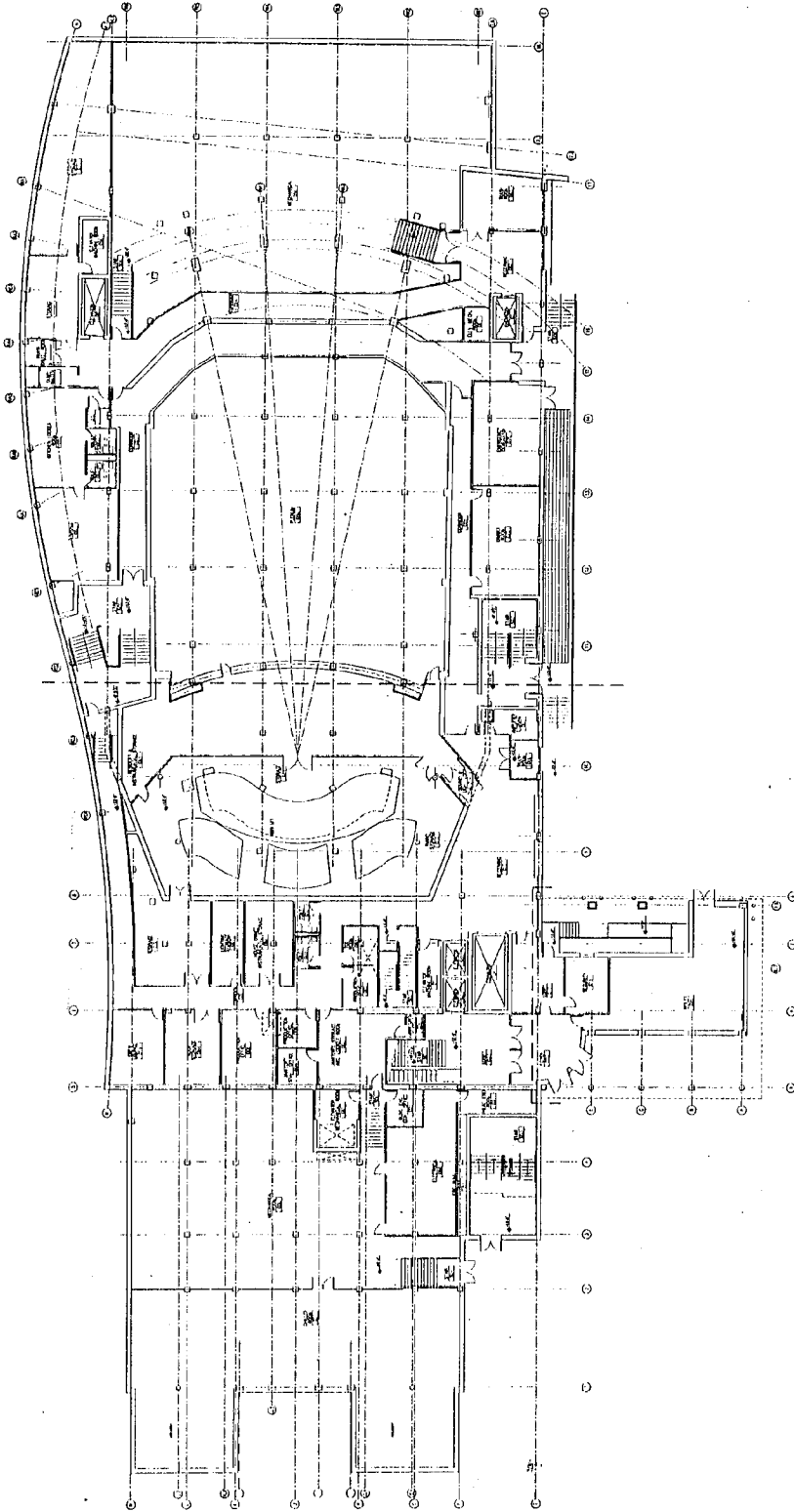
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FILE:



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(11)

STRATHMORE CONCERT HALL  
 North Bethesda, Maryland  
 MONTGOMERY COUNTY, MD  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

DESIGN ARCHITECT:  
 William Rawm Associates,  
 Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 423-5470

ASSOCIATE ARCHITECT:  
 Grimm & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Calverton, MD 20705  
 (301) 595-1000

THEATER CONSULTANT:  
 Theater Projects Consultants

ACOUSTICAL CONSULTANT:  
 A. Lawrence Ritzgaard & Associates

STRUCTURAL ENGINEER:  
 LeMessurier Consultants

MEP ENGINEER:  
 TMP Consulting Engineers, Inc.

CIVIL ENGINEER:  
 A. Noron Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
 Louise Schrier Associates

LIGHTING CONSULTANT:  
 Fisher Marantz Stone, Inc.

PROJECT MANAGER:  
 Thomas Construction Corporation

ENERGY ANALYST:  
 Red Earth Technologies Group

CODE ANALYST:  
 Red Earth Technologies Group

FOOD SERVICE CONSULTANT:  
 Ch-Lite International, Inc.

RETAIL DESIGN CONSULTANT:  
 Planer Retail Studios

DRAWING TITLE  
 OVERALL PLANS - LEVEL 1

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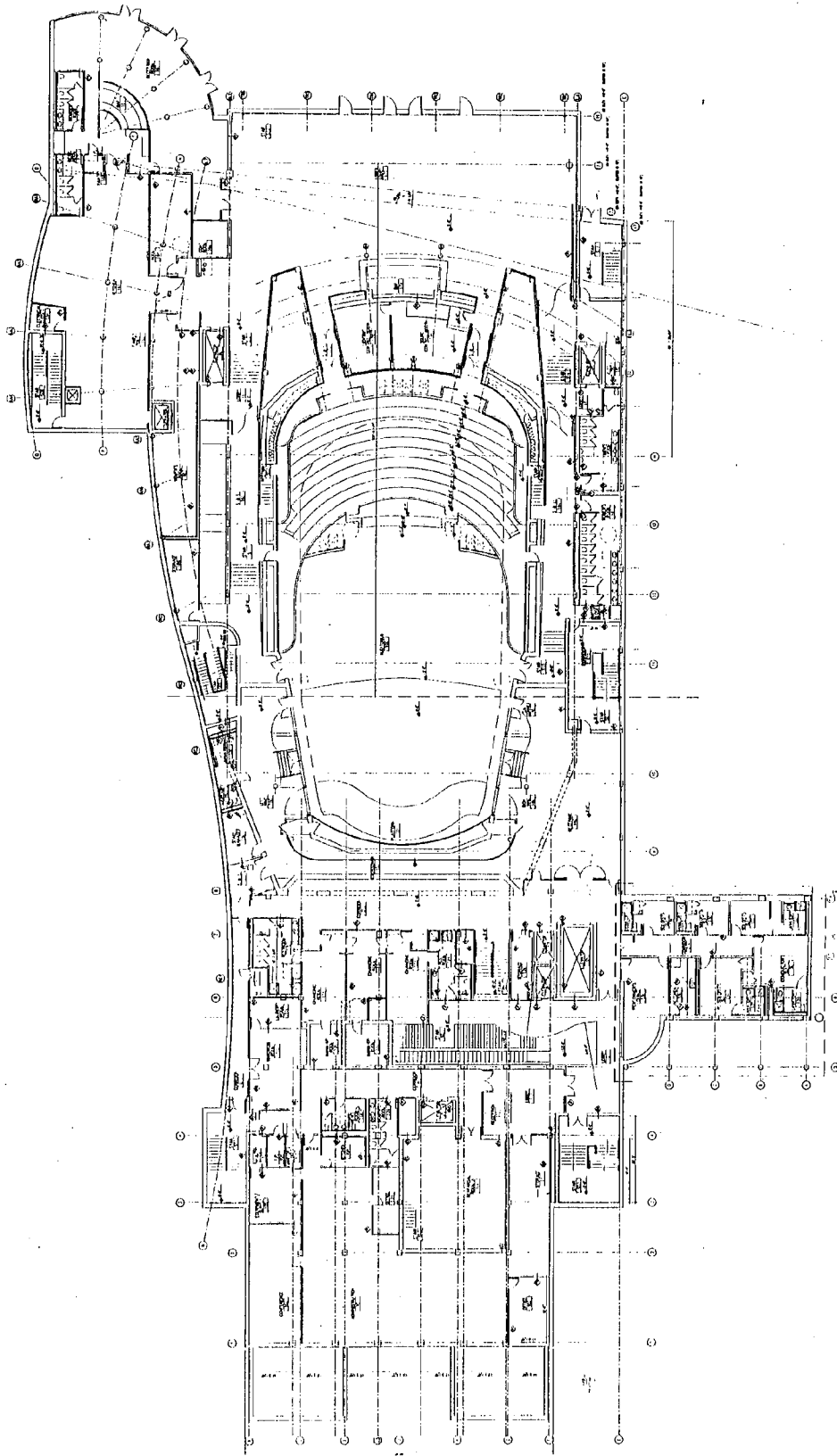
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**STRATHMORE CONCERT HALL**  
North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

**DESIGN ARCHITECT:**  
William Rawlin Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-5470

**ASSOCIATE ARCHITECT:**  
C. R. ...  
11765 Beltsville Drive, Suite 1400  
Cabinett, MD 20705  
(301) 585-1000

**THEATER CONSULTANT:**  
Theater Projects Consultants

**ACOUSTICAL CONSULTANT:**  
R. Lawrence Kitegaard & Associates

**STRUCTURAL ENGINEER:**  
LaMessure Consultants

**M/E/P ENGINEER:**  
TMP Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
A. Merritt Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
Leslie Spitzer Associates

**LIGHTING CONSULTANT:**  
Polar Lighting Store, Inc.

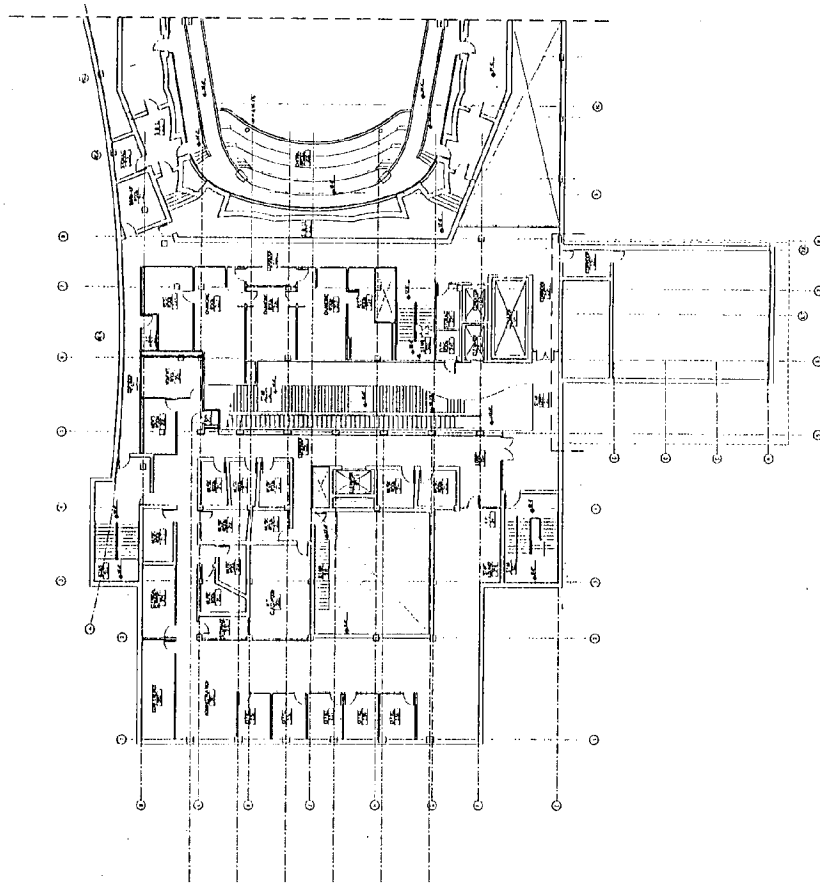
**PROJECT MANAGER:**  
Tennison Construction Corporation

**ENERGY ANALYST:**  
Real Estate Technologies Group

**CODE ANALYST:**  
Ref. Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
Cah-Lime International, Inc.

**RETAIL DESIGN CONSULTANT:**  
Parker Retail Studios



DRAWING TITLE

**OVERALL PLANS - LEVEL 2**

SCALE: 1/32" = 1'-0"

DATE: 10-12-00

DRAWN:

FILE:



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**A-1.03**

STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
The Rawn Edge Group  
1785 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301) 595-1000

THEATER CONSULTANT:  
Theatre Projects Consultants  
ACQUSTICAL CONSULTANT:  
R. Lawrence Kirkspant & Associates  
STRUCTURAL ENGINEER:  
LeMessurier Consultants  
MECHANICAL ENGINEER:  
TRP Consulting Engineers, Inc.

CIVIL ENGINEER:  
A. Jackson Roberts & Associates, Inc.  
LANDSCAPE ARCHITECT:  
Cousins Sotner Associates

LIGHTING CONSULTANT:  
Faber Metrics Stone, Inc.  
PROJECT MANAGER:  
Tishman Construction Corporation

ENERGY ANALYST:  
Raimi Estlin Technologies Group  
CODE ANALYST:  
Rob. Jensen & Associates, Inc.

FOOD SERVICE CONSULTANT:  
Coca-Cola International, Inc.  
RETAIL DESIGN CONSULTANT:  
Parsons Retail Studios

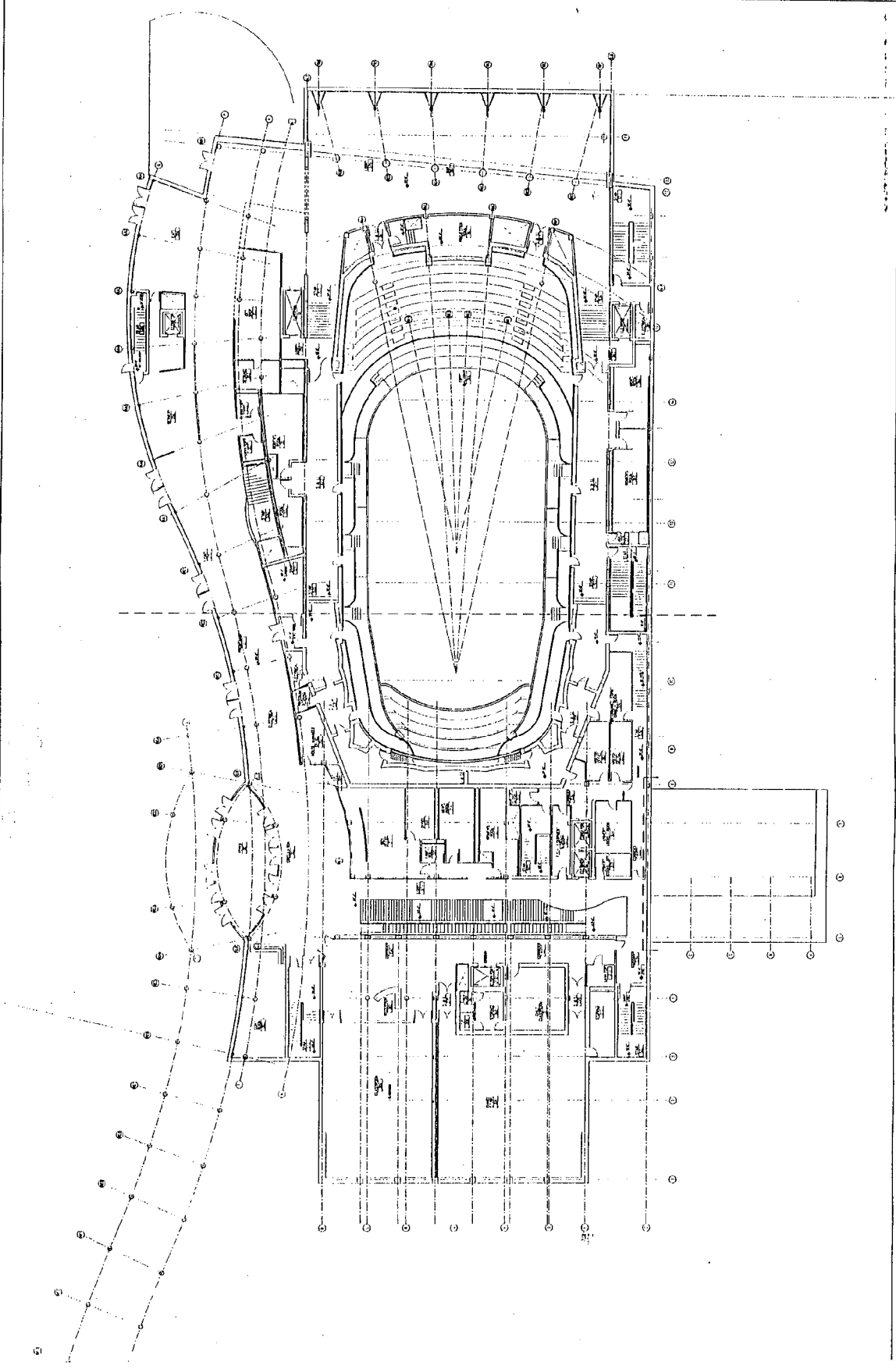
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OVERALL PLANS - LEVEL 3

SCALE: 1/8" = 1'-0"
DATE: 10-10-06
DRAWN:
FILE:



DRAWING NUMBER:

A-1.04



14



**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
 Department of Public Works  
 Planning and Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawlin Associates,  
 Architects  
 100 Tremont St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Beltsville, MD 20705  
 (301) 555-1000

**THEATER CONSULTANT:**  
 Theater Projects Consultants  
 Architectural Consultant:  
 R. Lennora Kitzgaard & Associates

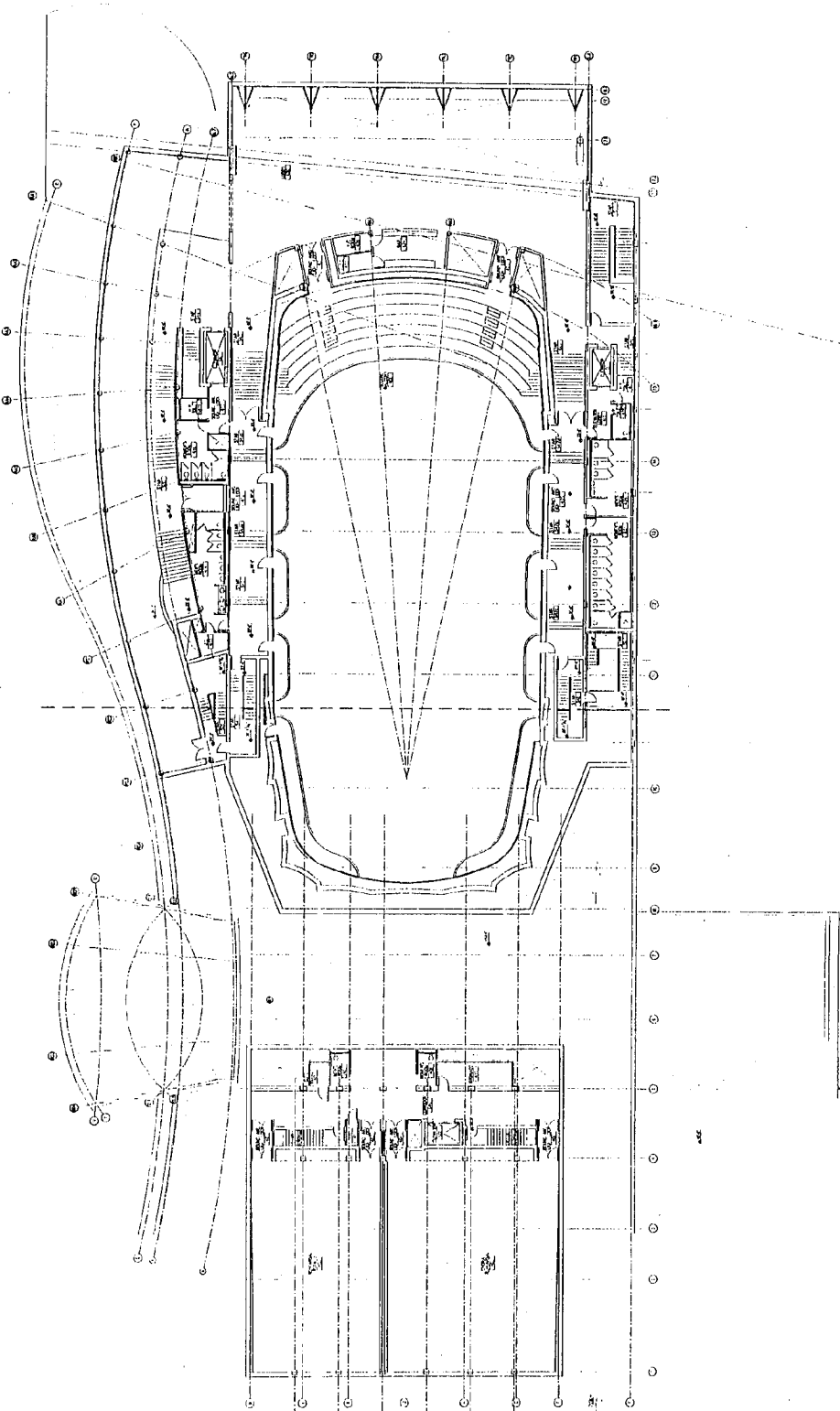
**STRUCTURAL ENGINEER:**  
 Landscape Consultants  
 MEP/ENGINEER:  
 The Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
 A. Larson Thomas & Associates, Inc.  
**LANDSCAPE ARCHITECT:**  
 Louise Scriver Associates

**LIGHTING CONSULTANT:**  
 Fisher Merritt Stone, Inc.  
**PROJECT MANAGER:**  
 Tamm Construction Corporation

**ENERGY ANALYST:**  
 Real Estate Technologies Group  
**CODE ANALYST:**  
 Paul Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
 Capella International, Inc.  
**RETAIL DESIGN CONSULTANT:**  
 Populuxe Retail Studies



**DRAWING TITLE:**  
 OVERALL PLANS - LEVEL 4

SCALE: 1/32" = 1'-0"  
 DATE: 10-2000  
 DRAWN:  
 FILE:

**DRAWING NUMBER:**  
 A-1.05

**STRATHMORE CONCERT HALL**

North Bethesda, Maryland  
**MONTGOMERY COUNTY, MD**  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

**DESIGN ARCHITECT:**  
William Rawn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

**ASSOCIATE ARCHITECT:**  
Grimm & Parker Architects  
11785 Bobville Drive, Suite 1400  
Calverton, MD 20705  
(301) 895-1000

**THEATER CONSULTANT:**  
Theatre Project Consultants

**ACOUSTICAL CONSULTANT:**  
R. Lawrence Kinsgaard & Associates

**STRUCTURAL ENGINEER:**  
Landscape Consultants

**ME/P ENGINEER:**  
TMP Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
A. Mark Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
Louise Spiller Associates

**LIGHTING CONSULTANT:**  
Fisher Lighting Systems, Inc.

**PROJECT MANAGER:**  
Tamm Construction Corporation

**ENERGY ANALYST:**  
Rair Estate Technologies Group

**CODE ANALYST:**  
Raf. Jensen & Associates, Inc.

**FOOD SERVICE CONSULTANT:**  
Café-Lite International, Inc.

**RETAIL DESIGN CONSULTANT:**  
Piper Retail Studios

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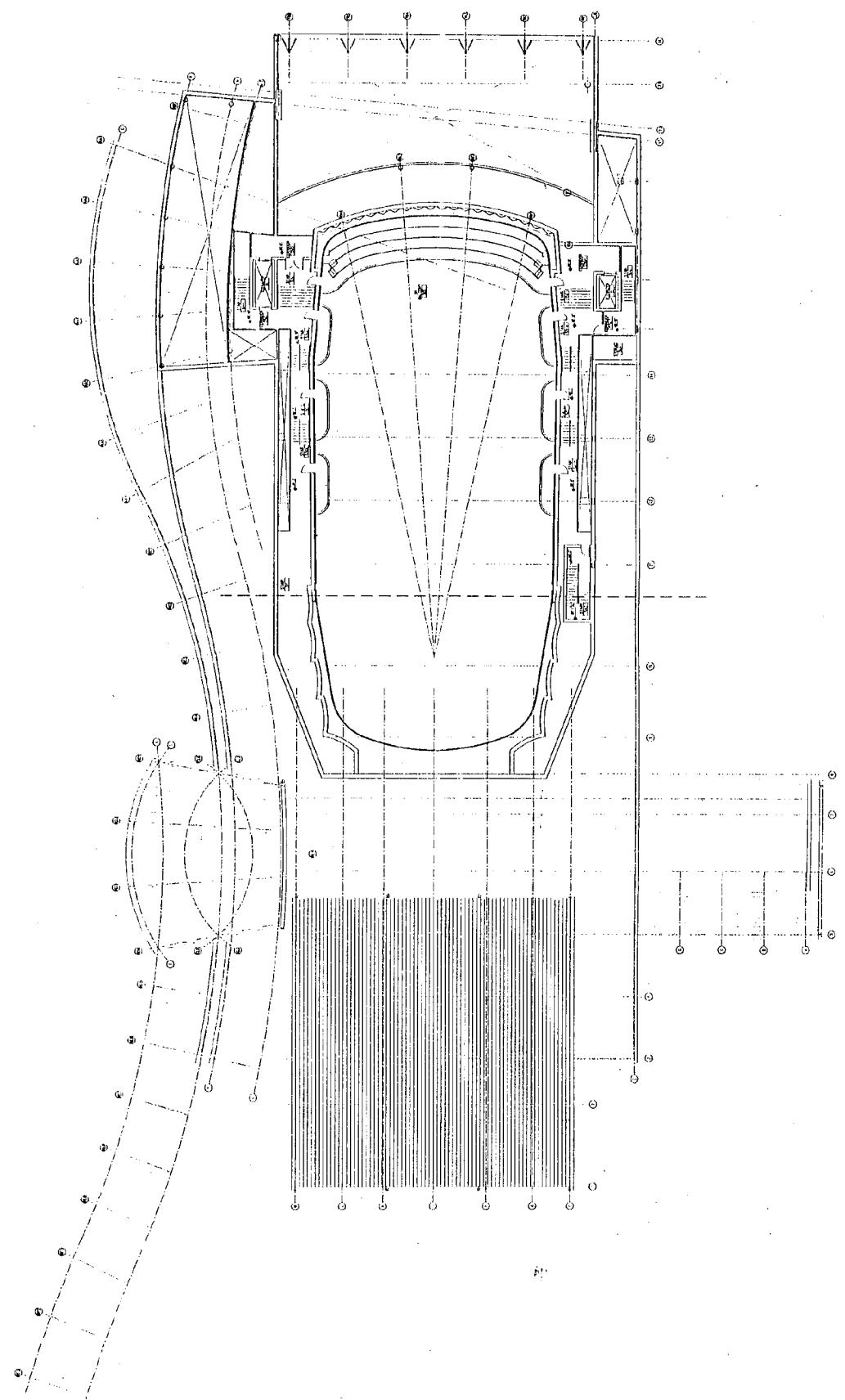
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DATE: 10-2-00
DRAWN:
FILE:



DRAWING NUMBER

**A-1.06**



STRATHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
and Transportation  
Division of Facilities and Service  
110 N. Washington St.  
Rockville, MD 20850

DESIGN ARCHITECT:  
William Rawn Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-3470

ASSOCIATE ARCHITECT:  
Grimm & Parker Architects  
11725 Beltsville Drive, Suite 1400  
Calverton, MD 20705  
(301) 595-1000

THEATER CONSULTANT:  
Theatre Program Consultants  
ACOUSTICAL CONSULTANT:  
K. Lawrence Ingstrup & Associates  
LeMessurier Consultants  
ME/P/ENGINEER:  
TMP Consulting Engineers, Inc.  
CIVIL ENGINEER:  
A. Morton Thomas & Associates, Inc.  
LANDSCAPE ARCHITECT:  
Louise Spillie Associates  
LIGHTING CONSULTANT:  
Faber Associates, Inc.  
ARCHITECT MODELER:  
Theater Construction Corporation

ENERGY ANALYST:  
Rise Beam Technologies Group  
CODE ANALYST:  
RSP, Jensen & Associates, Inc.  
FOOD SERVICE CONSULTANT:  
Cen-Lite International, Inc.  
RETAIL DESIGN CONSULTANT:  
Purcell Retail Studios

DRAWING TITLE: ROOF PLAN

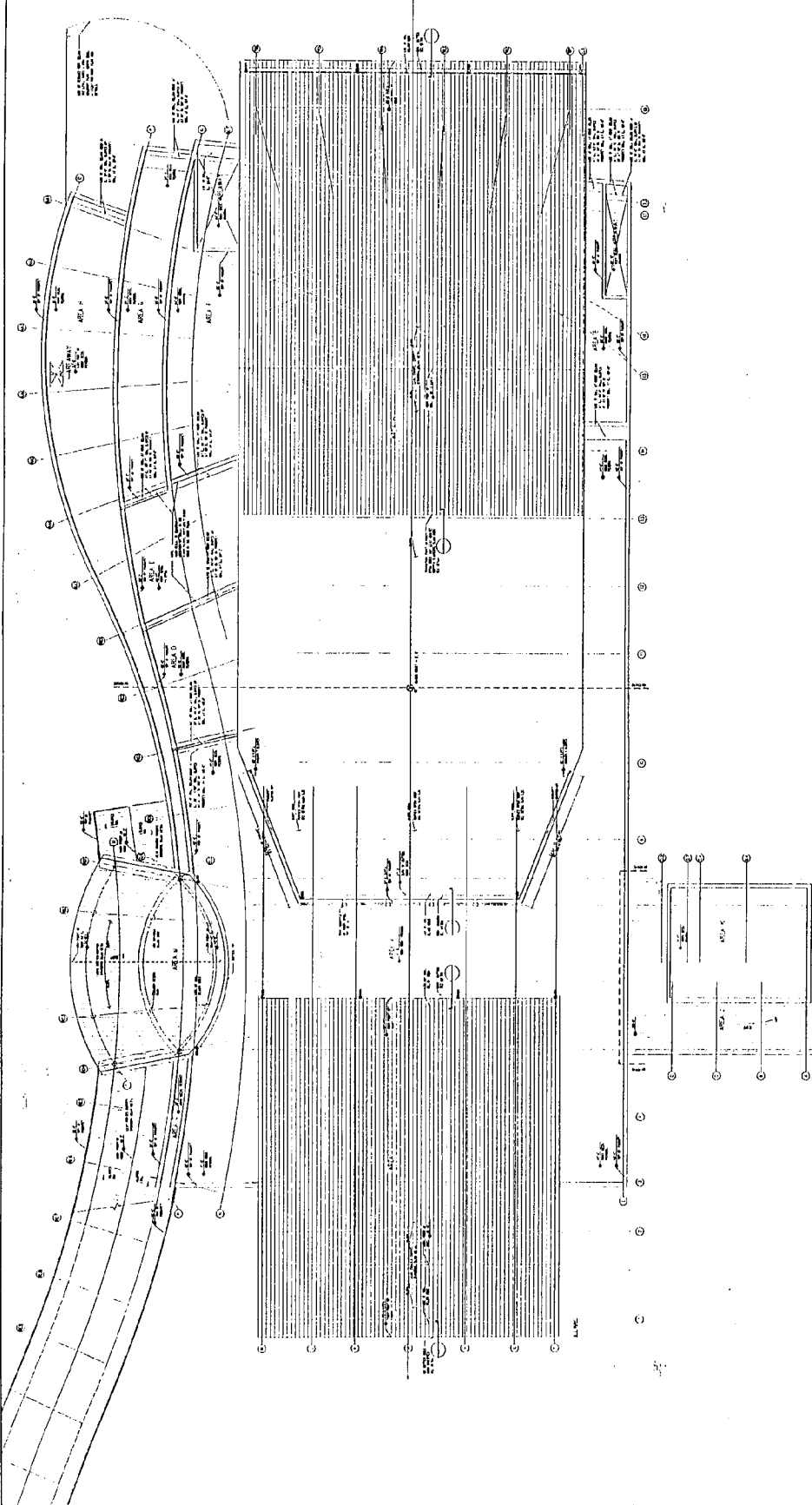
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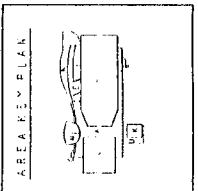
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DRAWING NUMBER: A-1.08



**GENERAL ROOF NOTES**

1. CONTRACTOR TO VERIFY ROOF TO BE BUILT AS SHOWN ON THIS PLAN. TO VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES, CONSULT WITH ARCHITECT, ENGINEER, AND MECHANICAL CONTRACTOR FOR VERIFICATION. VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES, CONSULT WITH ARCHITECT, ENGINEER, AND MECHANICAL CONTRACTOR FOR VERIFICATION.
2. CONTRACTOR TO VERIFY ROOF TO BE BUILT AS SHOWN ON THIS PLAN. TO VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES, CONSULT WITH ARCHITECT, ENGINEER, AND MECHANICAL CONTRACTOR FOR VERIFICATION.
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5. CONTRACTOR TO VERIFY ROOF TO BE BUILT AS SHOWN ON THIS PLAN. TO VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES, CONSULT WITH ARCHITECT, ENGINEER, AND MECHANICAL CONTRACTOR FOR VERIFICATION.



**SYMBOLS KEY**

- 1. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 2. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 3. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 4. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 5. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 6. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 7. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 8. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 9. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.
- 10. ROOF TO BE BUILT AS SHOWN ON THIS PLAN.


**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland  
 MONTGOMERY COUNTY, MD  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawn Associates  
 Architects, Inc.  
 1000 Massachusetts Ave.  
 Boston, MA 02108  
 (617) 433-3470

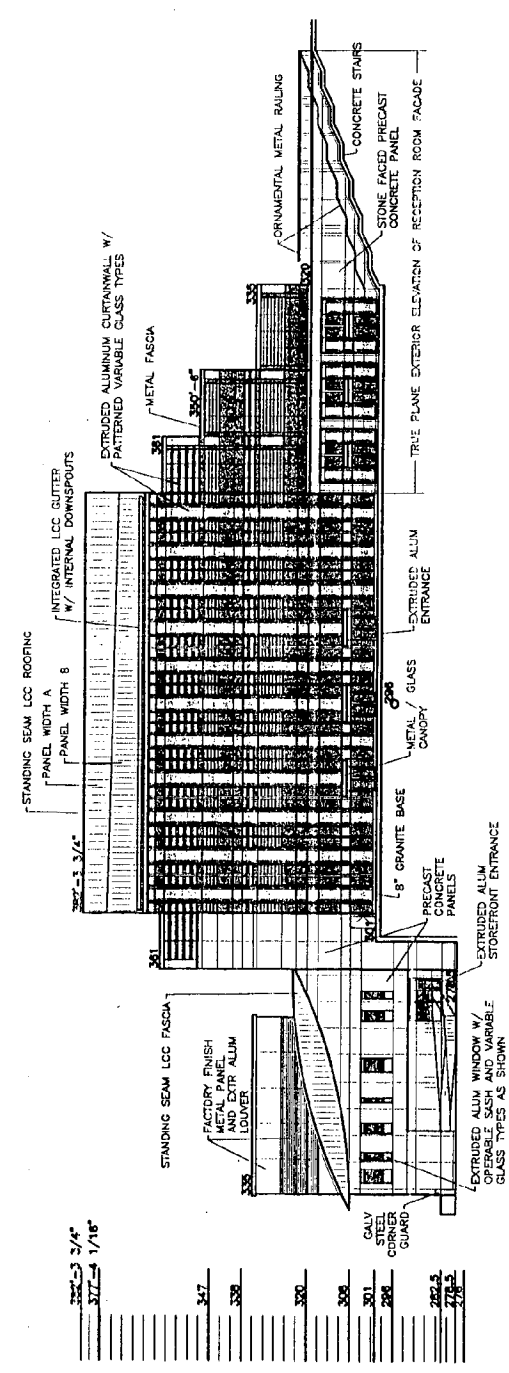
**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 1785 Beltsville Drive, Suite 1400  
 Calverton, MD 20745  
 (301) 585-1000

**THEATER CONSULTANT:**  
 Theater Project Consultants  
**ACQUISITION CONSULTANT:**  
 A. Lawrence Koenigsberg & Associates  
**STRUCTURAL ENGINEER:**  
 Lavigne Consultants  
**METAL ENGINEER:**  
 RMP Consulting Engineers, Inc.  
**CIVIL ENGINEER:**  
 A. Wilson Thomas & Associates, Inc.  
**LANDSCAPE ARCHITECT:**  
 Louise Schiller Associates  
**LIGHTING CONSULTANT:**  
 Fisher Merritt Stone, Inc.  
**PROJECT MANAGER:**  
 Tammam Construction Corporation  
**ENERGY ANALYST:**  
 Real Estate Technologies Group  
**CODE ANALYST:**  
 RSP Jensen & Associates, Inc.  
**FOOD SERVICE CONSULTANT:**  
 Circle International, Inc.  
**METAL DESIGN CONSULTANT:**  
 Parat Metal Structures

DRAWING TITLE:  
**OVERALL NORTH ELEVATIONS**

SCALE: 1/32" = 1'-0"  
 DATE: 10-10-00  
 DRAWN:  
 FILE:  


DRAWING NUMBER:  
**A-2.01**



STRAITHMORE CONCERT HALL  
North Bethesda, Maryland

MONTGOMERY COUNTY, MD  
Department of Public Works  
Engineering Division  
Building, Planning and Service  
110 N. Washington St.  
Rockville, MD 20853

DESIGN ARCHITECT:  
Vickrey Associates,  
Architects, Inc.  
101 Tremont St.  
Boston, MA 02108  
(617) 423-0470

ASSOCIATE ARCHITECT:  
Cramer & Parker Architects  
1775 E. Joppa Road, Suite 1400  
Crown Point, MD 20708  
(301) 595-1000

THEATER CONSULTANT:  
Theatre Project Consultants  
ACCUPTICAL CONSULTANT:  
R. Lawrence Kneiburg & Associates  
STRUCTURAL ENGINEER:  
LeMessurier Consultants

METAL ENGINEER:  
TME Consulting Engineers, Inc.  
CIVIL ENGINEER:  
A. Wood Thomas & Associates, Inc.

LANDSCAPE ARCHITECT:  
Loare Satter Associates  
LIGHTING CONSULTANT:  
Peter Nemura Stone, Inc.

PROJECT MANAGER:  
Thomas Construction Company  
ENERGY ANALYST:  
Real Estate Technological Group  
CCEE ANALYST:  
Raf Jensen & Associates, Inc.  
FOOD SERVICE CONSULTANT:  
On-Line International, Inc.  
RETAIL DESIGN CONSULTANT:  
Prater Retail Studio


DRAWING TITLE:  
OVERALL EAST ELEVATIONS

SCALE: 1/8" = 1'-0"

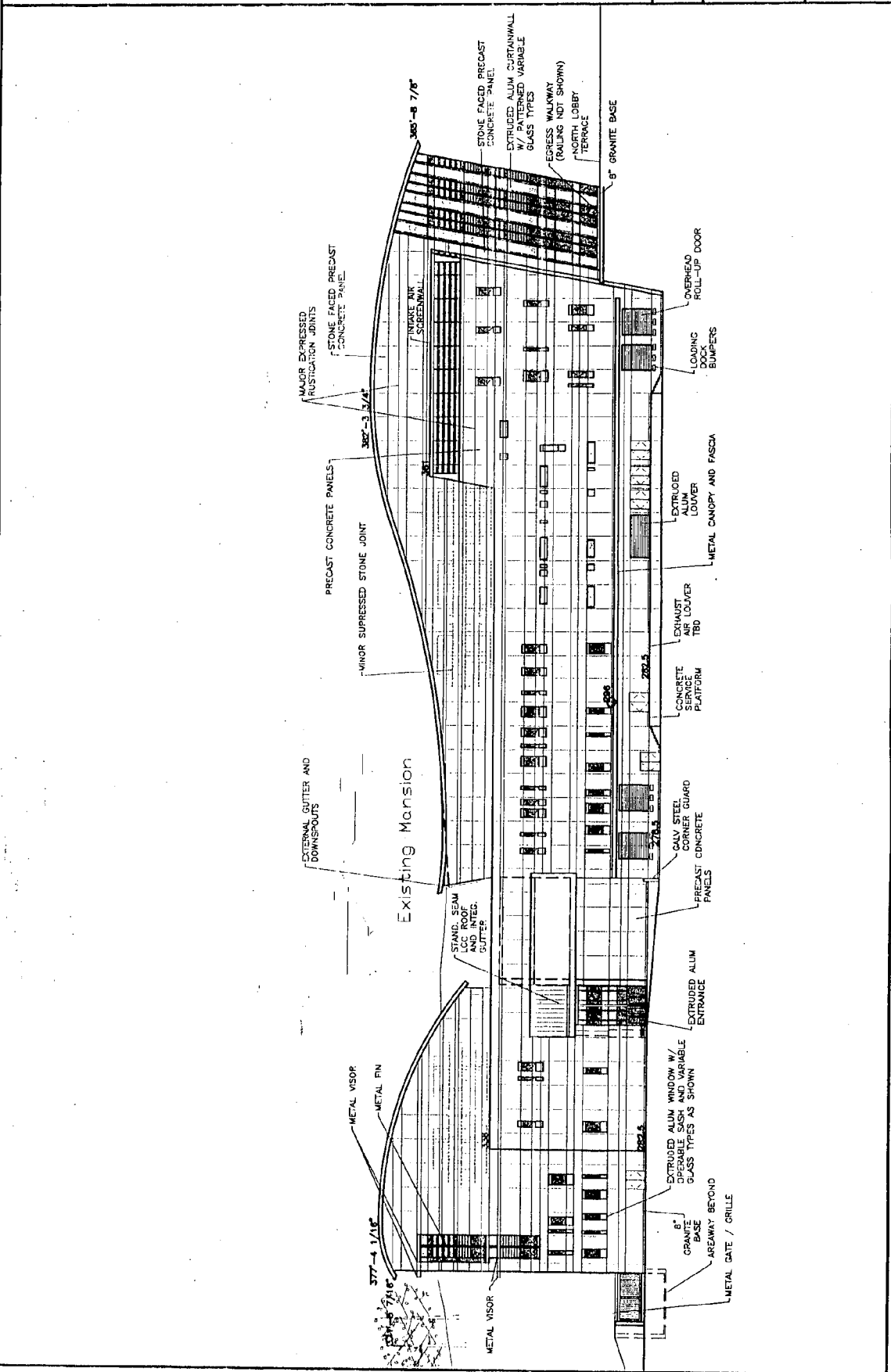
DATE: 10/10/00

DRAWN:

FILE:



DRAWING NUMBER:  
**A-2.02**



**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Services  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawlin Associates,  
 Architects, Inc.  
 101 Truitt St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Green & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Calverton, MD 20705  
 (301) 558-5000

**THEATER CONSULTANT:**  
 Theatre Projects Consultants  
 101 Truitt St.  
 Boston, MA 02108

**ACOUSTICAL CONSULTANT:**  
 R. Lawrence Kirtland & Associates  
 101 Truitt St.  
 Boston, MA 02108

**STRUCTURAL ENGINEER:**  
 Lonsdale Consultants  
 101 Truitt St.  
 Boston, MA 02108

**MEP/ENGINEER:**  
 TMP Consulting Engineers, Inc.  
 101 Truitt St.  
 Boston, MA 02108

**CIVIL ENGINEER:**  
 A. Nelson Thomas & Associates, Inc.  
 101 Truitt St.  
 Boston, MA 02108

**LANDSCAPE ARCHITECT:**  
 Louisa Schiller Associates  
 101 Truitt St.  
 Boston, MA 02108

**LIGHTING CONSULTANT:**  
 Fisher-Harper-Stone, Inc.  
 101 Truitt St.  
 Boston, MA 02108

**PROJECT MANAGER:**  
 Harmon Construction Corporation  
 101 Truitt St.  
 Boston, MA 02108

**ENERGY ANALYST:**  
 Reed Estate Technologies Group  
 101 Truitt St.  
 Boston, MA 02108

**CODE ANALYST:**  
 Roff Jensen & Associates, Inc.  
 101 Truitt St.  
 Boston, MA 02108

**FOOD SERVICE CONSULTANT:**  
 Ch. Little International, Inc.  
 101 Truitt St.  
 Boston, MA 02108

**RETAIL DESIGN CONSULTANT:**  
 Payne Retail Studios  
 101 Truitt St.  
 Boston, MA 02108


**COVERBALL SOUTH ELEVATIONS**

SCALE: 1/2" = 1'-0"

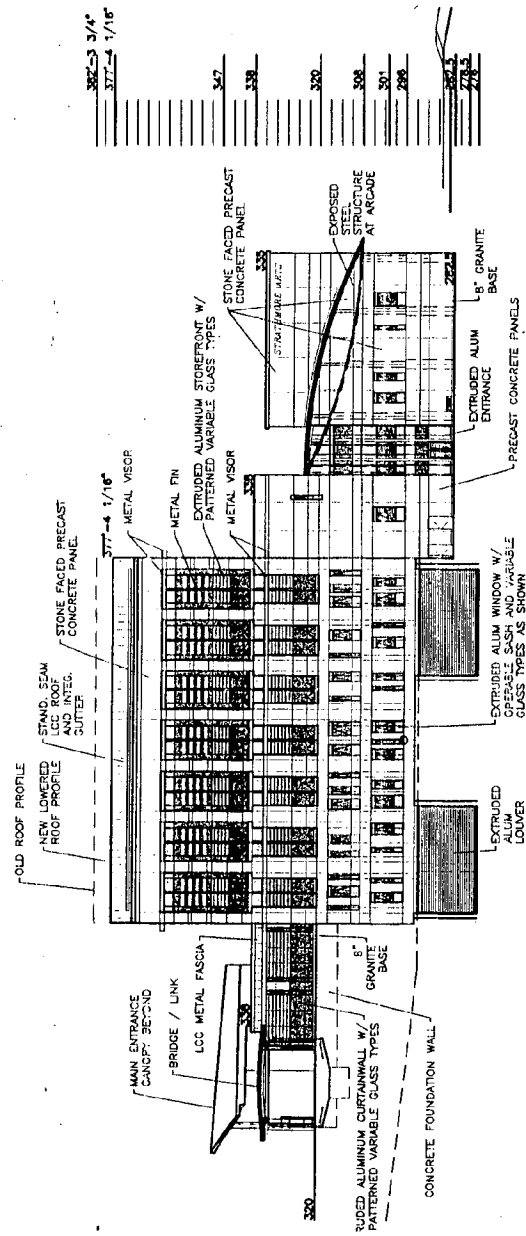
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FILE: [ ]



DRAWING NUMBER: **A-2.03**



**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland  
 MONTGOMERY COUNTY, MD  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawat Associates,  
 Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 425-3470

**ASSOCIATE ARCHITECT:**  
 Shimm & Parker Architects  
 11782 Beltsville Drive, S.W.  
 Calverton, MD 20705  
 (301) 595-0000

**THEATER CONSULTANT:**  
 Theaters Project Consultants

**ACOUSTICAL CONSULTANT:**  
 R. Lawrence Kingbird & Associates

**STRUCTURAL ENGINEER:**  
 LeMessurier Consultants

**M.E.P. ENGINEER:**  
 The Consulting Engineers, Inc.

**CIVIL ENGINEER:**  
 A. Morton Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
 Louise Schiller Associates

**LIGHTING CONSULTANT:**  
 Fluor Marine Systems, Inc.

**PROJECT MANAGER:**  
 Thomas Construction Corporation

**ENERGY ANALYST:**  
 Red Stone Technologies Group

**CODE ANALYST:**  
 Red Stone Technologies, Inc.

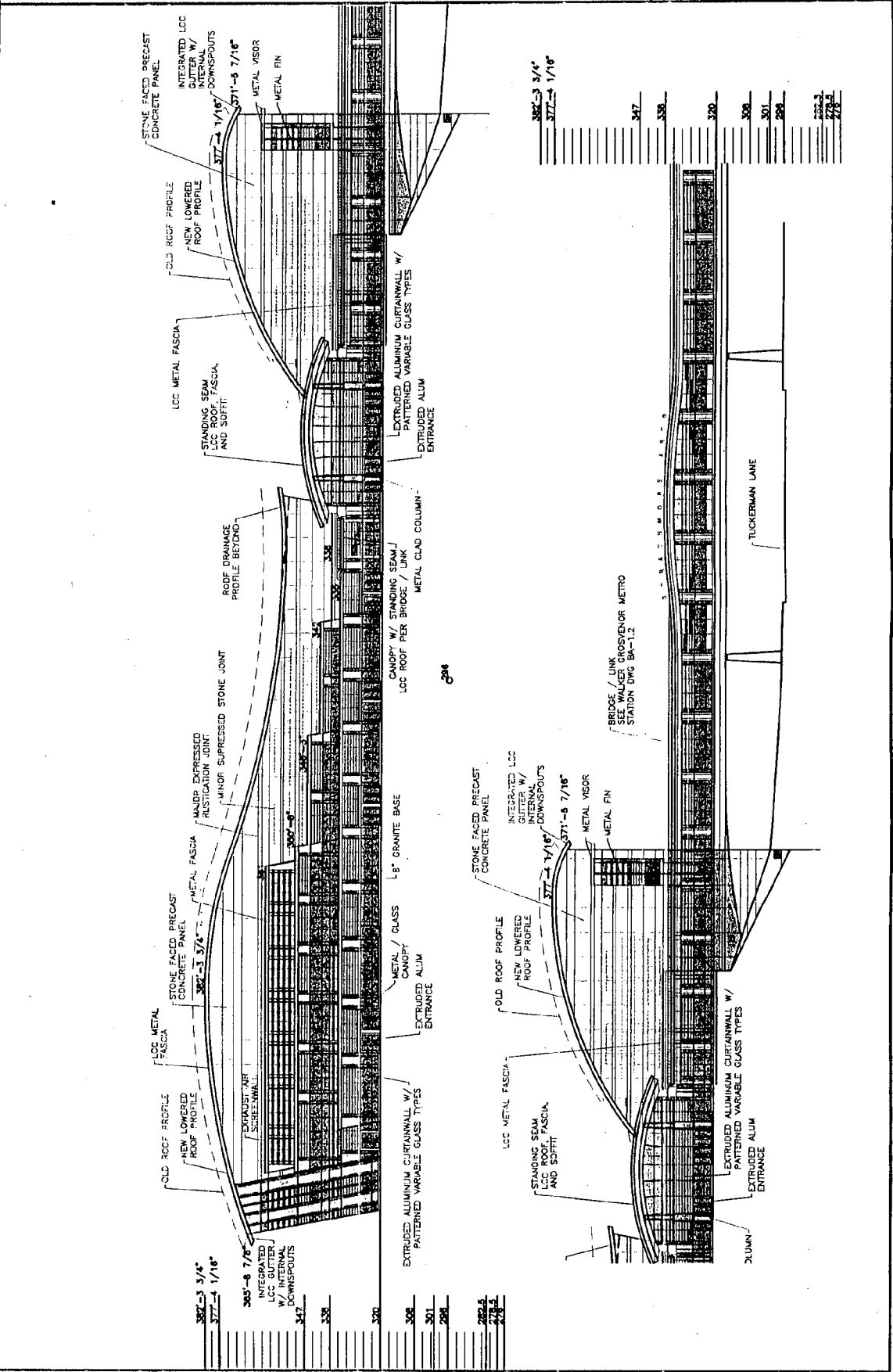
**FOOD SERVICE CONSULTANT:**  
 Circle International, Inc.

**RETAIL DESIGN CONSULTANT:**  
 Pinnet Retail Studio

**DRAWING TITLE:**  
 OVERALL WEST ELEVATIONS

SCALE: 1/32" = 1'-0"  
 DATE: 10-10-00  
 DRAWN:  
 FILE:

**DRAWING NUMBER:**  
**A-2.04**



**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland  
 MONTGOMERY COUNTY, MD  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawr Associates,  
 Architects, Inc.  
 10 Tremont St.  
 Boston, MA 02108  
 (617) 423-3470

**ASSOCIATE ARCHITECT:**  
 Griffin & Parker Architects  
 11785 Beltsville Drive, Suite 1400  
 Calverton, MD 20705  
 (301) 959-1000

- THEATER CONSULTANT:**  
 Theater Project Consultants
- ACOUSTICAL CONSULTANT:**  
 A. Lawrence Page & Associates
- STRUCTURAL ENGINEER:**  
 LeMessurier Consultants
- ME/P ENGINEER:**  
 TMP Consulting Engineers, Inc.
- CIVIL ENGINEER:**  
 A. Merton Thomas & Associates, Inc.
- LANDSCAPE ARCHITECT:**  
 Louise Spher Associates
- LIGHTING CONSULTANT:**  
 Fisher Munnich Strain, Inc.
- ENERGY ANALYST:**  
 Rex Eakin Technologies Group
- CODE ANALYST:**  
 Rex Eakin & Associates, Inc.
- FOOD SERVICE CONSULTANT:**  
 Caplan International, Inc.
- RETAIL DESIGN CONSULTANT:**  
 Park West Studios

DRAWING TITLE:  
 LONGITUDINAL SECTION

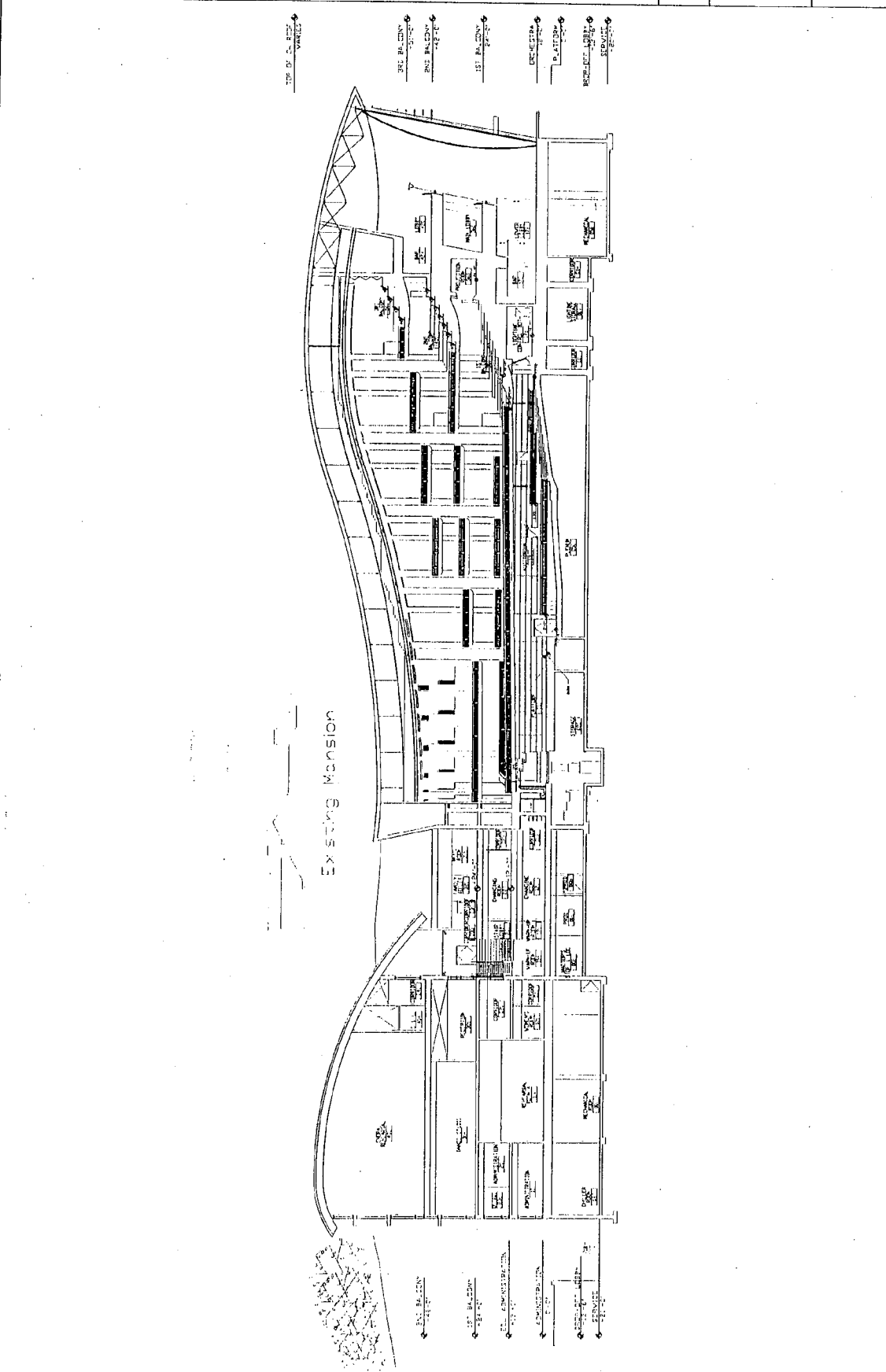
SCALE:  
 1/4" = 1'-0"

DATE: 10-12-00

DRAWN:  
 FILE:



DRAWING NUMBER:  
**A4.01**





**STRATHMORE CONCERT HALL**  
 North Bethesda, Maryland

**MONTGOMERY COUNTY, MD**  
 Department of Public Works  
 and Transportation  
 Division of Facilities and Service  
 110 N. Washington St.  
 Rockville, MD 20850

**DESIGN ARCHITECT:**  
 William Rawlin Associates,  
 Architects, Inc.  
 101 Tremont St.  
 Boston, MA 02108  
 (617) 452-3470

**ASSOCIATE ARCHITECT:**  
 Grimm & Parker Architects  
 11785 Bellville Drive, Suite 1400  
 Calverton, MD 20705  
 (301) 595-1000

**THEATER CONSULTANT:**  
 Theater Project Consultants  
 Acoustical Consultant:  
 R. Lawrence Kneppard & Associates  
 Structural Engineer:  
 Levesque Consultants

**MEP/ELECTRICAL ENGINEER:**  
 TMR Consulting Engineers, Inc.  
**CIVIL ENGINEER:**  
 A. Merson Thomas & Associates, Inc.

**LANDSCAPE ARCHITECT:**  
 Louise Schiller Associates  
**LIGHTING CONSULTANT:**  
 Fluor Lighting Solutions, Inc.

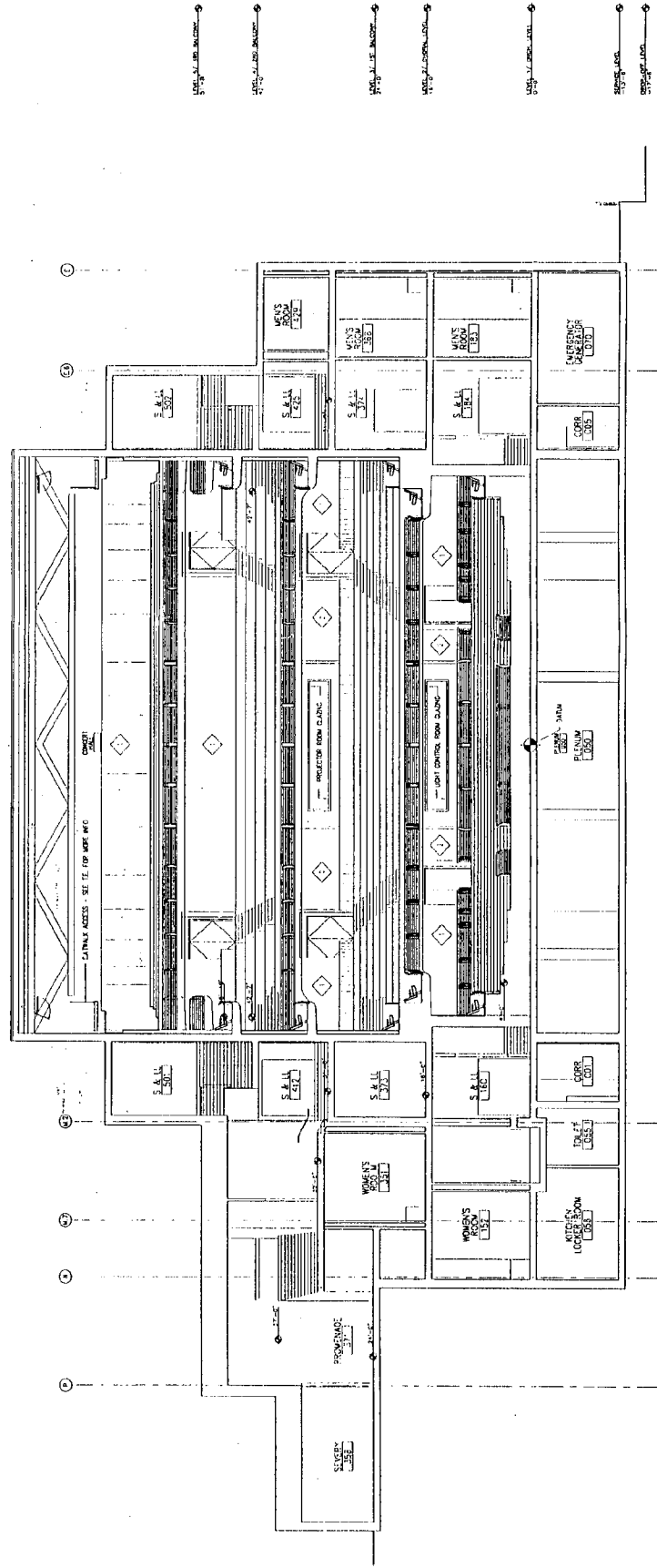
**PROJECT MANAGER:**  
 Tekman Construction Corporation  
**ENERGY ANALYST:**  
 Roof Estate Technologies Group

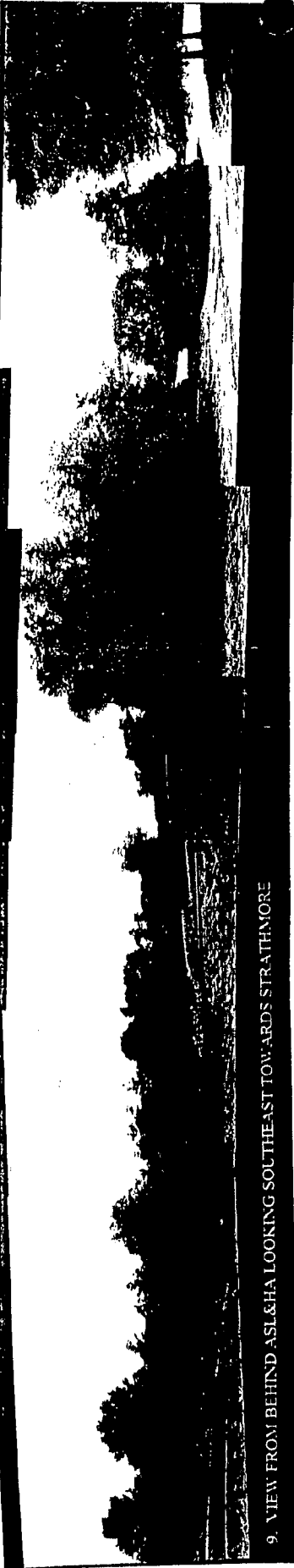
**CODE ANALYST:**  
 RJA Johnson & Associates, Inc.  
**FOOD SERVICE CONSULTANT:**  
 Con-Que International, Inc.  
**RETAIL DESIGN CONSULTANT:**  
 Patten Retail Studies

**DRAWING TITLE:**  
**TRANSVERSE BUILDING SECTION**

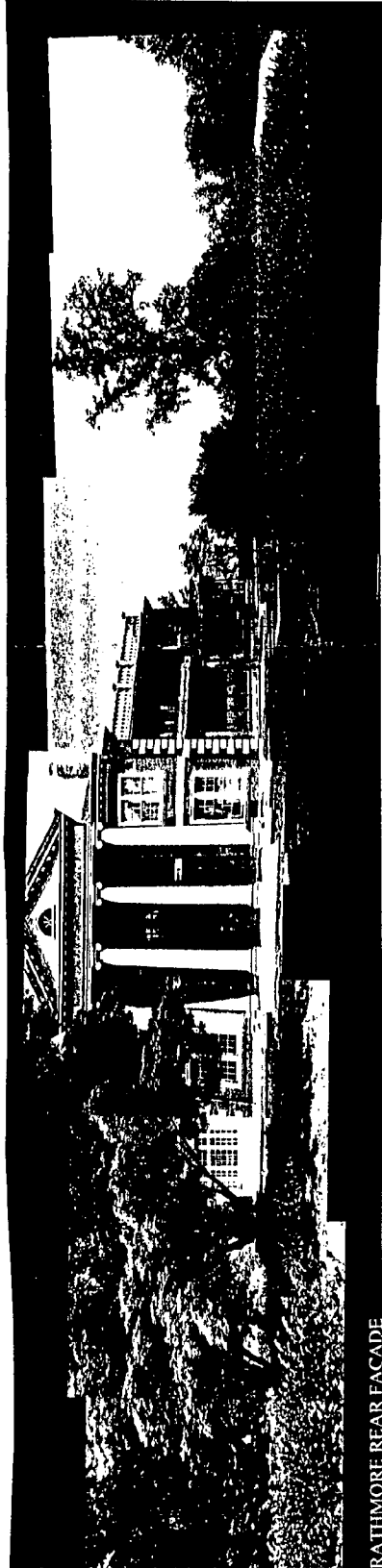
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 FILE:

**DRAWING NUMBER:**  
**A-4.09**

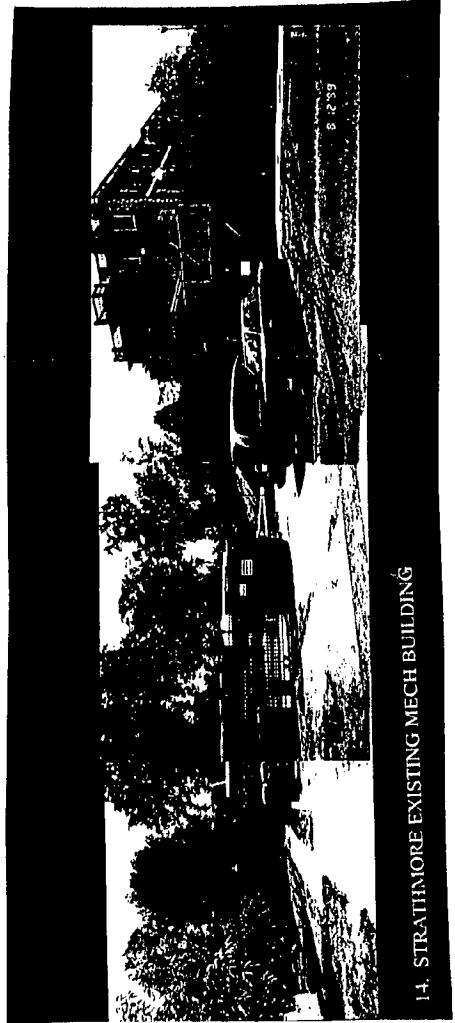




9. VIEW FROM BEHIND ASLAHA LOOKING SOUTHEAST TOWARDS STRATHMORE



RATHMORE REAR FACADE



14. STRATHMORE EXISTING MECH BUILDING

**Grimm  
and  
Parker**  
Architects

To Robin Ziek

Company Historic Preservation Comm

City/State \_\_\_\_\_

Fax 301-495-1304 <sup>563-3412</sup> Telephone 301-563-3400

From Sue Hains

No. of Pages Faxed [including cover] \_\_\_\_\_ Original Sent by Mail  Yes  No

Time Sent \_\_\_\_\_ Date 11/8/00 Initials \_\_\_\_\_

Re: \_\_\_\_\_

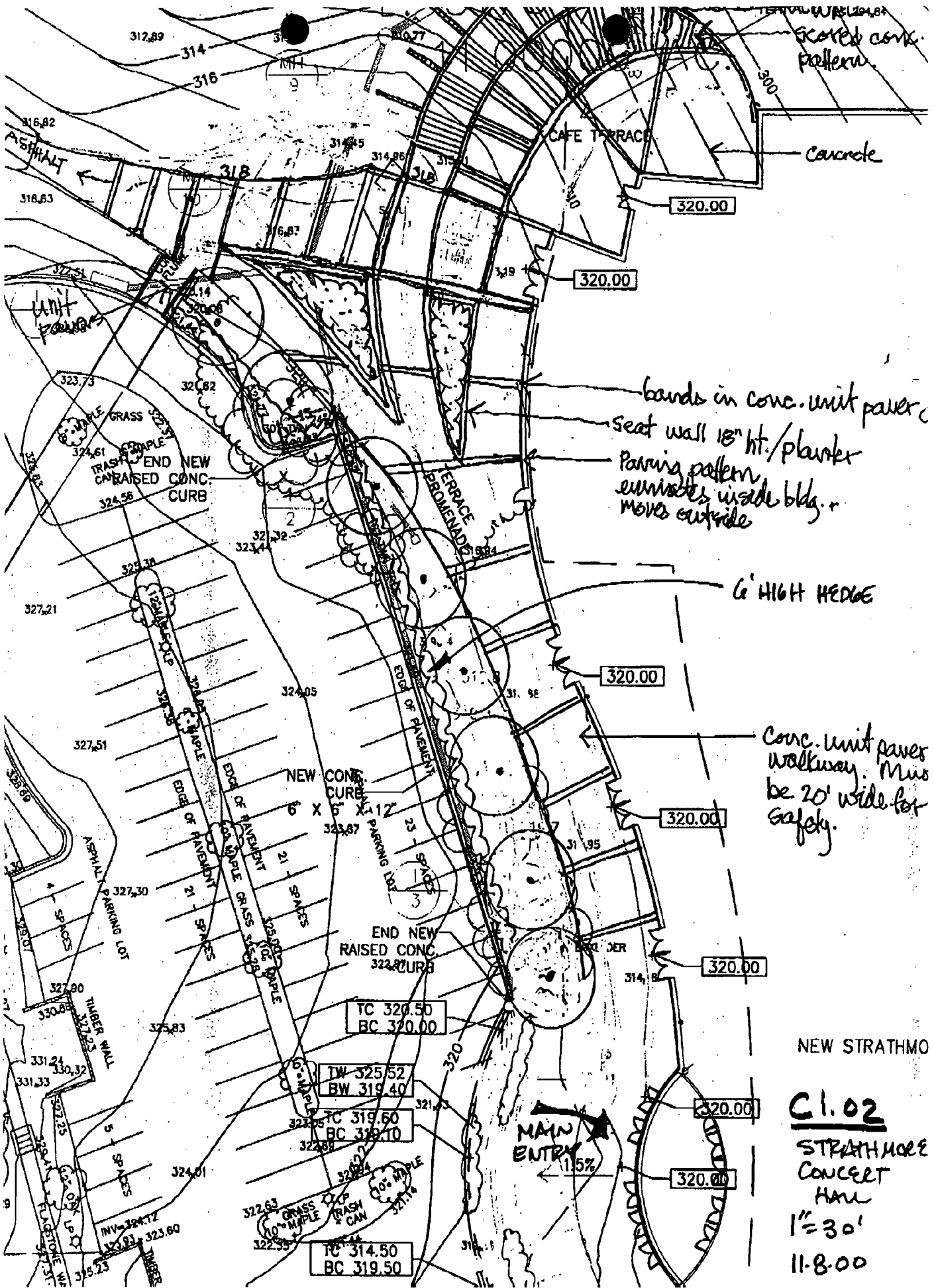
**Remarks**

Enclosed is a sketch of the area between the existing parking lot and our west facade. There is no more wall. Instead there is a 6' high hedge with a planting bed on the concert hall side. Hope this clarifies your question. We are still working in this area. Call if you have any more questions.

11785  
Beltsville Drive  
Suite 1400  
Calverton MD  
20705  
301.595.1000  
Fax  
301.595.0089

6715 Whittier Ave.  
Suite 300  
McLean, VA  
22101  
703.903.9100  
Fax  
703.903.9755

**Attention** If you have not received the number of pages indicated, or receive this communication in error, please call 301.595.1000 (Calverton), or 703.903.9100 (McLean). Thank you. This communication is intended only for the use of the addressee. It may contain information that is privileged and confidential.



scored conc. pattern

Concrete

320.00

320.00

bands in conc. unit paver  
 seat wall 18" ht./plank  
 paving pattern  
 eunives inside bldg. r  
 moves outside

6' HIGH HEDGE

320.00

conc. unit paver  
 walkway. Must  
 be 20' wide for  
 safety.

320.00

320.00

NEW STRATHMO

**C1.02**  
 STRATHMO  
 CONCET  
 HALL  
 1"=30'  
 11-8-00

MAIN ENTRY 11.5%

320.00

320.00

TC 320.50  
 BC 320.00

TW 325.52  
 BW 319.40

TC 319.60  
 BC 319.40

TC 314.50  
 BC 319.50

STRATHMORE CONCERT HALL  
ADJACENT PROPERTIES

American Speech Language & Hearing Association  
Attn: Dr. Fred Spahr  
10801 Rockville Pike  
Rockville, MD 20852

WMATA  
Mr. K. P. Heinemeyer  
Property Development and Management  
600 Fifth Street, NW  
Washington, DC 20001

The Academy of the Holy Cross, Inc.  
Sister Catherine Kase, Chief Executive Officer  
4920 Strathmore Ave.  
Kensington, MD 20895-1299


Georgetown Preparatory School  
10900 Rockville Pike  
North Bethesda, MD 20852

American Speech Language  
& Hearing Association  
Attn: Dr. Fred Spahr  
10801 Rockville Pike  
Rockville, MD 20852

WMATA  
Mr. K.P. Heinemeyer  
Property Deve. & Mgmt.  
600 Fifth Street, NW  
Washington, DC 20001

The Academy of the Holy  
Cross, Inc.  
Sister Catherine Kase  
4920 Strathmore Avenue  
Kensington, MD 20895-1299

Georgetown Preparatory  
School  
10900 Rockville Pike  
N. Bethesda, MD 20852

 AMERY® Address Labels

1 MR. HARBIT: Staff review.

2 MS. VELASQUEZ: I'll second.

3 MR. SPURLOCK: All those in favor, raise your  
4 right hand? Motion passes unanimously.

5 Robin, if you'd like to get the next -- we'll take  
6 a five-minute break while you get the preliminaries set up.

7 (Off the record.)

8 (On the record.)

9 MR. SPURLOCK: We're reconvened. The next item on  
10 our agenda are preliminary consultations. We have one case  
11 before us tonight, Case A. If we could have a staff report,  
12 please?

13 MS. ZIEK: This is a second preliminary  
14 consultation that's coming to the Commission on the proposal  
15 for building a new concert hall on the grounds of Strathmore  
16 Hall in Rockville. Of course, this is Master Plan's --  
17 And the entire 11 acres concept of the overview is the  
18 environmental setting.

19 I didn't bring any slides tonight. I think that  
20 people are, you know, aware of this site. And, of course,  
21 this is marvelous -- drawings, and the applicant is here.

22 In general, I think that the building is, you  
23 know, responsive to the site. It's certainly large, and I  
24 think that everybody knew that that was coming. And the  
25 form of it, though, is -- seems to take its inspiration from

1 the site. And you can see that a desired view was the --  
2 what is best about the site.

3           And I also will note that I was concerned about  
4 the height of the building, and the height of the new  
5 building's roof is basically the same as the height of  
6 Strathmore Hall. They always try -- the applicant's  
7 concern, all he stated was to be no higher. But I think the  
8 important thing is to realize that as a concert hall,  
9 people's experience will still be that it will look up to  
10 Strathmore Hall, nobody will be on the roof. And even if  
11 you look at the section, you will be still substantially  
12 lower than the roof elevation of the new building. So your  
13 view of Strathmore Hall is always up. I think that is  
14 significant in terms of just one's experience and how  
15 Strathmore Hall won't be overpowered, per se, in terms of  
16 the people's experience. But it's definitely a big  
17 building.

18           And that said, I have nothing more to say. Do you  
19 have any questions? I am recommending they receive the  
20 historic area permit, and I hope the Commission will give  
21 them also guidance about any information you might need. If  
22 you agree to -- historic area work permit, you might want to  
23 specify what information you need so that you will feel you  
24 have a complete application when it comes to that.

25           MR. SPURLOCK: Assuming applicant has brought a

1 team of people who can give us a nice presentation. So why  
2 don't you -- we have one speaker form for Mary K. Donahoe,  
3 and I assume there's others that will speak. So please  
4 state your name for the record when you start.

5 MS. DONAHOE: I'm Mary K. Donahoe, I'm the project  
6 manager for the county for Strathmore Concert Hall. And I  
7 have with me this evening Allen Joselyn from William Awe &  
8 Associates, and they've brought their plans and models so we  
9 can let you know what design has proceeded from the last  
10 time you saw it.

11 We were here I guess quite a few months ago with  
12 really just general concepts about how we were going to be  
13 using the site and the space and what the program was for  
14 the concert hall. So tonight we'd like to show you where  
15 that design has taken us.

16 MR. JOSELYN: Great. Is one -- are one of these  
17 microphones available to pick up and walk around with?  
18 We're not going to be showing anymore slides. Thank you.  
19 Like you said, and I think I have to state for the record,  
20 my name is Allen Joselyn, I'm principally with William Awe &  
21 Associates, architects, in Boston. I'm the architect for  
22 the Strathmore Hall, concert hall.

23 Let me just share with you the basic -- some of  
24 the basic principles and goals that we've been working on in  
25 terms of integrating this building on the site. I think



1 first and foremost is this notion of working within the  
2 pastoral setting, or taking advantage of the pastoral  
3 setting in Strathmore Hall. I think all this that come to  
4 the site feel that, besides the mansion, the grounds and  
5 greenery are perhaps the most beautiful and most important  
6 aspects of the facility.

7           If you go out on the site today without the  
8 Strathmore Hall built yet, the nature of the site is  
9 Strathmore Hall up on the top of a hill. That hill  
10 gradually falls away generally around all of its edges.  
11 When it gets to the eastern side, the hill actually drops  
12 quite severally. And in the site in which we're placing the  
13 concert hall, it's about a 40-foot drop from the edge of the  
14 existing parking lot to the lower portion of the site. And  
15 as one -- as one walks around the site to enjoy the  
16 sculpture and pleasantries of views of the area, there are a  
17 handful of places that people are drawn to. Our sense is  
18 one of the most extraordinary and beautiful set of locations  
19 is right on this --. It is still, at the top, it's still on  
20 the gradual portion of the hill, it still hasn't fallen  
21 away. And in fact, the most -- some of the most beautiful  
22 views of the site are to the east, northeast and back around  
23 to the northwest, and even back to the gazebo. The sides of  
24 the area out in front of the mansion, our feeling is this  
25 quadrant of the site is perhaps the most stunning and most

1 - the place that meets the most perfection. In fact, it's  
2 the most impressive of the public space. It turns out that  
3 the inner portion of the site in this area, its steepness  
4 and the fact that it's heavily wooded in fact discourages  
5 people from actually using that portion of the site, and,  
6 thus, the desire of the -- the strategy in placing the hall  
7 was to use the portion of the site that is least usable and  
8 least approachable. And to orient the building, the public  
9 spaces of the building, probably the lobby of the concert  
10 hall, dining, dining facilities and the like, so that they  
11 also get to sit on that most important -- and enjoy the  
12 views, and for people to be able to stroll in and out of the  
13 facility, so that the grounds of Strathmore Hall and  
14 interior public spaces are in essence merged as one. And,  
15 thus, for us was the -- was a dictated orientation of the  
16 building on the site. So that in this composition, you have  
17 the concert hall, you have the education facility and you  
18 have the lobbies and public spaces. The concert hall --  
19 with its lobby facing north is what was the initial impulse  
20 of organizing the building on the site.

21 The next case is -- next goal for us was trying to  
22 build a strong and meaningful relationship between the new  
23 building and Strathmore Hall, the hall itself. And for us,  
24 it was already said is that the building needs to stay below  
25 the elevation of the roof of Strathmore Hall, which it does.

1 And I'm going to get the model and allow you to see what has  
2 -- I'm picking this up so that you can look at the model  
3 somewhat from ground level. Because I think it's very  
4 deceiving when one looks from above. And when one does look  
5 from what would be the view from Rockville Pike, make  
6 approach, you can see the concert hall actually does  
7 diminish quite a bit, because it is -- we have used the  
8 steep slope, we pushed the building down, down as far as we  
9 can on the slope, and now the building from that end only  
10 appears to be as tall as the Strathmore Hall.

11 UNIDENTIFIED SPEAKER: Where in the parking?

12 MR. JOSELYN: The parking -- there are existing  
13 parking lots for Strathmore Hall which will remain intact.  
14 Which is -- these parking lots actually have been nicely --  
15 to the back side of the hill. The parking for the concert  
16 hall and adjacent facility is in the -- will be in the new  
17 and expanded Metro parking structure across the street. And  
18 any service vehicles or staff parking will be in a service  
19 lot built on the east portion of the building. What we've  
20 done is we've oriented the functional aspects of the  
21 building, all public spaces on the west and north, and the  
22 public spaces of the education building on the south. So  
23 that all of the sort of exceptional -- faces the building,  
24 looking back toward Strathmore Hall, to Tuckerman and to the  
25 Rockville Pike. And we've been able to use the lower

1 portion of the site and the building itself to hide the  
2 service areas of the facility.

3           The other feature about, I mean, in relation to  
4 Strathmore Hall is having kept the building back so that the  
5 view cores from the main door at Strathmore Hall are kept  
6 protected -- takes about a 45-degree line, and then a front  
7 door -- construction is beyond that. There are,  
8 unfortunately, -- and heavy winds outside. There is -- will  
9 be a strong row of trees here that exist currently. Some of  
10 them will probably lost in construction but others will be  
11 brought back. So that there -- most of the building will be  
12 screened behind trees, and only -- this end -- end of the  
13 cafe, which will come out beyond the parking lot, and the  
14 trees will be exposed as the public face of the hall.

15           The other feature is this concert hall is, the  
16 interior space is about 65 feet in height. We need that for  
17 acoustics, it has to be large volume. And -- you actually  
18 enter the building --. So we pushed the building down, so  
19 you actually have to come, once you're in the building, go  
20 down to get to the lowest level. But then what we've done  
21 is use the -- lobby spaces and circulation spaces as step  
22 volumes, to give it a more intimate scale or more a scale to  
23 come closer to a two-story high building at the edges. So  
24 as one approaches the building, one is not confronted with  
25 60-foot-high concert hall once approaching the softer edge

1 of the lobby space.

2           Now, the notion is also to develop a civic  
3 presence to this building, something that's distinctive  
4 about this as a major hall music and cultural center.

5           One feature, the most distinctive feature is the -  
6 - roof. That's not simply the -- the architect, it's,  
7 really, it's articulating one of the things, and one is the  
8 actual shape of the room is using that form. It allows the  
9 roof to come down close to the stage to have a more  
10 reflective surface for the performers, and then the building  
11 -- the room opens up, larger mass, larger volume mass, I  
12 should say, for the acoustics for the audience members. So  
13 the form of the roof is actually dictated by acoustic  
14 construct. Using the -- lineal form rather than square  
15 stepping is all mirroring some of the hills which are off in  
16 the distance, to the east, and giving the sense of something  
17 that's growing out of a landscaped-like form. And that  
18 becomes, in essence, a signature feature, it's sort of like  
19 --. The other is that from the Rockville Pike, as one  
20 approaches the building from the north, both the sort of  
21 bright end lobby space and cafe will become a beacon  
22 element, along with the front face of Strathmore Hall. I  
23 mean, one of the most beautiful sites of the night is the  
24 Strathmore Hall in the front, lit up. And the same approach  
25 will be taken for these surfaces of the concert hall. So

1 the lobby will be part of that composition in Strathmore  
2 Hall.

3           On the Tuckerman Road side you have the music --  
4 the education building. It does have administrative spaces  
5 and practice spaces, and it does have many of the rehearsal  
6 spaces used in a concert hall. It's -- we have developed  
7 something of a -- what we're trying to do as a civic space.  
8 Sorry, these are not colored, but it is a tall building that  
9 comes out from the woods. Again, I apologize, the trees  
10 along this edge have also been lost to the storm. But we  
11 see this as a building in the park. And we have tried to --  
12 and the experience of finding this building as going into  
13 the grounds of Strathmore and seeing these buildings -- and  
14 the greenery. So this is tall, it -- out above the trees,  
15 it's face -- actually, let me -- it will be a face of glass  
16 and sunscreen, which gives you the opportunity of being able  
17 to see the life of the music school. There will be dance  
18 studios, there will be a rehearsal room or -- rehearsal  
19 room. All the civic spaces or community spaces will be part  
20 of the billboard of the Tuckerman side.

21           MS. LESSER: Question.

22           MR. JOSELYN: Yes?

23           MS. LESSER: I accept that when you said face  
24 value, the need for a tall building for the concert hall.  
25 What is your rationale for an equivalent for an educational

1 building?

2 MR. JOSELYN: One is this on some level, the  
3 education, But because of this sort of -- these almost  
4 quirky orientation of the concert hall, one might expect it  
5 typically for a concert hall on the main -- on the approach  
6 road to face that main street, so that when you're coming --  
7 when you're approaching the building, that is the front face  
8 of the concert hall. By opening up to the landscape, taking  
9 the position of the fact that you want -- more of the  
10 landscape than the roadway, we're using the education  
11 building as that front face, as that sort of signifying  
12 feature on Tuckerman Avenue. You get the scale of a serious  
13 building on the site. There's also, as you can imagine,  
14 within a constructed site, this allows us also to be able to  
15 hold the footprint of the building to a more confined  
16 arrangement. If we had to take the same program and put it  
17 in a much lower structure, we would be using up much more of  
18 the site.

19 MR. PFANSTEHL: There are -- there's a program  
20 reason for that also, which is that the two most important  
21 spaces here, the --

22 MR. SPURLOCK: Excuse me, could you just state  
23 your name for the record?

24 MR. PFANSTEHL: I'm sorry, I'm Elliot Pfanstehl,  
25 I'm the director of Strathmore Hall.

1 MR. SPURLOCK: Thank you.

2 MR. PFANSTEHL: For a program, the -- inside of  
3 the building. There's two very large classrooms with high  
4 ceilings that are at the top of this structure which have  
5 the acoustic volume to hold 100-person chorus and orchestra,  
6 which, in a 10-foot ceiling room you could never do if they  
7 all sang at once in a play. So most of what you'd see there  
8 are these two classrooms that are double window height.  
9 Allen, do you have -- yeah?

10 MR. JOSELYN: Right, it's a section that  
11 represents these two levels, the primary rehearsal rooms of  
12 the school. You can see, you have a tall room here that's  
13 very much like the space of the stage in essence, so any  
14 sort of orchestra can move from the stage here to rehearse  
15 in the space where there's some level of acoustic -- concert  
16 hall itself.

17 The other is the materiality of the hall. We are  
18 recommending using a combination of three primary materials.  
19 For the education building, for the concert hall building,  
20 two primary music facilities, -- the cladding --. Well,  
21 actually, this photograph you see some sense of the model.  
22 It's these volumes behind the lobbies will be clad in  
23 something of a light and warm-colored sandstone or --, not a  
24 gray or a harsh white, but something that has --. We're  
25 purposely not building it out of red brick or some other



1 color that is -- that recalls the mansion. Our feeling is  
2 that if one tries to mimic the color of the mansion, it will  
3 overwhelm it, and the mansion itself will start to look or  
4 feel inconsequential --. So we try to leave the mansion as  
5 the primary facility.

6           The other material we're using is a tremendous  
7 amount of glass for all the lobby spaces, the north lobby,  
8 the west lobbies, and, of course, the main -- the upper  
9 rooms of the music school. This is very much about a  
10 building kind of open to the landscape. That's what  
11 distinguishes it from an urban setting. And so we want to  
12 take full advantage of the views available to the public  
13 spaces in the building. And the third is on the back side  
14 of the building, a pre-cast concrete surface, the sort of  
15 working end of the building, it's not really the focus -- of  
16 the building. The access -- the other aspect is the sense  
17 of pleasant walks and approaches to the building. From the  
18 garage, most of the people will be coming from the garage,  
19 to make the garage enter a bridge. And we've actually been  
20 working in concert with the drawing design team to develop  
21 and design the bridge. We're using this sort of meandering  
22 curve, both in the bridge and the -- for the circulation  
23 space in the lobby, as a, in essence, a garden or a park-  
24 like path, a sort of meandering looseness to the landscape.  
25 Hope is that as you leave here, you're in sort of amongst

1 the trees around the garage, you come over Tuckerman, and,  
2 again, you -- yourself within the trees of the edge of the  
3 property, and then finally arrive into the -- of the hall.  
4 So that there's a tremendous amount of openness to this  
5 bridge, and it is really the introduction to Strathmore  
6 Hall. So kind of like a park to the garage.

7           The other approach is for vehicles who want to  
8 drop passengers off, whether it's handicap or whether it's  
9 elderly or anyone who wants to get immediately to the door.  
10 We are developing a lower dropoff on the east/southeastern  
11 side. Our work with the traffic engineer has -- we've  
12 attempted to develop entrances up on the west side that goes  
13 to the front foyer. The traffic engineer would disallow any  
14 kind of curve cuts in this area due to the proximity to the  
15 intersection of Rockville Pike. And so we had to come down  
16 to the lower corner and develop a curve coming down here at  
17 a much lower elevation than the entrance here. So you have  
18 a dropoff point, you drop off and continue on back to the  
19 parking garage. Somebody who's been dropped off enters a  
20 lobby that has within it a large, cascading escalator and  
21 stairs that takes you up to a very tall -- space, and  
22 finally brings you up to, again, the foyer and ticket booth  
23 at this central location. And, of course, anybody from  
24 Strathmore Hall can move through paths and on down to the  
25 terrace along the lobby and into the foyer. And from that

1 point, the primary public passage is foyer, tickets, coats  
2 and then this meandering promenade, along which is retail  
3 and cafe. So there's a real sense of this being almost a  
4 main street for a meandering path amongst the garden, which  
5 will have this life of cafe and retail and the activities of  
6 the music school, animating it throughout the day, from  
7 morning until evening. And then from that point, on into  
8 the lobby of the concert hall and then finally into the  
9 concert hall itself.

10 I think that's a quick run through the building.  
11 I'm not sure you're interested in further details, but --.

12 MR. SPURLOCK: I'd like to ask you about that. On  
13 the model you have that blue side end piece to the -- as you  
14 call it. Could you just explain what you're -- what that  
15 is?

16 MS. DEREGGI: And what is the view at that end?

17 MR. JOSELYN: I'm sorry?

18 MS. DEREGGI: What -- you keep saying about the  
19 view out this north side?

20 MR. JOSELYN: Yes.

21 MS. DEREGGI: What view are you speaking of?

22 MR. JOSELYN: The American -- and --. And beyond  
23 that is -- the view we're talking about is literally out --

24 MS. DEREGGI: In Strathmore Road?

25 MR. JOSELYN: In Strathmore Road, as opposed to

1 the property out here.

2 MS. DEREGGI: Holy Cross School.

3 MR. JOSELYN: And then beyond the to the hills,

4 the --.

5 MS. VELASQUEZ: There's a lot of garden space all

6 around.

7 MR. JOSELYN: A tremendous amount of open space.

8 In fact, when the leaves are out on the trees, one can't  
9 even see the --. And, in fact, these whole green hills are  
10 extending quite a distance.

11 MS. NARU: You're aerial -- in front of us?

12 MR. JOSELYN: Yes. Here we go. Here's Strathmore  
13 Hall, the parking lot, and here's the site. In essence,  
14 this is the direction, from here. Perhaps the nicest long  
15 views. And then we're going to be supplementing that in  
16 this photograph with vegetation and trees -- to those views.  
17 And then, of course, from this promenade in here, the cafe,  
18 are also views back on to the gazebo and back up to  
19 Strathmore Hall.

20 MR. SPURLOCK: Could you just describe the  
21 construction of that, you know, the lobby? I'm just  
22 curious.

23 MR. JOSELYN: Sure.

24 S You know, the plexiglass piece.

25 MR. JOSELYN: In essence, this is a -- glass. It

1 will be probably a combination of clear and what we call --  
2 glass, which is a sort of a ceramic, white ceramic, that  
3 probably -- on the glass. So this somewhat sort of becomes  
4 something of a -- at night. The glass itself lights up in  
5 the lobby. You have some light on the glass surface, that  
6 you're not exposing yourself simply to sort of black hole of  
7 the evening. So it's very difficult to -- the elevation.  
8 But in essence, it's an articulated large type of glass.  
9 It's tilted, and in essence, that tilting will create some  
10 reflections back out here. One will actually literally see  
11 reflections of the trees that are out in front of the --.

12 MR. PFANSTEHL: This second one in.

13 MR. JOSELYN: This one?

14 MR. PFANSTEHL: Yeah. See the angle?

15 MR. JOSELYN: Yeah, that -- that might help. If  
16 you see in this section, this is the north lobby. It's  
17 basically -- four-story height space. It is -- there's a  
18 main level that's off of the orchestra hall that works its  
19 way directly out to the terrace and then directly out to the  
20 green, so that people coming to the concert, if it's a  
21 matinee or even early evening, one could have a picnic out  
22 on the grounds and then move on into the concert hall for  
23 the performance itself. And then the balconies, the  
24 interior balconies, -- lobby, and so that's basically  
25 becomes quite animated on many levels.

1 MS. DERECCI: How large an area is this terrace --  
2 ? --?

3 MR. JOSELYN: This -- right here.

4 MS. DERECCI: Oh. Oh, so --

5 MR. JOSELYN: It's -- you see this sandpaper area  
6 right here.

7 MS. DERECCI: Oh.

8 MR. JOSELYN: This area is lawn.

9 MS. DERECCI: Oh, that is lawn?

10 MR. JOSELYN: So right at this area, lawn  
11 continues. So we're only --. As a matter of fact, -- trees  
12 along this edge.

13 MR. PFANSTEHL: Closest we could get to the --  
14 hall without.

15 MS. WATKINS: I had a question about existing  
16 parking for Strathmore.

17 MR. JOSELYN: Yes.

18 MS. WATKINS: Is that existing lot or is that a  
19 new lot?

20 MR. JOSELYN: That is the existing lot. The only  
21 thing we're doing is probably reshaping the corner --. But,  
22 otherwise, we have not --.

23 MS. WATKINS: And you'll leave a visual buffer  
24 between the parking and --

25 MR. JOSELYN: Yes. Right along -- right along

1 this edge, between the yellow and the green, there's going  
2 to be about a six to an eight-foot-high wall. There's a  
3 seating bench along on this side and trees planted behind  
4 it. So that when you're walking along this promenade or  
5 along this path, you're not able to see the parked cars, but  
6 you're seeing the trees coming up over the -- or behind the  
7 --. And that walls continue to about --.

8 MS. WATKINS: Is there any -- elevation between --  
9 ?

10 MR. JOSELYN: Between here and here?

11 MS. WATKINS: Yes.

12 MR. JOSELYN: It turns out that this is about one  
13 foot higher than that, --. But if this wall --.

14 MS. LESSER: Is the area where you're proposing to  
15 build currently just grassy area or are you taking down  
16 trees?

17 MR. JOSELYN: There are some -- there are some  
18 trees. But you can see in the aerial photograph, they're  
19 not --. Here, right there, you can see a tree here. These  
20 trees will probably be removed and then replanted, new trees  
21 replanted along -- between the parking lot and the hall.  
22 And we will try to save as many of these trees along the  
23 property as possible. This area will, the trees will be  
24 lost in that corner. These trees will remain and then will  
25 be replanted in that area.

1 MS. WRIGHT: Is that six to eight-foot wall you  
2 were just discussing purely to try to separate the view of  
3 the cars in the existing Strathmore Hall parking lot from  
4 the terrace? Because it sort of strikes me of there being  
5 quite a visual barrier between the old building and the new  
6 building. And there's sort of something nice about perhaps  
7 having a little -- little more --, so that people who, you  
8 know, you were sort of, say, someone was at Strathmore Hall,  
9 they wanted to get to the concert hall, they could take  
10 paths. But the reality is they could, you know, you'd have  
11 to skim the wall to get there or take a various vicinity  
12 path to the designate entrance.

13 MR. JOSELYN: Yeah. The wall we're describing  
14 goes -- this roof line here represents the roof right over  
15 the main doors into the concert hall. Whether you're coming  
16 from the parking garage, whether you're coming from the  
17 Strathmore down this path, or if you're parked here, which  
18 Elliot will be discouraging to use this as parking, but  
19 anyone coming from Strathmore through the parking lot would  
20 basically come in a break at the wall at this point, so.  
21 There is -- you can literally come through and --, which is  
22 the parking lot. Or you can literally come across here.  
23 But --, people from  
24 -- through the area from this point to that point. So your  
25 screening -- from this area, this mass of parking that



1 separates Strathmore Hall from -- structure --. We'd love  
2 to keep that wall as low as possible. And what we'll  
3 probably do is is the -- of the height, visa-vi sight lines  
4 from people on the terrace here, looking in that direction,  
5 will simply set the height, the point by which all of  
6 parking is screened. But above the parking, we hope that we  
7 can still see Strathmore Hall, which is the -- up higher.  
8 So we'll try as hard as we can to maintain the views up to  
9 Strathmore Hall with a screening that's far back.

10 MR. SPURLOCK: I think that's something you need  
11 to study very carefully. When you come back later, I think  
12 that's something you need to show the commission.

13 MR. JOSELYN: Sure.

14 MR. SPURLOCK: You know, you wouldn't want to walk  
15 through that very nice promenade and feel like you have a  
16 wall, a glass on one side and a wall of stone on the other,  
17 and --.

18 MR. JOSELYN: Our hope is that that wall will feel  
19 very much like a wall of the estate. It is almost like the  
20 edge of the estate, on the other side of which is the  
21 concert hall.

22 MR. HARBIT: -- on the new configuration, this is  
23 a significant improvement from the original one we saw I  
24 guess a few months ago in that you were talking about  
25 reconfiguring the concert hall and the education building

1 and pushing it down and then get as far away from Strathmore  
2 as possible. So I think you've achieved a lot of that. --  
3 and I applaud you for -- the public areas, the concert hall,  
4 so that you do look up the hill at Strathmore.  
5 Unfortunately, if you're at Strathmore, as I'm looking at  
6 it, and looking down the hill the other way, you are going  
7 to see the top roof line and the mass of the building very  
8 prominently. You would -- screens. So I'm wondering what  
9 program you may have for I guess the roof line above the  
10 walkway there and then between the two buildings, whether or  
11 not there's any landscaping potential in that --

12 MR. JOSELYN: --.

13 MR. HARBIT: That area and up there.

14 MR. JOSELYN: Yeah. Yeah. When you say  
15 landscaping, you mean lawns or?

16 MR. HARBIT: Well, it can be --, large --, very  
17 large plants.

18 MR. JOSELYN: We did not -- we have not -- of  
19 doing that. That's an idea. Our -- the most important  
20 features will be these --, which one will see directly, as  
21 well as the major --. We will be doing some side line  
22 studies to understand how much of the roof surface one sees,  
23 and in fact, if one -- if the use of any kind of -- would  
24 help --. The other --

25 MR. HARBIT: The --.

1 MR. JOSELYN: No, these are not accessible  
2 terraces.

3 MR. HARBIT: How about between the two buildings?  
4 That's not --

5 MR. JOSELYN: No, just the roof, up at the roof.

6 MR. HARBIT: So if you're standing at Strathmore  
7 Hall looking down, you will see a lot of roof?

8 MR. JOSELYN: I don't think a lot of roof. I  
9 think, first of all, all of these roof surfaces will be --  
10 and metal roof. So they're not going to be --. We'll have  
11 lead through copper here and -- here. This surface and this  
12 surface will probably be some kind of a membrane. -- trees  
13 here, which will be filter view. But most of the surface --  
14 above the trees will be the stone and -- copper. And I  
15 don't believe people are going to be able to see this  
16 surface from -- relative to those windows. But that is a  
17 view that would be studied.

18 MR. SPURLOCK: Have you looked at glazing a  
19 portion of those roofs so that they're more transparent and  
20 they would glow a little bit?

21 MR. JOSELYN: All of these walls are glass.

22 MR. SPURLOCK: No, I'm talking about the roof  
23 surface.

24 MR. JOSELYN: This surface here?

25 MR. SPURLOCK: No, I'm sorry, the -- that surface.

1 You mentioned the skylight there, you look to the building?

2 MR. JOSELYN: Yeah, the sky light in this area  
3 here. We haven't thought about putting sky lights up there  
4 because we have so much glass on the side walls that the sky  
5 lights wouldn't be offering us much if they were -- it would  
6 be offering us very little to the expense of doing that, so.

7 MR. SPURLOCK: I was just thinking it would make  
8 it more of transparent appendage in the concert hall so it  
9 would be --.

10 MS. WRIGHT: Will you have mechanical equipment on  
11 --.

12 MR. JOSELYN: No. No. We've been very careful  
13 about bringing mechanical equipment. First of all, all  
14 mechanical equipment is in the basement. We have a pruning  
15 tower back here, shielded within a wall tower. So this  
16 entrance tower would -- entrance, it's the only mechanical  
17 feature of this -- and it's completely contained within a  
18 structure.

19 MR. HARBIT: Well, just to -- not to beat this  
20 horse until dead, but I appreciate the fact that from  
21 Rockville Pike, there's still Strathmore -- prominent  
22 feature. And -- concert hall, Strathmore Hall will -- be a  
23 prominent feature. And when you're at Strathmore Hall, the  
24 view shed is going to be significantly impacted by the  
25 concert hall. So when you come back, I will hope you'll be

1 able to address that somehow, so that if you can somehow  
2 soften that impact from the view shed when you're standing  
3 right on the doorstep of Strathmore Hall, I would appreciate  
4 it.

5 MR. JOSELYN: Absolutely. I think this -- what  
6 I'm hearing is a lot of these questions have to do, what  
7 does this section look like across from here, what can you  
8 see from different elevations, whether your at this terrace  
9 or whether these windows up here. That's --.

10 MS. VELASQUEZ: I like the way you were saying. I  
11 think it's absolutely going to be beautiful. I love the --  
12 roof line and -- to go with the -- terrain. I think it  
13 blends in beautifully. I think we're going to get a lot of  
14 use out of that concert hall. I love the education  
15 building. I just love having it there, and I think that you  
16 guys so far did a beautiful job on keeping it -- historic  
17 resource.

18 MR. SPURLOCK: Does anyone else --

19 MR. BRESLIN: I've got a couple of comments.  
20 You've addressed the approach to the concert hall very  
21 carefully, and I think the way, the walk through the garden,  
22 the undulation works real well, but it looks like the  
23 approach from the historic building to the concert hall  
24 isn't addressed very well. You're walking across parking  
25 lots. And you mentioned you walk with paths, that the paths

1 cross where the parking lots. It's more like walking, you  
2 know, in parking up at the mall. I'm wondering if that  
3 approach can be addressed. And related is the fact that, in  
4 your plan at least, there's very little green between the  
5 historic building and the concert hall. And I'm wondering  
6 if the existing parking can be either reduced or  
7 reconfigured so that the walk between the two buildings is  
8 really a walk in the woods like everything else that it's  
9 trying to be, and maybe introducing more greenery.

10 MR. PFANSTEHLE: I would like to get rid of all the  
11 parking altogether, but the only problem is that when I do  
12 an event with 150 people, I got to put them somewhere.  
13 That's 94 spaces, which -- in the building -- to that lot.  
14 We have looked at this question very hard, because,  
15 actually, the ideal thing would be to have the public being  
16 able to drive right up the front door here, buy tickets,  
17 drop off, pick up kids, whatever they need to do. But, in  
18 fact, you can't bring all that traffic in off that Rockville  
19 Pike entrance, it's just too narrow and too constricted. So  
20 if we were to reduce that parking lot to obtain green or any  
21 other sort of a differentiation space, we need to relocate  
22 that parking somewhere on that site. And as you can see, we  
23 run out of site, you know.

24 MR. BRESLIN: Oh, I'm sure you can't -- I'm sure  
25 you can't get rid of it and perhaps you can't reduce it. I

1 didn't know if there's a possibility of reconfiguring it to  
2 some extent so that there was a green connection, perhaps.

3 MR. PFANSTEHL: Well, I would love that. In fact,  
4 in an earlier drawing, I think Allen remembered this when we  
5 had that -- we had the landscapers -- smack between the two  
6 buildings, which was good except how do you get the cars  
7 across was not addressed at that point. I think we need to  
8 go back, I think we need to look at that. The Park &  
9 Planning Commission told us to build a six-foot wall as a  
10 separator and as the way it said over here. Then you got  
11 this, you know, big wall, that's not going to do --

12 MR. BRESLIN: Right. Because as it looks now,  
13 there isn't even a crosswalk through this walk -- literally,  
14 a crosswalk.

15 MR. JOSELYN: Well, actually, the current  
16 methodology which is in place is that you come out the front  
17 door of Strathmore, you go down that hill path, you go down  
18 some steps, you cross the staff parking lot, you go down  
19 some more steps, and there actually is a walkway across  
20 there, to the extent that anything that crosses the lawn is  
21 a walkway. It's not a -- that you can casually meander  
22 though, you're right. Your impulse -- to what you  
23 described. And what's quite interesting is that Strathmore  
24 Hall taken by itself is perhaps the best place for parking  
25 in Strathmore Hall, because it does, as much as possible, as

1 one approaches it, this is on the back side of the hill,  
2 you're not even aware of it existing, it does allow this to  
3 feel free and be part of this greenery. So I must say, it's  
4 hard to think of this lot going in any other location, any  
5 other available location on the site. So, thus, it's very  
6 difficult for us to argue shifting it on the site. In other  
7 words, what I think -- the problems, if we shift it, it will  
8 create other problems or other disturbances that are  
9 unfortunate. I think what we're -- what we'd like, what we  
10 imagined, is that most of the people coming to this facility  
11 are not above crossing Strathmore Hall, and will be  
12 comfortable, with the exception of people maybe coming to  
13 this event, going out into the greenery, and maybe strolling  
14 and then maybe finding their way up here out of curiosity.

15 MR. BRESLIN: That's what I was imagining. If I  
16 was visiting one of the buildings, I would go look at the  
17 other building.

18 MR. JOSELYN: Yes.

19 MR. BRESLIN: You would be naturally drawn.

20 MR. JOSELYN: Yes, we want you to do that. What I  
21 need is to somehow differentiate that -- the part that does  
22 have to cross the pavement with, I don't know, some kind of  
23 --.

24 UNIDENTIFIED SPEAKER: We'd make that as wonderful  
25 as we can given the fact that --. I'm not sure --. Because



1 this --. There are lots of doors along this edge.

2 MR. JOSELYN: Let me see this. Cafe, lots of  
3 doors out to the terrace. So, in fact, lots of doors along  
4 this promenade.

5 MR. BRESLIN: Right. But you don't put the front  
6 door at the corner.

7 MR. PFANSTEHL: --.

8 MR. SPURLOCK: Nancy, do you have any thoughts  
9 that you?

10 MS. LESSER: Yeah. I'm not in a position to  
11 comment on this design visa-vi any other designs because I  
12 wasn't here. But I would say that my view of this is it is  
13 a -- it's an 800-pound gorilla in an 11-acre environmental  
14 setting. And I guess difference of opinion is what makes  
15 the world go around, because I really couldn't disagree more  
16 with the view that it fits in, blends in, is unobtrusive. I  
17 think it dwarfs both mother nature of its footprint --, the  
18 historic building. I think for all intents and purposes it  
19 removes the beautiful open space, which is the signature of  
20 this setting. And I think what we're really doing is  
21 saying, we're only going to protect structures because  
22 environmental settings really don't count for very much.  
23 That's my view.

24 MR. SPURLOCK: Lynn, would you like to weight in?

25 MS. WATKINS: The one thing that struck me is

1 perhaps the scale of the detail -- of the demonstration. It  
2 perhaps makes it appear a bit larger than it actually is --  
3 the detail and elevation perhaps is simplified a little bit.  
4 And -- stepping --. It just seemed a little busy, the  
5 massive building that's kind of pure -- detail. That  
6 bothers me. I think it dilutes the form. It overcomes it.

7 MR. JOSELYN: I appreciate those comments. We are  
8 -- that represents what we call a working model. And we are  
9 in the process of going around and doing sort of refinement  
10 on all edges. But the -- our goal is to get this sense of a  
11 very sort of quiet and refined structure. So this model is  
12 a working model. It's certainly cruder than what we hope  
13 the final version will appear.

14 MR. SPURLOCK: Marilyn, would you like to?

15 MS. DEREGGI: No, I don't have --

16 MR. SPURLOCK: Any comments?

17 MS. DEREGGI: Not right now.

18 MR. SPURLOCK: Anything else? I think you've got  
19 -- I think you've got a pretty good idea. I mean, I would  
20 like to sort of reiterate what Commissioner Breslin said, I  
21 think there's -- you know, it's a really -- I mean, you're  
22 not quite there but you're real close. But there still a  
23 bit of lack of relationships between the two buildings. I  
24 think that's one area you need to spend some real effort on,  
25 on working on. I think otherwise, most of the commission

1 seems to be in favor and have given you a pretty positive  
2 response except for one, obviously.

3 MS. DEREGGI: I do have another question since  
4 this is the first time that I've seen it. What is this  
5 surface that is yellow? What is -- what is that material?

6 MR. JOSELYN: That's as of yet undefined paving  
7 material. We don't know. It's an order that we're -- in  
8 this plan it just signifies path and hard surface. And  
9 even, let's say, we are trying to minimize that surface as  
10 much as possible as we've been developing it so which would  
11 -- it's actually made this terrace even smaller, so. But  
12 the yellow represents hard surface, the green represents  
13 lawn.

14 MR. HARBIT: I would just like to -- Commissioner  
15 Lesser's concern that you are taking a lot of green space  
16 away, which was one of the concerns I had, particularly from  
17 the view from Strathmore Hall to the facility. Could you  
18 consider replacing the surface lot with another -- parking  
19 and adding the green space back? That would go a long way  
20 from where I'm sitting in terms of compensating, maintaining  
21 for taking so much green space away with the footprint --.

22 MR. JOSELYN: It would be a lovely idea if we  
23 could afford it. It's -- we did, actually, in our earliest  
24 schemes, even throw that out as an idea. The cost of doing  
25 that is more than a million dollars. It's a serious --

1 UNIDENTIFIED SPEAKER: I think it was two-and-a-  
2 half million.

3 MR. JOSELYN: Yeah, two-and-a-half million. It's  
4 a significant burden on the project. But it would be a  
5 lovely feature.

6 MR. SPURLOCK: I think when you come back, from  
7 what I'm hearing, and please chip in if you hear anything,  
8 that we'd like to see drawings that explain the relationship  
9 of the buildings much more carefully. I think everyone  
10 would like to see -- elevations, you know, very clear  
11 depictions of the materials being considered for the  
12 building, as well as the landscaping features. Anyone else  
13 have any requests? Okay.

14 MS. VELASQUEZ: I do. Season tickets.

15 MR. SPURLOCK: We've already been promised  
16 lifetime season tickets.

17 MR. HARBIT: None of, Marilyn is here, I thought  
18 we'd have her sing the opening concert.

19 MR. SPURLOCK: But, thank you, and I think you've  
20 got a pretty good -- I mean, if you have a any other  
21 questions. But I think --

22 MS. WRIGHT: Do you have any sense of the timing  
23 of when you'll be back to us again or?

24 MS. DONAHOE: In the next six to eight weeks.

25 MR. JOSELYN: We're currently in what's called the

1 middle of the design development phase, so we've not -- we  
2 still have to complete that phase, which is the point at  
3 which rendered elevations and all that sort of final details  
4 will be developed, so. We are in mid-process right now.

5 MS. WRIGHT: And you'll stay in touch with the  
6 staff as these issues are more developed?

7 MS. DONAHOE: We can do that.

8 MR. SPURLOCK: Than you very much.

9 MR. JOSELYN: Thank you for your comments.

10 MR. SPURLOCK: The next item on the agenda are the  
11 minutes. Anybody have any comments? Questions? Anything -  
12 - staff, please?

13 The next item is other business -- Commission  
14 items.

15 MS. VELASQUEZ: ---

16 MS. WRIGHT: It should be sent directly to your  
17 home. We have sent in -- we have four commission members  
18 who registered for the conference at the end of this month -  
19 -, and that was Commissioner Velasquez, Spurlock, DeReggi  
20 and I, and we sent all those registrations in with your  
21 check, and, hopefully, they will send you some confirmation  
22 directly. Most of you gave your home addresses as the  
23 contact -- home address.

24 MR. SPURLOCK: Are you going to staying over  
25 Friday night?