

Kennedy - Newell Streets P.O. #1-01012
Francis Weston Blair's House Location

Applicant
withdrew
BEFORE

Planning
Board
meeting!

A big surprise . . .

Post-it™ Fax Note 7671

Date	# of pages ▶ 4
To Jim Sorenson	From Robin Zerk
Co./Dept.	Co.
Phone #	Phone #
Fax # 301.948.3471	Fax #

LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

1010 Wayne Avenue, Tenth Floor
Silver Spring, MD 20910-5600
301.588.8580
Fax 301.495.9044
Website: www.linowes-law.com

October 25, 2000

Todd D. Brown
301.650.7113
tdb@linowes-law.com

BY HAND DELIVERY

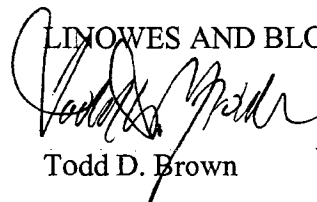
Ms. Wynn Witthans
Development Review
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Newell Kennett Streets Development

Dear Ms. Witthans:

Enclosed on behalf of the Applicant is Dr. Hill's recommended archaeological survey of the Blair homestead. Also enclosed are proposed conditions incorporating Dr. Hill's letter and addressing the existing Post Office improvements. Please let us know if the proposed conditions and survey scope recommended by Dr. Hill are acceptable.

Sincerely,

LINOWES AND BLOCHER LLP

Todd D. Brown

TDB:cp
Enclosures

cc: Ms. Robin Ziek (by hand)
Mr. Willard Freeman
Mr. Douglas Firstenberg
Mr. Rick Gersten
Ms. Jane Mahaffie
Stephen Z. Kaufman, Esquire

IMANAGE: 214401 v.3
Orig. Typ.CRP Ed. 10/25/00 11:26 AM

Jim: "Handscribble"
is my notes while
talking to Phil -
Rosal



ARCHEOLOGICAL TESTING AND CONSULTING, INC.

12025 Remington Drive

Silver Spring, Maryland 20902

Phone: (301) 593-4192 Fax: (301) 593-6952

E-mail: phillhillatc@msn.com

<http://www.fortunecity.com/business/startup/1207/index.htm>

October 25, 2000

Mr. Willard O. Freeman
Mr. Douglas M. Firstenberg
Newell Kennett Streets Venture, LLC
Two Bethesda Metro Center
Suite 220
Bethesda, MD 20814

Dear Gentlemen:

The following describes our recommended approach to an archaeological investigation of the historic importance of the Blair homestead.

Phase I Investigation

The Owner will undertake a Phase I Archaeological Survey (as herein referred to as the "Survey") of the Lcc Property that will be confined to the Blair House foundation and the north yard along side of the house for artifact deposits (see shaded area for defined "Area to be Surveyed" on the attached plan). This Survey will be comprised of two stages.

The first stage will consist of approximately 150 linear feet of mechanical trenching underneath the asphalt surface adjacent to the Post Office Annex building in the Area to be Surveyed. The goal of the trenching will be to determine if an intact foundation and preserved artifact deposits lie buried underneath the asphalt surface.

The second stage will involve monitoring during the demolition of the Post Office Annex building. The monitoring task will establish whether the rear half of the Blair House foundation is still intact.

The fieldwork will be preceded by historical research and followed by site recordation, laboratory processing and preparation of a technical report. The fieldwork will be completed according to OSHA standards in order to ensure on-site safety of workers and potential pedestrians.

*stipulated that Jim / MNCPPC would review/approve
detailed scope of work & review final work...
Cooperation & coordination between PI & Jim for transition to
Salvage work.*

Willard O. Freeman
Douglas M. Firstenberg
October 25, 2000
Page 2

Phase I Contingency Task

If the first stage of the Survey determines that the Blair House foundation is intact and artifacts are found, the Owner will undertake excavation of five (5) three (3) foot test units in areas determined to be archaeologically sensitive and important.

If the second stage of the Survey determines that the rear half of Blair House foundation is intact, the Owner will have that portion of the site documented (this shall not cause the Owner to cease its demolition, site work or construction process or delay its development schedule).

Additional Investigation

In addition to the investigation undertaken by the Owner above, the Owner will allow a salvage program within the Area to be Survcycd, the expense (including appropriate indemnification of the Owner) and management of which will be the responsibility of an outside organization capable of conducting such a program (such as the Maryland-National Capital Park and Planning Commission, the Archeological Society of Maryland, etc.). In order to ensure this salvage program will not impact the Owner's schedule all additional investigation work will terminate by February 1, 2001 and will not interfere or hinder the Owner's development plan

when demolition begins ..

Collected Materials

All materials collected from the Owner's property will be donated by Owner to either an appropriate historical society mutually agreed upon by the Owner and MNCPPC or directly to MNCPPC.

We feel this describes a reasonable approach to permitting the collection of potentially significant historical artifacts from this property. We would be pleased to work with you to accomplish this important undertaking.

Respectfully,

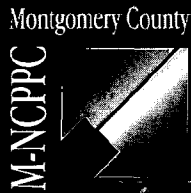
Dr. Phillip J. Hill.

K:\freeman\proj\cm1\emul\iss\letter.doc

*with some
message by
P.I. of Phase I
having
pay for
the owner
of the
Phase I
2nd
stage
of Phase I
attention*

Binding Conditions Related to Historic Importance of the Post Office Site

1. The Applicant will conduct the archaeological work described in the October 25, 2000 letter from Dr. Phillip Hill of Archeological Testing and Consulting, Inc. This condition is predicated on MNCPPC and Montgomery County providing Applicant with the necessary permits for sitework disturbance and removal as needed to meet the schedule described in Dr. Hill's letter.
2. The Applicant will not be required to preserve any of the Blair Post Office's existing improvements.



The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board Agenda

Thursday, October 26, 2000, 2:15 P.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760
301-495-4600, www.mc-mncppc.org

The following time schedule is an estimate subject to change without notice, depending on the circumstances affecting each item. On individual agenda items, public testimony is accepted unless otherwise noted and *italics* indicate staff's recommendation for Board action. For information about meetings in progress, call 301-495-1333. For other information, call 301-495-4600 or the TTY (teletypewriter used by people with hearing or speech impairments) at 301-495-1331. The Planning Board encourages the participation of individuals with disabilities in all its programs and services. Meeting agendas and other planning and parks information are available on the Internet – www.mc-mncppc.org (*new address*)

1:00 p.m.

GENERAL MEETING (*Third Floor Conference Room*)
Program Coordination, Legal, Legislation, and Administrative Items

2:15 p.m.

PLANNING BOARD MEETING (*Auditorium*)

Roll Call
Approval of Minutes
Commissioners' Reports
Directors' Reports
Reconsideration Requests

2:30 p.m.

1. **Consent Item** - Memorandum of Understanding – Town of Brookeville – Transfer of subdivision review authority – *Approval.*
2. **Briefing on US 29 Interchanges Design Process** – *Transmit comments to the State Highway Administration.*
- *3. **Project Plan Review No. 9-01001 - Newell Kennett Streets Development; CBD-1 Zone; 303,670 square feet commercial office; 3.13 acres; south quadrant intersection of Newell Street and Kennett Street; Silver Spring – Approval with conditions.**
- *4. **Preliminary Plan Review No. 1-01008 – Newell Kennett Streets Development; CBD-1 Zone; 1 lot requested, 303,670 square feet commercial office; 3.13 acres; south quadrant, intersection of Newell Street and Kennett Street; Silver Spring - Approval with condition.**



- 5. **Mandatory Referral No. 99401-NCPC-1** – U. S. Postal Service West Bethesda Branch Carrier Annex (previously called the Bethesda Untitled Branch Post Office); Phase 2; located at 10421 Motor City Drive, Potomac – *Transmit comments to the National Capital Planning Commission.*

5:45 p.m. **DINNER**

- 7:30 p.m. 6. **Review of Spur Road at Shady Grove Road and Darnestown Road intersection** - Proposed by the Department of Public Works and Transportation – *Approval.*
- 7. **Board of Appeals Petition No. S-2450 (Special Exception)** – Davco Restaurant, applicant, requests a special exception for a drive-in restaurant; C-2 Zone; 5001 Nicholson Lane, Rockville – *Approval with conditions.*
- *8. **Site Plan Review No. 8-00032 – Discovery Communication World Headquarters** (Refinements to the Approved Site Plan); CBD-2 Zone; 1 lot, 490,552 square feet commercial office; 6.0871 acres; southwest quadrant, intersection of Georgia Avenue and Colesville Road; Silver Spring - *Approval with conditions.*
- *9. **Preliminary Plan Review No. 1-01014 – Washington Zion Presbyterian Church;** R-200 Zone; 1 lot, church; 131,115 square feet; southeast quadrant, intersection of Queensguard Road and Layhill Road; Silver Spring - *Approval with conditions.*
- *10. **Preliminary Plan Review No. 1-00101 – Parkview Estates (Resubdivision);** R-90 Zone; 2 lots; 1.06 acres; north side of Levelle Drive, approximately 135 feet west of the easternmost intersection of Park View Road and Levelle Drive; Bethesda/Chevy Chase – *Approval with conditions.*
- *11. **Record Plats** – *Approval.*

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

- Oct. 24 - 7:00 p.m., Public Information Meeting on Deer Management Strategies for North Branch Stream Valley Park, Redland Middle School, 6505 Muncaster Mill Road
- 25 - 8:30 a.m., North Bethesda Transportation Management District Advisory Committee Meeting, National Institutes of Health, Room 9104, 6701 Rockledge Drive Rockville
- 25 - 7:00 p.m., Public Information Meeting on Deer Management Strategies for Black Hill Regional Park, Kingsview Elementary School, 18909 Kingsview Road, Germantown
- 25 - 7:00 p.m., Transportation Policy Report Task Force Meeting, 6th Floor Conference Room, Building 31, National Institutes of Health, 9000 Rockville Pike, Bethesda

3. Project Plan Review No. 9-01001 - Newell Kennett Streets Development

CBD-1 Zone; 303,670 square feet commercial office; 3.13 acres; south quadrant intersection of Newell Street and Kennett Street; Silver Spring

APPLICANT: Newell Kennett Streets Venture LLC
ENGINEER: VIKA Inc.

Staff Recommendation: Approval with conditions. (See staff report.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Preliminary Plan No. 1-00008 – Newell- Kennett Streets Development

CBD-1 Zone, One (1) Lot Proposed, 304,500 Square Foot Office and Restaurant Facility;
3.1329 Acres
Community Water and Community Sewer

Located in the Southern Corner of the Intersection of Newell and Kennett Streets

Policy Area: Silver Spring CBD

Applicant: Newell Kennett Streets Venture L.L.C.
Engineer: VIKA, Inc.
Attorney: Linowes and Blocher

Staff Recommendation: Approval, Subject to the Following Conditions:

4. Preliminary Plan No. 1-00008 – Newell- Kennett Streets Development - CONTINUED

- 1) Approval of this preliminary plan is limited to a 304,500 square foot office building. Pursuant to the conditions outlined in the October 10, 2000 Transportation Planning Division memo:

The applicant shall widen Newell Street to a minimum of 31 feet of pavement along the site frontage to provide for two travel lanes and one parking lane (on the northwest side). Parking will not be allowed at any time on the southeast side of Newell Street across the property frontage. Participate in the Silver Spring Central Business District Transportation Management Organization by entering into an agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation. Utilize the parking available within the Silver Spring Parking District (employee parking is not provided on-site).

- 2) Access and improvements as required to be approved by MCDPWT prior to recording of plats.
- 3) Conditions of MCDPS stormwater management letter dated October 19, 2000.
- 4) Final approval of the size and location of building, sidewalks, and site circulation will be determined at site plan..
- 5) A Landscape and Lighting Plan for review and approval must be submitted as part of the site plan for this project.
- 6) No clearing, grading or recording of lots prior to site plan approval.
- 7) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.
- 8) The Adequate Public Facilities (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 9) Necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

STONEBRIDGE

Douglas M. Firstenberg

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Oct. 24, 2000

- New bldg to be occupied before other bldgs.

.. Demolition in Feb.

.. Donation of artifacts to ... whom?

.. Charitable Donation?

October 17, 2000

MEMORANDUM

TO: Wynn Witthans
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Countywide Planning Division

SUBJECT: Blair Station Postoffice at Kennett and Newell

The Blair Station Postoffice building at Kennett and Newell Streets is not identified on the *Locational Atlas and Index of Historic Sites* or the *Master Plan for Historic Preservation*. It has never been researched or evaluated for historic designation.

According to correspondence recently received from a citizen, portions of the postoffice building (lobby/entrance area) were constructed in 1950. However, the majority of the building was, in all likelihood, constructed after 1955 - when the Francis Preston Blair home, Silver Spring, which existed on the site, was demolished.

Recent buildings - usually defined as those structures which are younger than 50 years - are very difficult to assess from an historic perspective. Generally, they must possess outstanding historic or architectural significance to be considered to merit historic designation. Historic preservation planning staff is not aware of any such outstanding significance associated with the Blair Station Postoffice building. Given this, and given that Silver Spring's civic history in relation to postal service has already been acknowledged by the existing *Master Plan for Historic Preservation* designation of Silver Spring's 1930s-era postoffice on Georgia Avenue, it would be difficult to make a convincing case for historic designation of the Blair Station Postoffice.

However, the land on which the postoffice sits is one of the most historically important sites in the County. Francis Preston Blair's home, Silver Spring, was not only associated with a nationally-significant historic figure, but it also was the scene of critical Civil War activity. There are few other sites with this level of historic interest in the County.

For this reason, historic preservation planning staff strongly recommends that a Phase I Archeological Survey of the site be conducted as part of the optional method development of the property. The purpose of such a study would be to assure that any important archeological resources associated with the Francis Preston Blair home are not destroyed or lost during development. The study should not delay the schedule for the development project and will **not** preclude development of the site. And, the study could result in the preservation of important artifacts from the earliest period in Silver Spring's history. Archeological staff from the Historic Preservation Section will attend the Planning Board's meeting on this issue to answer questions that the Board may have about what is involved in a Phase I Archeological Survey.

Post-it™ Fax Note	7671	Date	10/20/00	# of pages	▶ 1
To	Marcie Stelle	From	Eick		
Co./Dept.		Co.			
Phone #	301.585.3817	Phone #			
Fax #	301.585-1555	Fax #	30		

AMERICAN INSTRUMENT CO.
WALSH MOTOR CO.

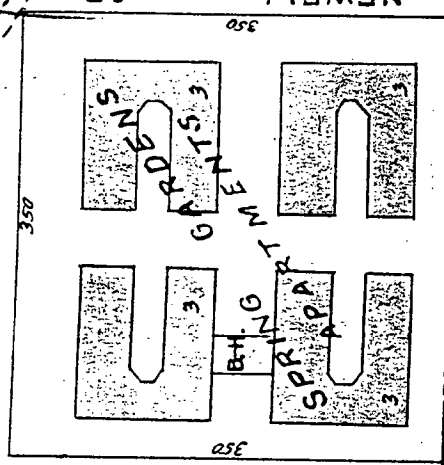
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HIGHWAY

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Blair Lee

NEWELL ST.



Copyrighted by F. H. Minge

COLUMBIA AV.

Klinge Map

1941

MTEL

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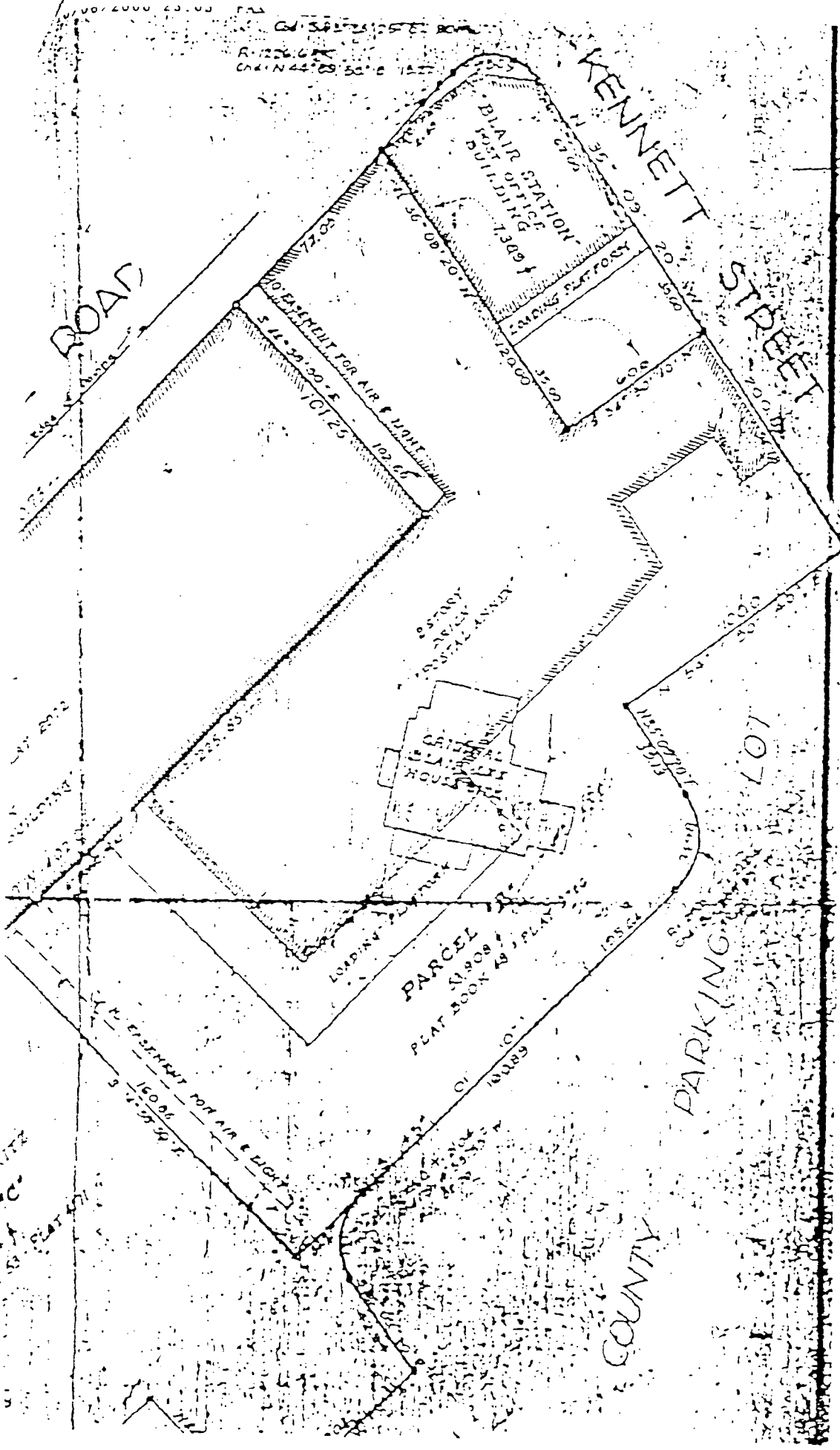
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Oct. 24, 2000

Robin D. Zick - MNCPCC 301.563.3408

JANE MAHAFFIE - STONEBRIDGE

ASSOCIATES 3/913-9610

Myron Wittner 301 ~~475~~ 4584

Steve Kaufman 301 - 650 - 7056

Todd Brown 301.670.7113

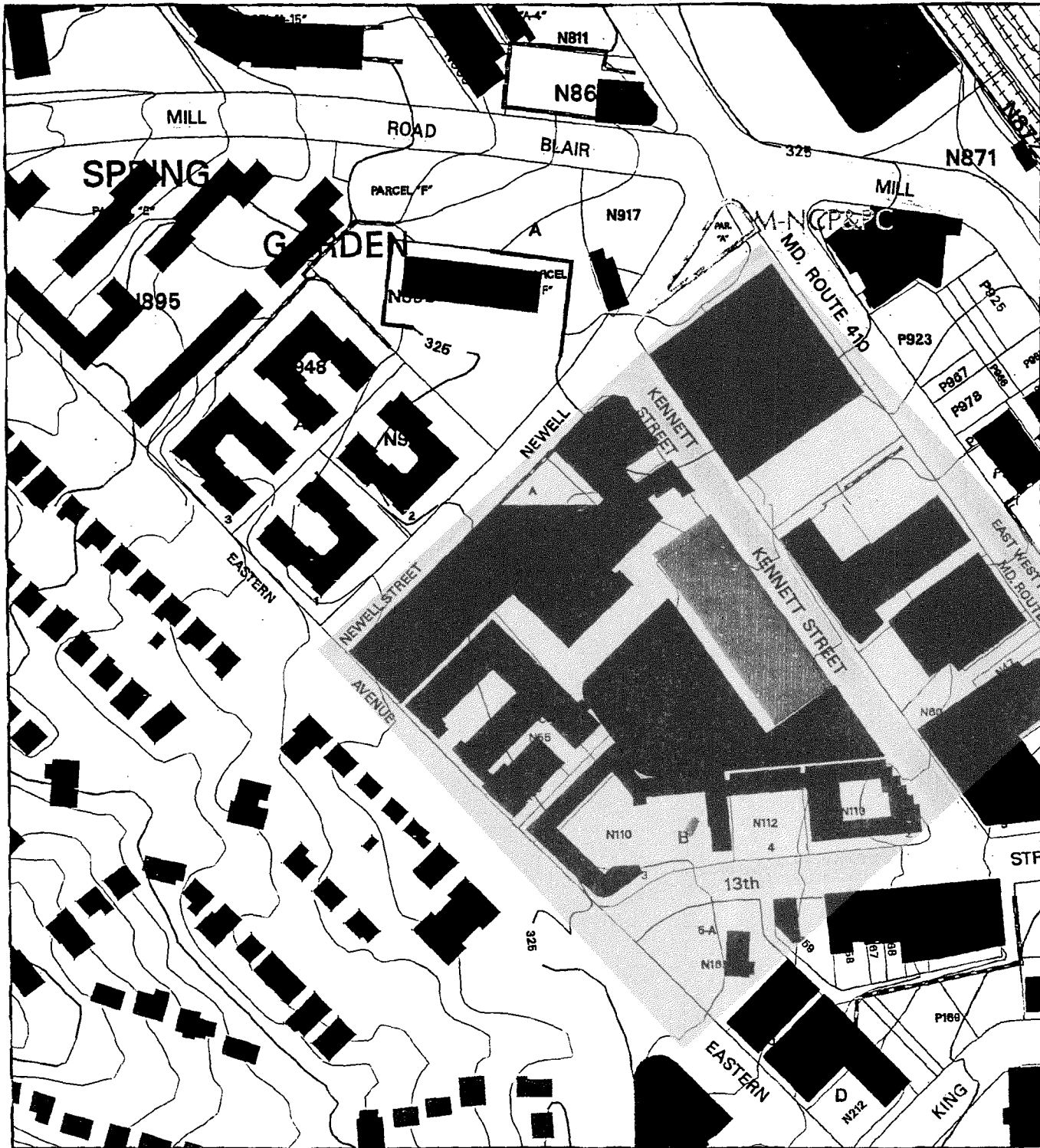
Doug Fribstberg 301/913-9610

RICK GERSTEN 301-913-9610

Jim SORENSEN 301-840-5848

VICINITY MAP FOR

NEWELL KENNETT STS. DEV. (1-01008) (9-01001)



Map compiled on August 28, 2000 at 12:58 PM | Site located on base sheet no - 209NW01

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



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1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-9760



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 11, 2000

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Robin D. Ziek, Historic Preservation Planner
Historic Preservation Section

SUBJECT: Review of Subdivision Plans - **DRC meeting September 11, 2000**

We have reviewed the following subdivision plans and found them not to involve any identified historic resources :

#1-94011A Small's Nursery
#1-00034 Damascus Valley *
#1-01010 Choice International Office Building
#1-01008 Newell Kennett Streets Development
[9-01001]
#1-01012 Bethesda Triangle
[9-01002]

#7-01002 Esworthy Estates Addition

#8-01003 Montgomery County Airpark

* This project involves the Gartrell/E. Brooke Lee Farm, *Locational Atlas* Resource 11/14. This was **removed** from the *Atlas*.



SILVER SPRING
HISTORICAL SOCIETY

P.O. Box 1160 • Silver Spring, Maryland • 20910-1160

October 6, 2000

Mr. William Hussmann, Chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
877 Georgia Avenue
Silver Spring, MD 20910

Re: Comments on the Newell-Kennett/Discovery.com Project

Dear Mr. Hussmann:

The Silver Spring Historical Society is as eager as other local organizations and citizenry to see South Silver Spring revitalized. When we read in the Silver Spring Gazette that the Discovery project at Newell and Kennett would incorporate the 1950 Blair Post Office on the site, we welcomed this mix of old and new.

As it now stands, however, plans for the project involve demolishing the Blair Post Office. This, we believe, would be a further loss of Silver Spring's historic fabric. It would obliterate an important physical remnant of our history and would miss an opportunity to build something that is more compatible with the physical character of the area and that creates a continuity between past and future.

We strongly urge the developer to consider preserving the the Blair Post Office's Newell Street FACADE and a PORTION of its lobby, incorporating it into the new structure. Combined with the adjacent historic Acorn Park, which commemorates the founding of Silver Spring in 1840 by Francis Preston Blair, the retained Blair Post Office façade would, among other things, commemorate Silver Spring's founding father's son, Postmaster General Montgomery Blair. This would result in an attractive juxtaposition of historical context, one that would not only be appreciated by Discovery's employees, whose mission it is to encourage the public to explore the greater world around them, but appreciated by the Silver Spring community at-large. The proposed coffee/sundries shop to be built at that corner could incorporate the shop name "Blair Post Office ____."

1

This architectural configuration would seem compatible with the developer's plans to have setbacks along Newell and Eastern.

The Blair Post Office, with its mixed-materials facade characteristic of the late 1940s and early 1950s, served Silver Spring residents for nearly half a century. The post office lobby at the corner of Newell and Kennett predated the larger rear annex, which was constructed in 1955 on the site of Francis Preston Blair's 1842-45 mansion (see attached map). Construction of the post office in 1950 coincided with Silver Spring's evolution into a major suburb in the Washington metropolitan-area. It was the period that saw construction of the nearby Baltimore and Ohio Train Station, the Canada Dry Bottling Plant, and other industrial buildings along East-West Highway. The post office was part of the infrastructure built to serve Silver Spring's growing residential population, many housed in nearby garden apartments built about a decade earlier. Moreover, this post office was the site where, in 1956, the first foreign-built multiposition letter sorting machine, the Transorma, was installed and tested for the first time in an American post office (see attached article). Postal officials described this postal innovation as being "as history-making as the Pony Express" (Washington Post & Times Herald, September 21, 1956).

Constructed while the old Blair mansion was still standing, the Newell-Kennett corner of the post office building thus provides some continuity with an even more distant Silver Spring past that, for each new generation of Silver Spring citizens, becomes increasingly more cloudy. Just as the adjacent Acorn Park is a remnant of the professionally landscaped acres of the Blairs' 19th century Silver Spring estate, the post office facade and lobby would be a remnant of the mid-20th century economic transformation of Silver Spring.

In addition, the mitigation plan for the Silver Spring Armory demolition two years ago included an inventory of buildings in the vicinity of downtown Silver Spring that are at least 50 years old. Since the Blair Post Office was constructed in 1950, the building should be part of the inventory. It would be sadly ironic if the building were targeted for demolition even before the inventory got underway, particularly given its role in the development of Silver Spring.

On October 2nd a meeting was held between members of the Silver Spring Historical Society, Montgomery Preservation Inc., and MNCPPC staff members Gwen Wright and Miguel Iraola to discuss preservation issues in Silver Spring. We were intrigued by an idea posited by Mr. Iraola of incorporating a "footprint" design of the Blair mansion within the flooring area of the new building to commemorate the spot where the mansion stood. As indicated on the attached map, the new Discovery.com building will completely overlay the mansions original footprint.

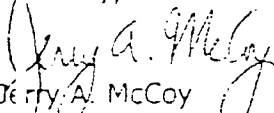
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We would like the developer to commemorate the location of the Silver Spring mansion by adopting Mr. Iraola's idea and also by conducting an archaeological investigation of the area to uncover any historical artifacts. The present asphalt-covered loading platform and adjacent parking lot sits directly in front and on the east side of the mansion's front entrance. Any historical artifacts uncovered by the developer could be incorporated into an on-site exhibit as was done during the construction of the MCI Arena in Washington, DC (the uncovered relics being displayed in the Discovery store located on the site!).

We are proposing that all of these measures become part of a preservation amenities package. The Discovery.com building is going to FOREVER change the character of this largely residential neighborhood. As that occurs, it is important to retain something that is both familiar and small-scale, so that the new structure is compatible with the surrounding area and acknowledges its 19th and 20th Century predecessors. When we lose familiar structures, we each lose something of our own personal history as well as that of our community's.

We hope that in planning for Silver Spring's future, we needn't turn our back on our history, of which physical structures are a key part. We would like to work with the developer and planning staff in arriving at a solution that preserves and commemorates the various past chapters of Silver Spring's history that this area represents, and we appreciate your considering our input and ideas.

Sincerely,



Jerry A. McCoy

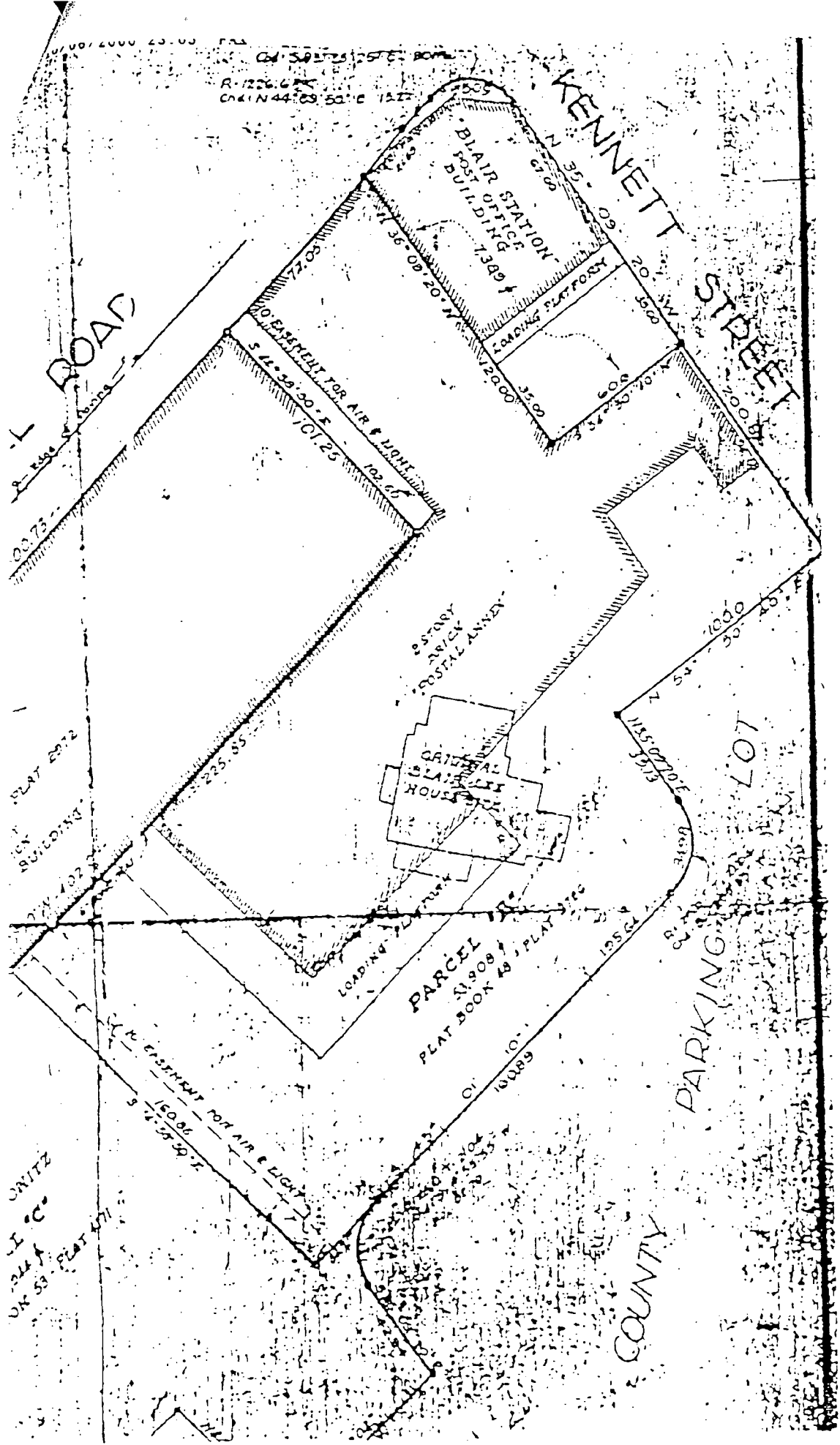
President, Silver Spring Historical Society

Cc: Miguel I. Iraola, Planner Coordinator, Community-Based Planning
Gwen Wright, Coordinator, Historic Preservation Planning
Blair Ewing, Montgomery County Council, Vice President

Attachments

3

2



4

House's

ATTACHMENT

1-25-50



Tomorrow the P. J. Nee Company

presents an entirely unique setting
for beautiful Dreamhouse Furniture:

Maryland

Historic *Blair Lee House* in Silver Spring

*fabulous home for the finest
traditional furniture in America!*

80 81

*Eastern
Ave*

can because we wanted to do genuine justice to our own traditional furniture! We wanted to show you our pieces . . . our loveliest custom fabrics . . . our hand-carpeting against a fitting backdrop.

umped at the chance to restore Silver Spring's oldest, grandest and most historic mansion—BLAIR LEE HOUSE!

use you're too young to know, one of the most distinguished men of his time built it for his summer home back in Silver Spring.

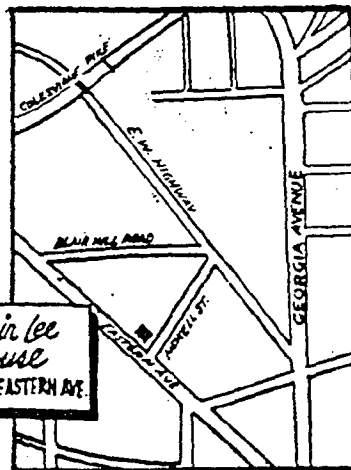
Francis Preston Blair.*

ant Silver Spring mansion became Blair Lee House when Francis Preston Blair bequeathed it to his only daughter, the Elizabeth Blair Lee. Down to its present owner, Col. E. Lee, this fine old house has been associated with grand

Blair Lee House begins a new era of hospitality to all fine furnishings and gracious living! Come and see it! You'll find superb furniture from the finest manufacturers! You'll find magnificent chandeliers and exquisite velvety carpeting . . . even beautiful blankets and you'll find a staff of talented decorators to help you solve your own decorating problems.

and a delightful old house completely and beautifully furnished. We hope you'll like it as much as we do.

Today, Francis Preston Blair's Washington home, Blair House, is the temporary White House.



Research Notes

1803 (+) 1812 opening of road from Westminster to Washington
(Georgia Ave)
Farquhar 81

- 1832 Cholera epidemic in Washington (Woodside, 8)
- 1835 Thomas Noble Wilson, first postmaster of Sligo community, largest landowner in area
- 1840 Francis Preston Blair of DC, newspaper publisher, discovers spring (Acorn Park)
- 1842 Blair purchases land and spring for summer residence. House, site of Blair Station post office, built on 300 acre tract. Property eventually totaled 1,000 acres, including much of Takoma Park
Gothic Revival house with twin cross gables, demolished 1955
- 1849 Blair sold interest in publishing co to his partner (Farquhar)
Union Turnpike (Georgia Ave) chartered, leading from Washington to Brookeville (Boyd, 76)
- c1850 Jessup Blair House (The Moorings) built, Federal and Greek Revival influence, summer residence for James, son of Francis Blair
Construction of Acorn Gazebo on grounds of Silver Spring estate, now located in Acorn Park. 300 acre property valued at \$15,000 (\$50/acre), McMaster & Hiebert 124.
- 1852 Montgomery Blair builds Falkland estate
- 1864 Civil War skirmishes took place in Silver Spring. Confederate officers made headquarters at Silver Spring residence. While vandalized house remained standing, yet residence at adjacent estate Falkland belonging to Montgomery Blair, was burned
- 1870 Washington, Colesville and Ashton Turnpike chartered (Boyd 76)
- 1876 Francis P Blair died
- 1891 Queen Anne style Crosby Noyes house, Alton, built on 100 acre estate. Demolished 1926
- 1890s Charles Rider Newman house built, said to be designed by Stanford White. Now Blair Mansion Inn
- 1900 Silver Spring name became official when post office opens opposite train station

1853 ...
1875 ...
...

Clare Caricchi
1998

his illustrious ancestor. (See *The Cedars*.) When A. B. Farquhar passed three-score-and-ten in 1911, he turned his business over to his son, Francis, and devoted his time to writing his reminiscences, and to the restoration of Sharon, as a monument to his mother's memory.

To show the streak of sentimentality so often unsuspected in powerful business men, Arthur B. Farquhar bought Sharon and 103 acres adding 121 more from Brooke Grove, and set about restoring the old house exactly as he remembered it in his youth. He had to remove several additions made during the intervening years, and the above photo shows the house exactly as it was over a century ago. It can be truly said, "His strength . . . arose from a preservation throughout his life of a fondness for his early home . . . which kept his sympathies always warm and young. He was never so great, but the ties of youth still bound him. He was never so far away, but that he could still hear the note of the evening bird in the groves of his nativity!"²

In addition, he built a twenty-room mansion, a six-room cottage, a modern barn, and landscaped the Sharon grounds beautifully, making it one of the handsomest estates in Montgomery County. There he liberally bestowed his hospitality. However, his enjoyment was not for long, for he died March 3, 1925, in his eighty-sixth year.

Even more sensational than the career of Arthur Farquhar, is that of his son, Percival, referred to as the "Master Builder Of South America."³ He was a builder and promoter over much of the Western Hemisphere, and in his eighty-seventh year, when someone men-

tioned retirement to him, his reply was, "nature will take care of that." Nature took care of the retirement of Percival Farquhar "Master Builder of South America," as he predicted. He was retired from many earthly pursuits at the age of 90 years, in 1955.

Many Sharon anecdotes have survived, but cannot be repeated for lack of space. One must be sufficient: Levi, the teamster on the 500-acre Brooke Grove estate with a handsome six-horse team, was envied by Charity on the small Sharon place with just two horses. One day Levi came to Sharon driving a yoke of oxen with a mule hitched in front. This looked like a rare chance to Charity. He made an insinuating remark about Levi's comedown designed to crush the latter. However, Levi, who stuttered, was equal to the occasion. He shifted his "chaw" and said: "When I e-e-e-comes t-t-to a s-s-s-small pl-place I e-e-e-comes in a s-s-s-small way."

Frank Farquhar inherited the Sharon estate from his father, and after his wife died he sold the elaborate and beautiful property to Mr. and Mrs. Clarke Slade. The buildings were well adopted for a boys' boarding school. Mr. and Mrs. Slade did operate their school for a few years, then the place was turned over to the operator of a rest home for elderly patients. Now in 1961 it is owned by the Brooke Grove Foundation and operated as a convalescent home.

Little description of the six-room house with basement is needed. The mantel in the living room, however, was made by Samuel Briggs, the father of Isaac, probably before 1794. There are a large living room and library adjoining on the first floor, and a dining room and kitchen on the left. On the second floor are four rooms and a bath, added later.

² Oration on Abraham Lincoln, by Governor Frank S. Black.

³ Reader's Digest, July 1951.

Silver Spring

THE Silver Spring community is attracting national attention because of its phenomenal growth in recent years. At the "Gateway to The National Capital" in what is conceded to be one of the finest counties in the United States, Silver Spring is second only to Baltimore in population in Maryland.

Francis Preston Blair, of Kentucky, was in-

vited by President Jackson in 1830 to come to Washington to publish a newspaper, the *Globe*, to further the policies of "Old Hickory."

The Blair home was located in the edge of Montgomery County on Eastern Avenue, touching the District of Columbia Line, which follows the Avenue. This old house is associated with many of the most historic and significant events

and personages of the past century, since F. P. Blair selected the spot for his country home. Built about 1842, it was then considered a mansion.

One day while engaged in the journalistic work, which occupied his great talents from 1831 to 1849—at which time he sold his interest to his partner, Mr. Rives—Blair took a horseback ride through the lovely wooded countryside into Montgomery County. He had purchased a fractious horse, Selim, from William Ligan Gaither a prosperous up-county farmer.

According to the story, Selim threw Blair, but was soon captured when the bridle rein became entangled in the thick underbrush. Right at that spot was a strong, freely flowing spring of very cold water bubbling up with white sand in it which looked like particles of silver. Blair was so pleased with the beauty of the spot, and with its fine timber that he purchased the land, built his mansion, and in 1854 left the Blair House on Pennsylvania Avenue to his son, Montgomery Blair. "Silver Spring" was his home of retirement until his death in 1876. Born in Virginia in 1791, F. P. Blair later settled in Kentucky, and married Miss Violetta H. Gist.

The vast Blair landholdings, believed to have amounted to a thousand acres at one time, sprawled over both sides of the "Pike," now Georgia Avenue, and included much of Takoma Park, and a considerable acreage inside the District of Columbia, some of which is now part of Rock Creek Park. Piney Branch Road and Blair Road today follow some of the bridle paths which F. P. Blair cut through the forest shades in order that he and his wife might enjoy their favorite recreation of horseback riding.

Old horse lovers, as they looked from the windows of the Baltimore and Ohio Railroad local puffing on its way around the bend to Rockville, can recall the pleasant sight of Blair and Lee horses galloping over the pasture beside the Railroad. Jessup Blair Park is now holding the line against the encroachments of streets, sidewalks, and shops to preserve one beauty spot, thanks to the generosity of a member of the Blair family.

The wonderful community of Silver Spring in 1899-1900 was barely a village. The Sligo Post Office was changed to Silver Spring Post Office at the time. There were only a few houses strung along the "Pike" for about a mile. There were no parking lots, and not many hitch-



NO. 102 H-10 FRANCIS P. BLAIR 1842 BRICK

ing posts. There was a store or so, a blacksmith shop, and a toll gate near the Colesville Road corner.

The extensive principality of the Blairs has been whittled down by the remorseless, irresistible pressure of population and business growth. But that growth has been guided and largely controlled into desirable, progressive ways of expansion by a powerful family. With their fine homes in the countryside, the Blairs and other members of the family have supported the policy of maintaining the desirability of the area as a place of residence.

Montgomery Blair, a son of the famous editor, was one of the leading legal lights of his day. He began his career in Missouri, was on the bench there, came to Maryland in 1854, and established his home near that of his father at "Falkland." He was counsel for Dred Scott in that controversial decision rendered by Chief Justice Roger Brooke Taney. He was Postmaster General in the Cabinet of President Lincoln from March, 1861, to September, 1864, when he resigned.

When Abraham Lincoln was in Congress and also when President he was an occasional visitor in Silver Spring at the home of Editor Blair. It is well understood that because of the influence of Francis Preston Blair his opinions were a factor in the selection of Abraham Lincoln as the nominee for the presidency in 1860. It is also stated that editor Blair prepared a call for the convention of 1856 at which time John C. Fremont was nominated. Blair thus is looked upon as one of the original founders of the Republican Party.

That editor Blair of the *Globe* became quite wealthy is shown by the fact that he bought,

about 1843, the Blair House on Pennsylvania Avenue, where he remained until moving to Silver Spring in 1854. While there his daughter, Elizabeth, was married to a naval commander, Samuel Phillips Lee, in one of Washington's most colorful weddings, to which 1,000 invitations were issued. Later, Lee became an admiral in the fleet of Admiral Farragut.

The late Senator Blair Lee was a child of this marriage and inherited the Silver Spring home from his mother. Blair Lee served in the Senate of the United States from January 28, 1914, until March 1917, and was the first man elected to that body in accordance with the Seventeenth Amendment to the Constitution providing for the election of senators by popular vote. His son, E. Brooke Lee, has been a dominating factor in the progressive growth of the Silver Spring community and the County-at-large for thirty years. Brooke Lee was secretary of state and a member of the state roads commission during the terms of Governor Albert C. Ritchie, and served two terms as Speaker of the House of Delegates.

He had a brilliant military record in World War I, when he served over-seas, had the rank of major when released, was later promoted to a colonel, and received the Distinguished Service Medal from Congress.

Volumes have been written about the exciting days of 1864 when the Southern Army under General Early was marching on Washington from the North. The story has persisted that the Southern soldiers tarried in the cool woods around the "Silver" spring after their march on that hot July day. But we are told that after they found the plentiful liquid refreshment in the Blair wine cellar, they tarried too long. During the night reinforcements arrived from the Union forces in Virginia, the city was saved, and Early with his men silently stole away across the Potomac.

E. Brooke Lee, Jr., now a resident of Philadelphia, Eleanor Lee Scull, wife of David Scull, of Silver Spring, and Blair Lee III, now residing in Spring Brook, with his wife and growing family, are the three grandchildren of Senator

Blair Lee who last owned the old Silver Spring Blair home.

Blair Lee III, has been very active in the State Legislature, during several terms, is leader of the County Delegation, and is thus carrying on the political traditions of his eminent forbears. He is earning and seeking higher offices in the nation.

The house was of rugged brick construction, painted white, three stories high, with nine fireplaces, eight of them having white marble mantels. The house had twenty rooms and four baths. In the basement there were two large kitchens, a laundry room with an old-style fireplace and crane, and a wine room in which were still to be seen some of the large old-style wine casks. These are reported to have been empty these many years! And the famous spring, the center of one of nature's beauty spots, which bubbled up with particles in the water "which looked like silver," had gone completely dry, also!!!!

This sad story about the feature which attracted Francis Preston Blair, to Montgomery County, about 1842, when riding through the rural countryside—was not to go unchallenged!!!! Citizens of the County, who owe so much to the Blair & Lee families, became aroused. Through the co-operation of officials of the County Council—and the Park and Planning Commission—a small water faucet was installed at the foot of the ancient canopy, which supplies a never ceasing supply of water to the basin of the spring. With fitting ceremonies, including speeches, the water was turned on, and there it flows today, merrily repeating the conditions which prevailed there for more than a century in a county beauty spot!!!! Long may it flow!!!!

The historic old house built by Francis Preston Blair, which must have had many ghosts of eminent statesmen during the century it was in possession of the Blair family, was removed in 1955. It then belonged to the three grandchildren of U. S. Senator Blair Lee, who were beneficiaries of the sale, and many new buildings now stand on the historic spot, among them a new U. S. Post Office.

NEWELL STREET
60' R/W
PB. 22 P. 1363



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES AND SITE DATA

1 THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCELS N1, N2, N55 & N975 LOCATED ON TAX ASSESSMENT MAPS NO. JN 122,123,342 & 343. THE PROPERTY IS RECORDED AS FOLLOWS:

N1	PARCEL A, BLK B - PB41, P2972	41,245SF
N2	PARCEL B, BLK B - PB48, P3726	53,908SF
N55	PARCEL C, BLK B - PB53, P4171	33,944SF
N975	PT. OF PAR.25.C, BLK B - PB22, P1363	7,389SF

- 2 ZONING: CBD-1 (PER SMA ADOPTED 7/18/00)
- 3 SITE AREA: 3.1329AC
- 4 THE HORIZONTAL DATUM (MD ST PLANE NAD83) AND VERTICAL DATUM (NAVD88) IS BASED ON THE FOLLOWING NGS CONTROL POINTS:

WSSC #20815 - STD WSSC BRASS DISK
WSSC #19804 - USCGS BENCHMARK

- 5 EXISTING TOPOGRAPHIC FEATURES SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY PREPARED BY VIKAJINC. AND DATED JUNE, 2000. EXISTING CONTOUR INTERVAL IS 1'.
- 6 THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. THE PROPERTY IS PRESENTLY CLASSIFIED IN WATER AND SEWER CATEGORIES W-1 & S-1, RESPECTIVELY.
- 7 A STORMWATER MANAGEMENT CONCEPT PLAN IS BEING FILED WITH MCDPS. A WAIVER FOR QUANTITY CONTROL IS BEING REQUESTED. QUALITY CONTROL WILL BE PROVIDED BY THE USE OF STRUCTURAL FILTERS.
- 8 SITE TABULATIONS:

ALLOWABLE DENSITY CALCULATION	
NET LOT AREA	136,486SF
PLUS PRIOR DEDICATION AREA	24,186SF
GROSS TRACT AREA	160,672SF
CBD-1 OPTIONAL METHOD DENSITY *	321,344 SF = 2.00 FAR
PROVIDED DENSITY **	303,670 SF = 1.89 FAR
* EXCLUDES DEVELOPMENT CREDIT OF 59,376 SF PURSUANT TO SECTION 59-C-18.204(b)	
** EXCLUDES CELLAR SPACE OF 28,589 SF	

PUBLIC USE SPACE	
REQUIRED PUBLIC USE SPACE	27,297 SF = 20% OF NET LOT AREA
PROVIDED PUBLIC USE SPACE ON SITE	43,713 SF = 32.0% OF NET LOT AREA
PROVIDED PUBLIC USE SPACE OFF SITE	21,441 SF = 15.7% OF NET LOT AREA
TOTAL PUBLIC USE SPACE	65,154 SF = 47.7% OF NET LOT AREA

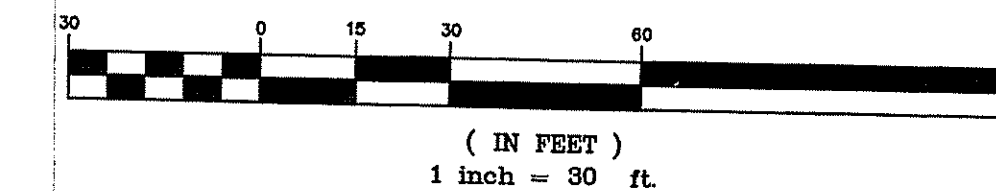
MINIMUM LOT AREA (OPTIONAL METHOD)	
REQUIRED	22,000 SF
PROVIDED	136,486 SF

MAXIMUM BUILDING HEIGHT	
ALLOWED	90 FT
PROVIDED	87 FT

PARKING TABULATION
VEHICLE SPACE TABULATION NOT APPLICABLE AS PROJECT WILL USE SILVER SPRING PARKING DISTRICT

VEHICLE SPACES PROVIDED ON SITE	8
BICYCLE SPACES REQUIRED - 5% 20 MAX	20
BICYCLE SPACES PROVIDED	20

GRAPHIC SCALE



101008
**PRELIMINARY PLAN
PARCEL D - BLOCK B
SILVER SPRING
JULY, 2000**

EASTERN AVENUE
BOOK 101 PAGE 7

KENNETT STREET
60' R/W
PB. 22 P. 1363

5 STORY OFFICE BUILDING
F.F. ELEV. = 327.00

PARKING GARAGE
PART OF PARCEL 25-C
SILVER SPRING
PB. 22 P. 1363

MONTGOMERY COUNTY
L. 1146 F. 278

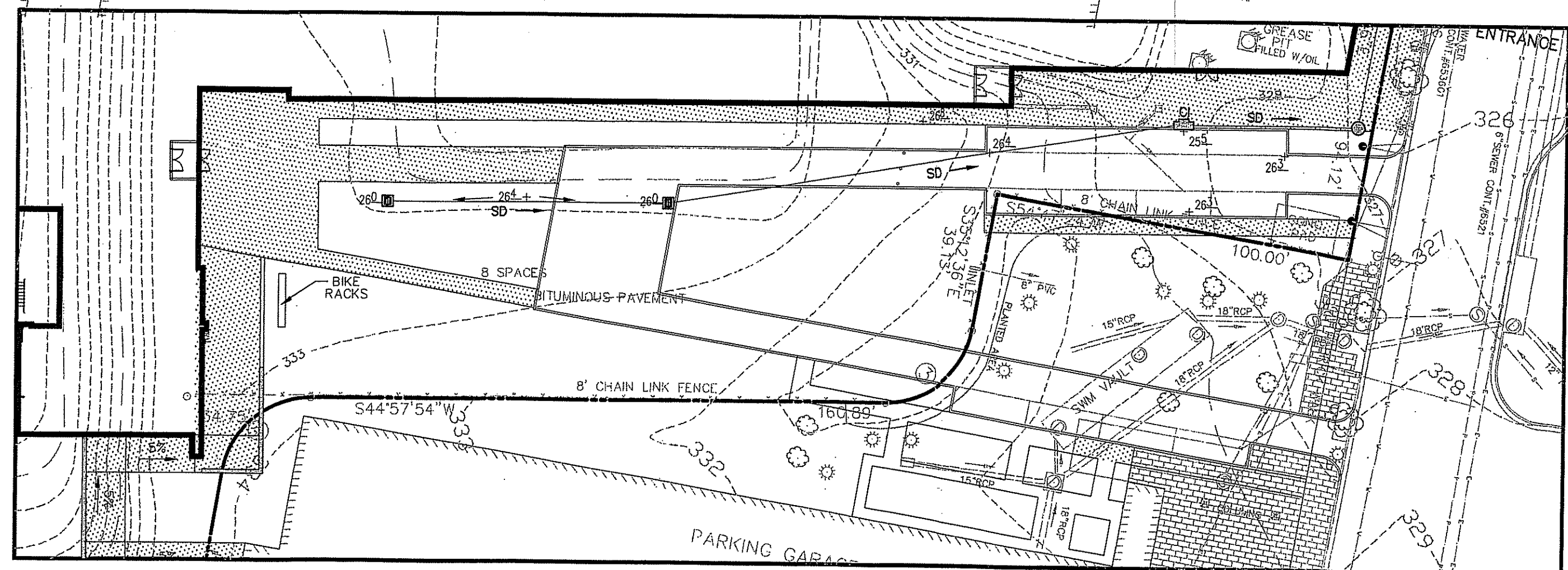
PRELIMINARY PLAN
NEWELL KENNETT STREETS DEVELOPMENT
MNCPPC # _____

NOTE :
THE EXISTING BUILDINGS AND APPURTENANCES HAVE BEEN REMOVED FOR CLARITY. REFER TO THE NATURAL RESOURCES INVENTORY MAP FOR EXISTING CONDITIONS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN BY THIS PLAN IS COMPLETE AND ACCURATE IN ACCORDANCE WITH EXISTING SURVEYS, VISUAL OBSERVATIONS AND AVAILABLE RECORDS.

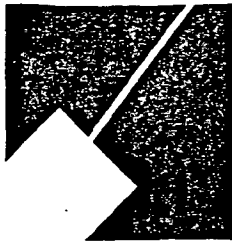
CHARLES A. IRISH, JR. _____ DATE _____
PROFESSIONAL LAND SURVEYOR MD. NO. 10708



DETAIL OF FUTURE EXTENDED DRIVE
SCALE: 1" = 30'

Newell Kennett Streets Development Silver Spring, Maryland

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
10/26/00
Item # 3

MEMORANDUM

DATE: October 11, 2000
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief *JAD*
Development Review Division
FROM: Wynn E. Witthans, R.L.A. - MD, AICP *WW*
Planning Department Staff
(301) 495 - 4584

PROJECT NAME: Newell Kennett Streets Development
CASE #: 9-01001
REVIEW TYPE: Project Plan

OWNER/APPLICANT: Newell Kennett Streets Venture, LLC.
Douglas Firstenburg/Willard Freeman

Attached is the amended Project Plan Staff Report for the Newell Kennett Streets Development. The Project Plan Staff Report has been amended in the following ways:

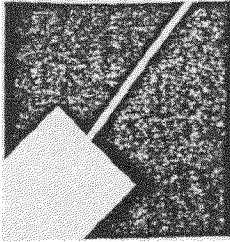
- the building's square footage has increased from 303,670 square feet to 304,500 square feet. This has minimal impact on the site and the FAR remains the same at 1.89;
- the off site amenity area has been expanded to include the sidewalk improvements in front of the Arts Building along Eastern Avenue;
- it has been clarified that, in conjunction with SSUD, the building's site will be available to the public, which clarifies the word facilities used earlier;
- the concepts for the public art will be presented to the Planning Board with the site plan and later to the Silver Spring Art Panel.

The following attachments have been added to the report:

- A letter from the Montgomery County Government desire to authorize use of the a portion of site that is part of Garage 9, pending public notice and comment;
- A letter from Delagate Dana Dembrow encouraging the applicant to work withthe citizens

- to preserve the facade and signage of the Montgomery Blair Post Office;
- A memo from Historic Preservation Staff requesting that a Phase I Archeological Survey of the site be conducted so to not destroy or lose any artifacts that may be in place from the Blair homestead, formerly located on the site. Staff will meet with the applicant prior to the hearing to formulate an acceptable condition to incorporate this concern.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: October 11, 2000
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief *JRE*
Development Review Division
FROM: Wynn E. Witthans, R.L.A. - MD, AICP
Planning Department Staff *WW*
(301) 495 - 4584

PROJECT NAME: Newell Kennett Streets Development
CASE #: 9-01001
REVIEW TYPE: Project Plan

ZONE: CBD-1
APPLYING FOR: ~~303,670~~ 304,500 sf of office inclusive of 7,000 of restaurant use
LOCATION: South quadrant of Newell Street and Kennett Street
MASTER PLAN: Silver Spring Central Business District

REVIEW BASIS: Section 59-D-2.11 of the Zoning Ordinance provides that the developer is required to submit a project plan as a part of the application for the use of the optional method of development for a CBD zoned property.

OWNER/APPLICANT: Newell Kennett Streets Venture, LLC.
Douglas Firstenburg/Willard Freeman

FILING DATE: August 7, 2000
HEARING DATE: October 26, 2000

Attached is the staff report for the proposed Newell Kennett Streets Development. The Planning Board public hearing for this application is scheduled for October 26, 2000.

Staff recommends **APPROVAL WITH CONDITIONS** as delineated in the staff report.

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SUMMARY

The Proposal

The applicant requests use of the Optional Method of Development and Project Plan approval for Office and Radio and Television Broadcasting Studio uses. The Newell Kennett Streets Development proposes to demolish three existing buildings and replace them with a new building of 304,500 square feet. The new building will vary in height with elevations including one, four and five stories. The proposal will improve streetscape frontages along Newell Street, Kennett Street and Eastern Avenue with brick sidewalks, street trees and streetlights. Public amenity spaces that are on- and off-site are proposed along Eastern Avenue, at the corner of Kennett and Newell Streets and within an internal courtyard at Kennett Street. Only auxiliary parking is provided on site, comprised of eight guest and service related parking spaces. The site will utilize the parking facilities within Parking Garage Number 9 and the Silver Spring parking district..

Development Issues

1. Development Credit as allowed within the Silver Spring Ripley/South Silver Spring Overlay Zone.

The Overlay Zone creates a "development credit"(similar in concept to a transferrable development right). In short, if a building within the Overlay Zone area is demolished before August 24, 2002, and the demolished building's square footage exceeds the FAR allowed under the standard method of development in the Overlay Zone, then the "excess" square footage can be relocated and developed on another property in the Overlay Zone.

To establish the development credit, the applicant must record an easement and appropriate releases in a form approved by the Planning Board - the recordation of the easement is a condition precedent to the creation of these credits. The recorded easement must:

- a. Limit future construction of the property transferring the development credit (of Parcel "C") to the amount of gross square feet of the demolished building minus all development credits transferred. For this case: 33,944 sf.
- b. Indicate the amount of development credit, in gross square feet to be transferred. For this case: 59,376 sf.
- c. Indicate the maximum gross square feet of future development for the property that transfers the development credit (for Parcel "C"), but not less than the amount that could be constructed on the property under the standard method of development. For this case: 33,944 square feet.
- d. Be recorded in the land records of Montgomery County.

Legal staff recommends that the Board, through its action, acknowledge the specific statutory number restrictions as identified in above. Staff also proposes to use as the basic easement form the standard easement used for transferrable development rights, modified appropriately. Through today's action legal staff recommends that the Planning Board approve this general form, and direct legal staff to modify it accordingly as required by the Overlay Zone requirements.

2. Project relationship to the District of Columbia - Department of Public Works

The frontage of the project along Eastern Avenue has it's public right-of-way within the ownership and control of the District of Columbia. This proposed plan requires certain approvals for the streetscape improvements, curb cuts and for handling half of their storm water run off (the other half is handled by approvals from Montgomery County DPS). Although the applicant has initiated securing these approvals with various D.C. agencies, they have not secured the approvals yet. The final status of the approvals required from the D.C. government will be coordinated at the time of the review of the Site Plan.

3. Historic Preservation

The Silver Spring Historical Society and another individual in Silver Spring have submitted letters (attached) of support for the project that also expressed concern over the loss of the Post Office building, they feel has historic standing. Issues raised in the letters received are: the new project should preserve the front door facade and lobby of the Post Office and incorporate it into the new building; the footprint of the former Blair home- stead be outlined in the paving or honored in some similar fashion and that the Applicant perform an archeological investigation for artifacts during excavation. Historic preservation staff have indicated that they have insufficient research to designate it as a historic site at this time and are interested in the Applicant's response to the citizen's request for an archeological survey.

4. Community Outreach

The Applicant has presented the development proposal to various civic groups including the Shepherd Park Citizen's Association (DC), the Gateway Coalition, the CBD Subcommittee of the Silver Spring Citizens Regional Advisory Board and the Advisory Neighborhood Committee for District 4A. These groups are generally supportive of the proposed development however some did have concerns regarding the safety of the public spaces, the truck traffic generated by the development and the preservation of the existing former Blair Post Office.

The Shepherd Park neighborhood was concerned primarily with the open space along Eastern Avenue. Some residents felt that by providing benches or other public gathering opportunities would encourage crime or create places for the homeless. The amount of truck traffic on Eastern Avenue generated by the proposed development was of concern to others. The Applicant did respond to the citizens by clarifying that a semi-trailer will be used primarily during move-in and move-out times only and otherwise will be very limited. Local historic preservation groups has expressed a desire to preserve portions of the former Blair Post Office into the architectural design of the new building.

One letter received from a local realtor reflect a concern in lack of parking in the area once the two Kennett Street projects are built and occupied. Another letter received from the Georgia Avenue Revitalization Corporation supports the jobs and customers the project will bring to South Silver Spring.

The Findings

Staff has completed the review of the proposed Project Plan and found that it is in conformance with the *Approved and Adopted Silver Spring Central Business District and Vicinity Sector Plan - Approved February 1, 2000*, the intents of the CBD-1 zone and other project plan findings as required by Section 59-D-2.42 of the Zoning Ordinance.

STAFF RECOMMENDATION

The staff recommends approval of Project Plan #9-01001 with the following conditions:

1. Development Ceiling

The proposed *Office and Radio and Television Broadcasting Studio* development is limited to ~~303,670~~ 304,500 square feet of gross floor area (FAR 1.89), utilizing the optional method of development.

2. Transportation Improvements

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this project plan:

- a. Limit the project plan to general office use of 296,670 square feet and a high-turnover, sit-down restaurant use of 7,000 square feet.
- b. At the time of subdivision review to create one lot from the four existing parcels:
 1. Widen Newell Street to a minimum 31 feet of pavement along the site frontage to provide for two travel lanes and one parking lane (on the northwest side). Parking will not be allowed at anytime on the southeast side of Newell Street across the property frontage.
 2. Participate in the Silver Spring Central Business District Transportation Management Organization by entering into an agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation.
 3. Utilize the parking available within the Silver Spring Parking District (employee parking is not provided on-site).

3. Public Use Space

The proposed public use space spaces must be easily and readily accessible to the general public and used for public enjoyment. All streetscape improvements shall be in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended. The following features shall be addressed at the time of Site Plan review:

On-Site Improvements

Kennett Street Open Space:

- Public Art - to highlight public's interest in and ability to access the space
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)
- Speciality lighting
- Landscape focal point (lawn area, forested island)
- Permanent seating and moveable chairs
- Specialty paving for pedestrian and vehicular spaces

Newell and Kennett Street Building Entry

- Public Art, with possible historic Silver Spring theme
- Specialty paving
- Specialty lighting
- Permanent seating and moveable chairs
- Planters and Tree Grove
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)

Eastern Avenue

- ~~Brick pavers,~~
- Washington Globe Light Fixtures,
- Screening of loading dock
- Preserve or replace trees or other screening as needed along side wall of Arts Building
- Earth sculpture or specialty treatment of side yard
- Lighting for the side yard

Off-Site Improvements

Newell Street right-of-way :

- Street trees, both sides of the Newell Street
- Brick Pavers (per Silver Spring Streetscape Technical Manual), south side of Newell Street
- Street Lights (Washington Globe), south side of Newell Street
- Brick cross-walk, across Newell at Kennett Street intersection
- Groundcover within lawn panels

Kennett Street right-of-way:

- Street Trees (Silver Linden), Protect existing trees during construction and replace with same species
- Brick Pavers (per Silver Spring Streetscape Technical Manual), west side of Kennett Street
- Street Lights (Washington Globe), west side of Kennett Street
- Brick driveway aprons, west side of Kennett Street
- Brick Cross-walk, across Kennett Street at intersection with Newell Street
- Brick Cross-walk, across Kennett Street at courtyard

Kennett Street Open Space:

- Improvements to the public use space associated with Montgomery County Parking Lot Number 9
- Specialty paving, shade trees, landscaping, specialty lighting
- Brick driveway aprons, west side of Kennett Street

Eastern Avenue:

- Brick pavers at site frontage past Arts Building
- Arborist evaluation and treatment or replacement of existing street trees (Zelkova)

5. Staging of Amenities

The proposed project will be developed in one phase. All of the proposed amenities, including the removal of existing elements within the plaza, shall be completed prior to the occupancy of the proposed development (with landscaping to be installed within the next season).

6. Management Organization

The applicant shall become a member of the Silver Spring Urban District for the purpose of maintaining public open spaces and participating in community events.

7. **Establishment of Development Credit as part of Ripley/South Silver Spring Overlay Zone**

The Proposed Project Plan shall generate 59,376 square feet of Development Credit as specified in the Silver Spring Overlay Zone Section 59-C-18.204, when the building in Parcel "C" is demolished. The development credit shall established by recorded easement in a form approved by the Planning Commission legal staff.

8. **Coordination for Additional Approvals required prior to Site Plan Approvals**

The applicant shall secure additional approvals prior to the Site Plan Review:

- Coordinate with the District of Columbia, Department of Public Works for all streetscape improvements to Eastern Avenue;
- Coordinate with the District of Columbia, Department of Public Works for all stormwater management improvements utilizing their facility;
- Coordinate with the Silver Spring Regional Service Center on the placement of the proposed way finding signs at the time of Site Plan review;
- Present the public art components to the Silver Spring CBD Art Review Panel for review and comment to be available to the Planning Board prior to Site Plan review.
- Present verification that the project has 'agency agreement or other authorization' per Section 59-D-2.1 from the Montgomery County government to utilize the portion adjacent of the parking garage site to be used and improved as off-site amenity space for the Newell Kennett Streets project.

PROJECT DESCRIPTION: Surrounding Vicinity

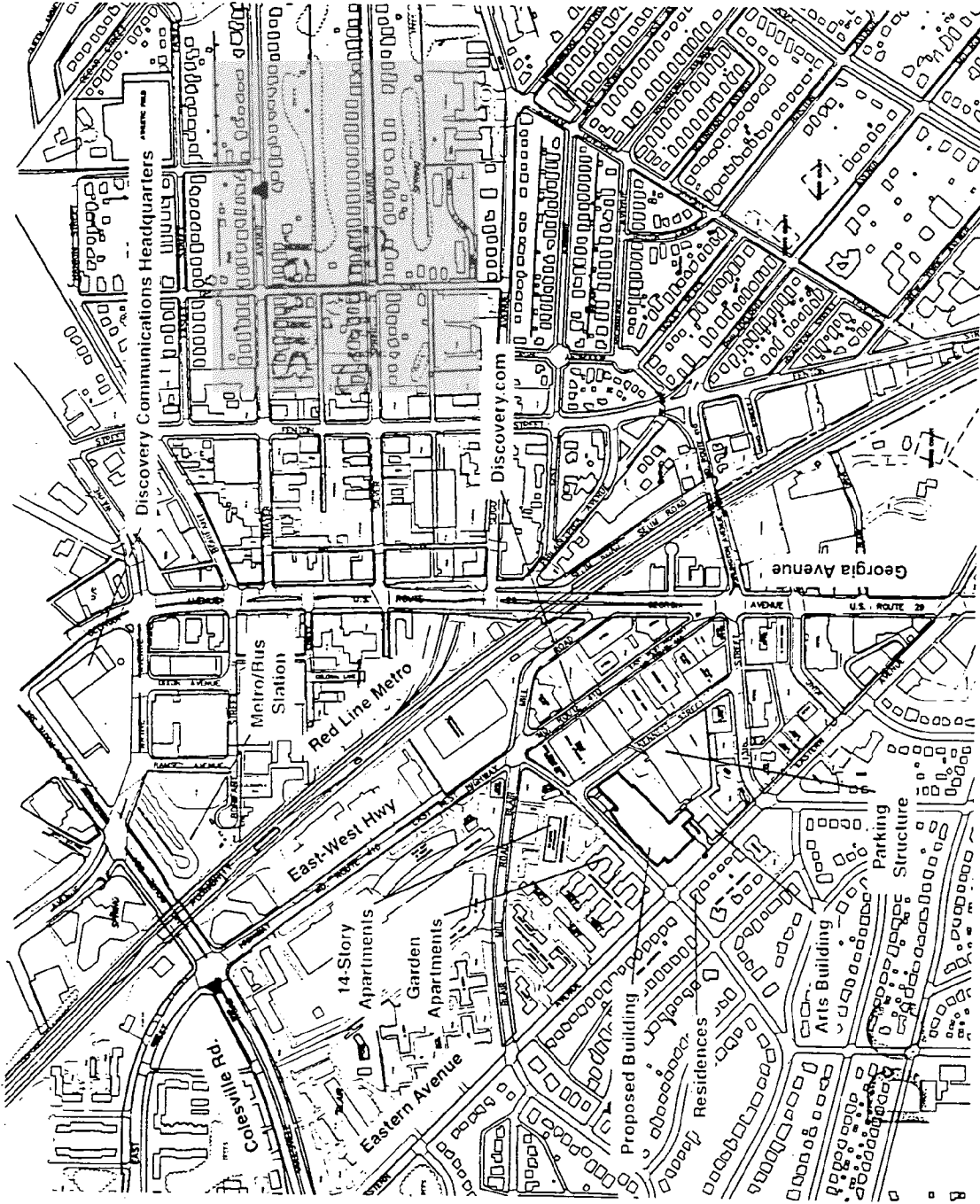
Kennett Newell Streets Development is within the CBD-1 zone. The site is surrounded by CBD-1, R-10 and R-1-B (in District of Columbia) zoned property and by existing high density office, retail and residential uses, as follows:

North: Beyond Kennett Street is the Discovery Communications recently renovated office building and the historic Acorn Park, zoned CBD-1;

East: Montgomery County Parking Garage No. 9, a five level parking structure and a two story office building known as "The Arts" building, zoned CBD-1;

South: Beyond Eastern Avenue, single family detached neighborhood within the District of Columbia, zoned R-1-B (- a low density SFD zone);

West:: (2) Four-story garden apartment buildings and a fourteen-story high-rise Springwood apartments, zoned R-10 and CBD-1 respectively.



11

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Vicinity Map

PROJECT DESCRIPTION: Site Description

The site is comprised of four parcels which will be subdivided into one with the Preliminary Plan application for this site. The property is improved with three existing buildings: the former Blair Post Office Facility; a one story warehouse building and a four story office building. All three buildings will be removed and replaced by the proposed project plan. The property includes concrete sidewalks along the three street frontages with mature Zelkova street trees along the Eastern Avenue frontage. The sidewalks and street trees along the Eastern Avenue are within the District of Columbia right-of-way.

From north to south, the topography of the site rises in elevation from Kennett Street by 6 feet mid block and it falls from the mid block elevation by 11 feet along Eastern Avenue. The portion of the site near the parking garage is 7 to 10 feet higher than the grades of Newell Street. No significant vegetation is on site, except for the street trees off site along Kennett Street and Eastern Avenue which will be preserved.

The site is the location of the former Blair family homestead. The residence, located approximately in the center of the property, was torn down around 1956. None of the building on site, including the former Blair Post Office, are on the Montgomery County Master Plan for Historic Preservation Sites nor the Locational Atlas and Index of Historic Sites.

PROJECT DESCRIPTION: Proposal

The Kennett Newell Streets Development proposes a 304,500 square foot building to house office space, radio and television broadcasting studios and accessory uses of a ground level café/cafeteria and small business center (ATM, dry cleaning, and similar employee services). The café/cafeteria may be open to the public but will mainly serve the on-site employees and Discovery Channel.com employees located across Kennett Street. A cellar containing 28,589 square feet is proposed (no FAR generation).

Building Design

The "L" shaped building will have a one, four and five story wings, the four story wing along Eastern Avenue, a one story wing along Newell Street and the four story wing parallel to Newell Street. The buildings varying heights conform to the setbacks required in the Overlay Zone. The internal courtyard created by the "L" shape on the site has created a public outdoor amenity area that is integrated into the building footprint.

Vehicular Access/Parking

The open space courtyard to along Kennett Street will include a service and visitor parking court for eight vehicles. The parking court will utilize a one way drive and will serve the two main entrances of the building. The parking court is actually mostly within the property owned by Montgomery County and is part of the Parking Garage No. 9 site. An easement or other form of authorization will be required for the applicant to utilize this public land for the courtyard. The project is within the Silver Spring Parking District and will utilize the Parking Garage No. 9 for parking which immediately adjoins the site along the eastern boundary.

A secondary service entry will be along Kennett Street to provide direct drop-off service to the cafeteria and for delivery trucks, etc. A larger three-bay loading dock will serve the building from Eastern Avenue. Only one curb cut is proposed on Eastern Avenue. No vehicular access or on street parking is planned along Newell Street.

Public Amenity Space

There are three major amenity areas proposed on and off site.

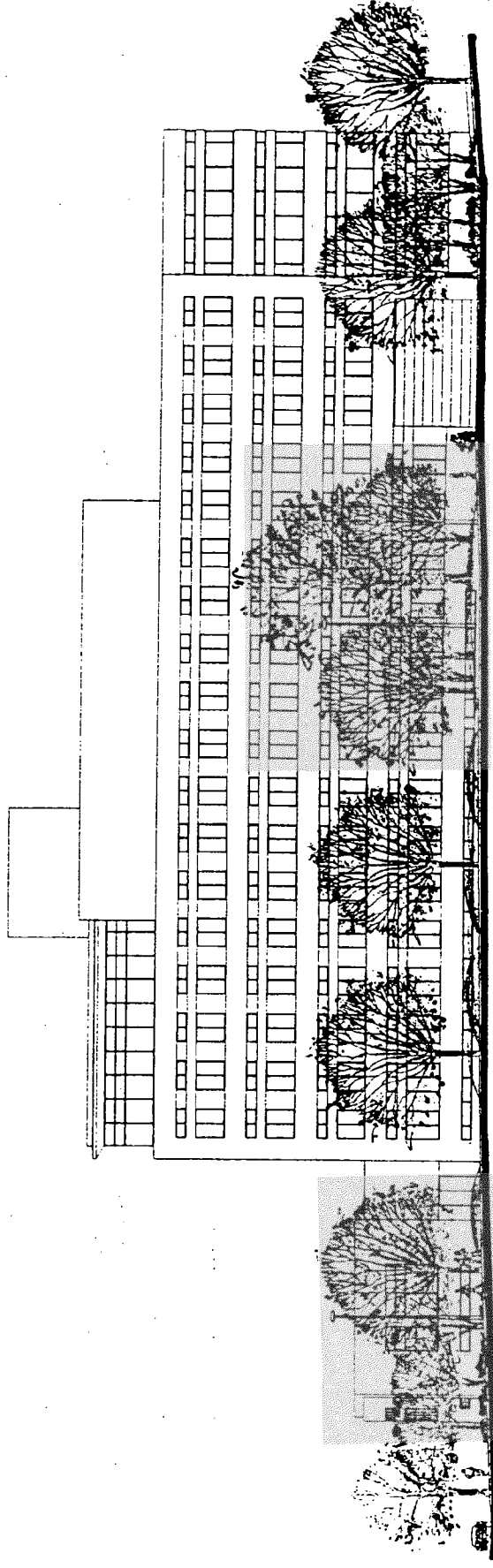
The first amenity area is located along Kennett Street. It includes on and off-site amenity area. The space is characterized by the large lawn area as the central element of the courtyard. This public courtyard will create a variety of areas for sitting and gathering and entertaining utilizing both permanent and moveable seating areas. Pedestrian paths define the green space and provide connections to the building's two entrances and the parking garage. Trees are planted in a form that corresponds to the street tree plantings and enhances the definition of the lawn as well. A curvilinear grove of flowering trees blends into the geometry established by the building and shade

trees and a forested island enhance views into the open space and screens the garage. A sculpture will be placed in the park to reinforce the public access and interest in the park.

The second amenity area is the public plaza surrounding the building entrances at the Newell Street and Kennett Street intersection. The plaza will create an inviting setting for the building entrance and act as an attractive gathering space adjacent to the café/cafeteria. A grove of flowering trees will delineate the north edge of the plaza and define a foreground to the building entry. This focal point will be visible from the adjacent Acorn Park as well as from East-West Highway. Art work will be incorporated into this space as well that will be reflective of the history of this part of Silver Spring (possibly the Blair homestead housing footprint.).

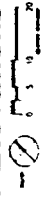
The third amenity area of note is the open space along Eastern Avenue. This space maintains a 60 foot setback to the street and is simply developed to be in keeping with the other residential uses along Eastern Avenue. The grassy ground plain will become a field of earthen sculptures, pyramidal in form, adding interest and complexity to the space as it also complements the building. A small cluster of flowering trees and a sitting area will be placed along the corner of Newell Street with a large specimen tree and other smaller trees placed closed to the loading dock.

Off site streetscape improvements will include the completion and refurbishment of streetscapes along Eastern Avenue and Kennett Streets and streetscape construction along Newell Street (with trees only on the north side).



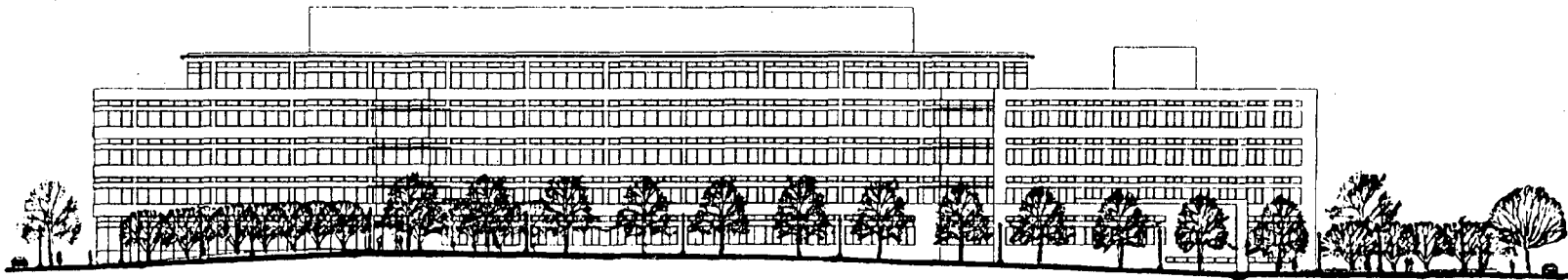
Eastern Avenue Elevation

Preliminary
Landscape Concept
Streetscape Elevations



Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Lee & Liu Associates, Inc.

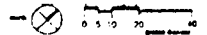


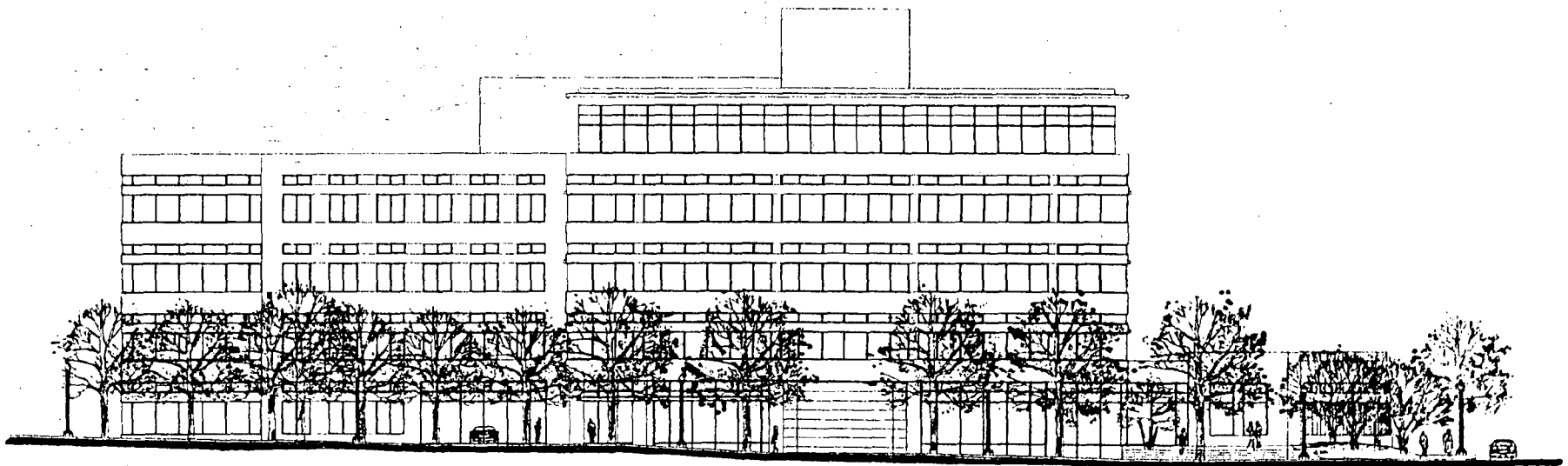
Newell Street Elevation

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Newell Kennett Streets Development Silver Spring, Maryland

Lee & Liu Associates, Inc.

Preliminary
Landscape Concept
Streetscape Elevations



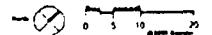


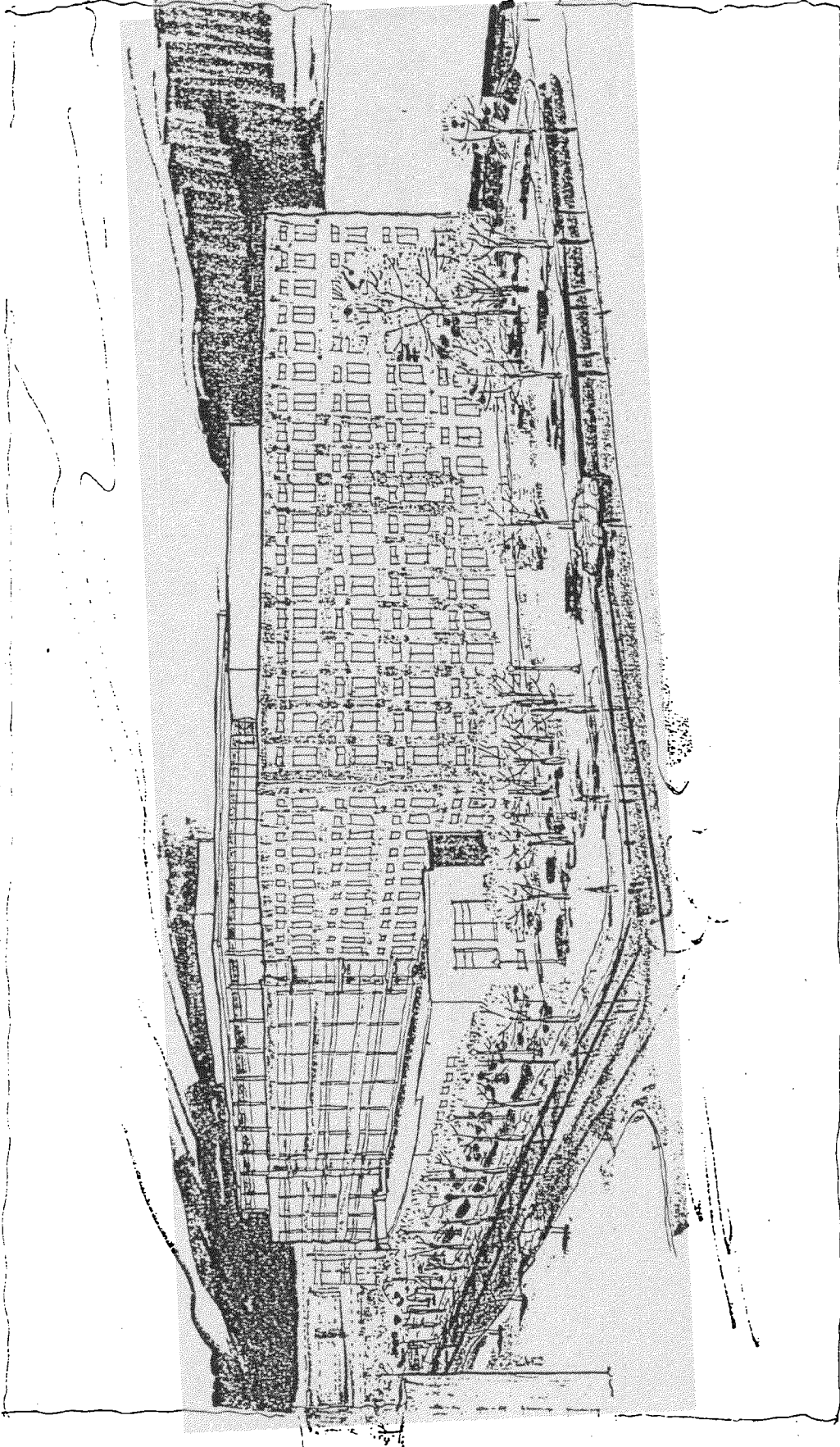
Kennett Street Elevation

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Lee & Liu Associates, Inc.

Preliminary
Landscape Concept
Streetscape Elevations

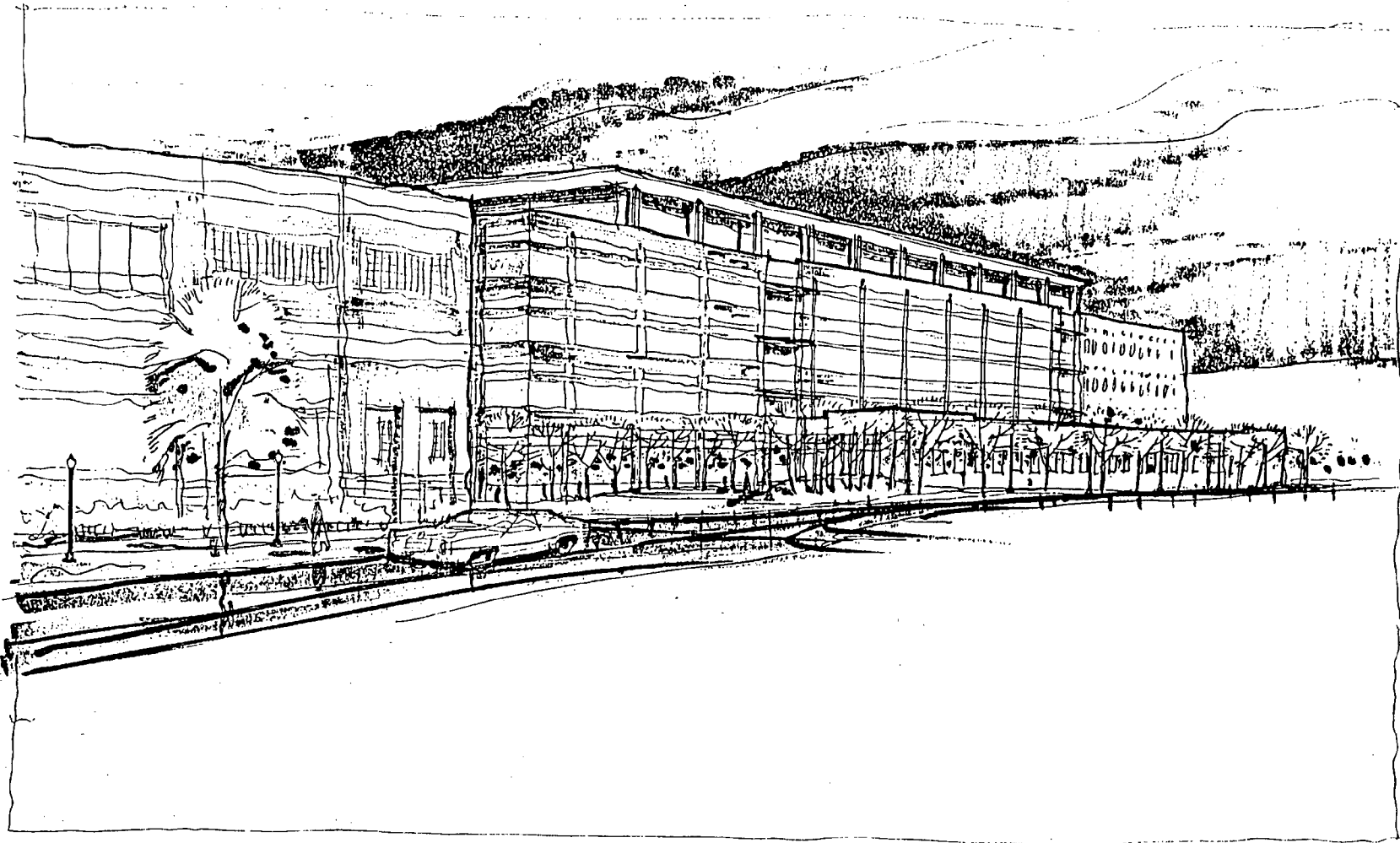




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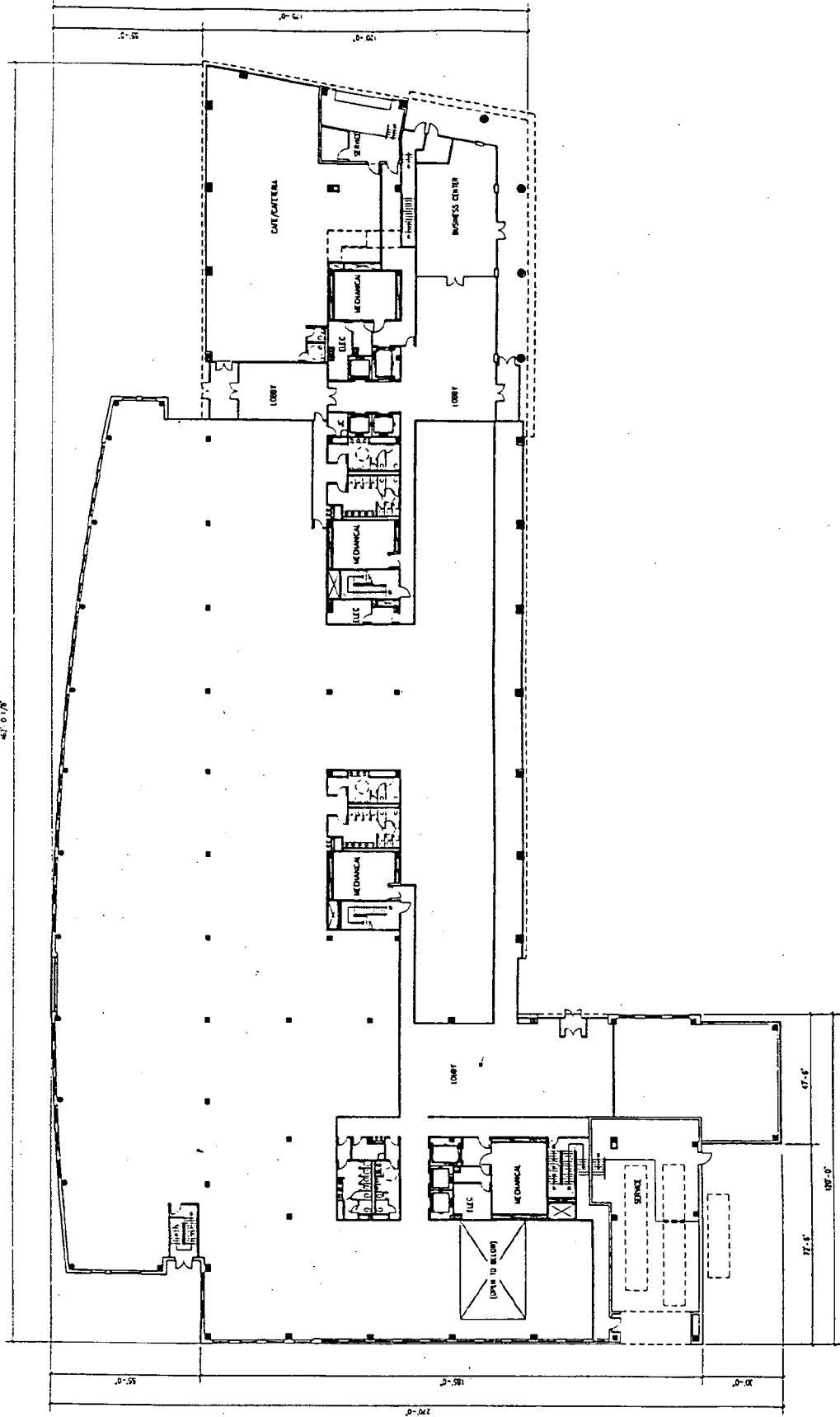
Newell Kennett Streets Development Silver Spring, Maryland

Perspective Rendering from West



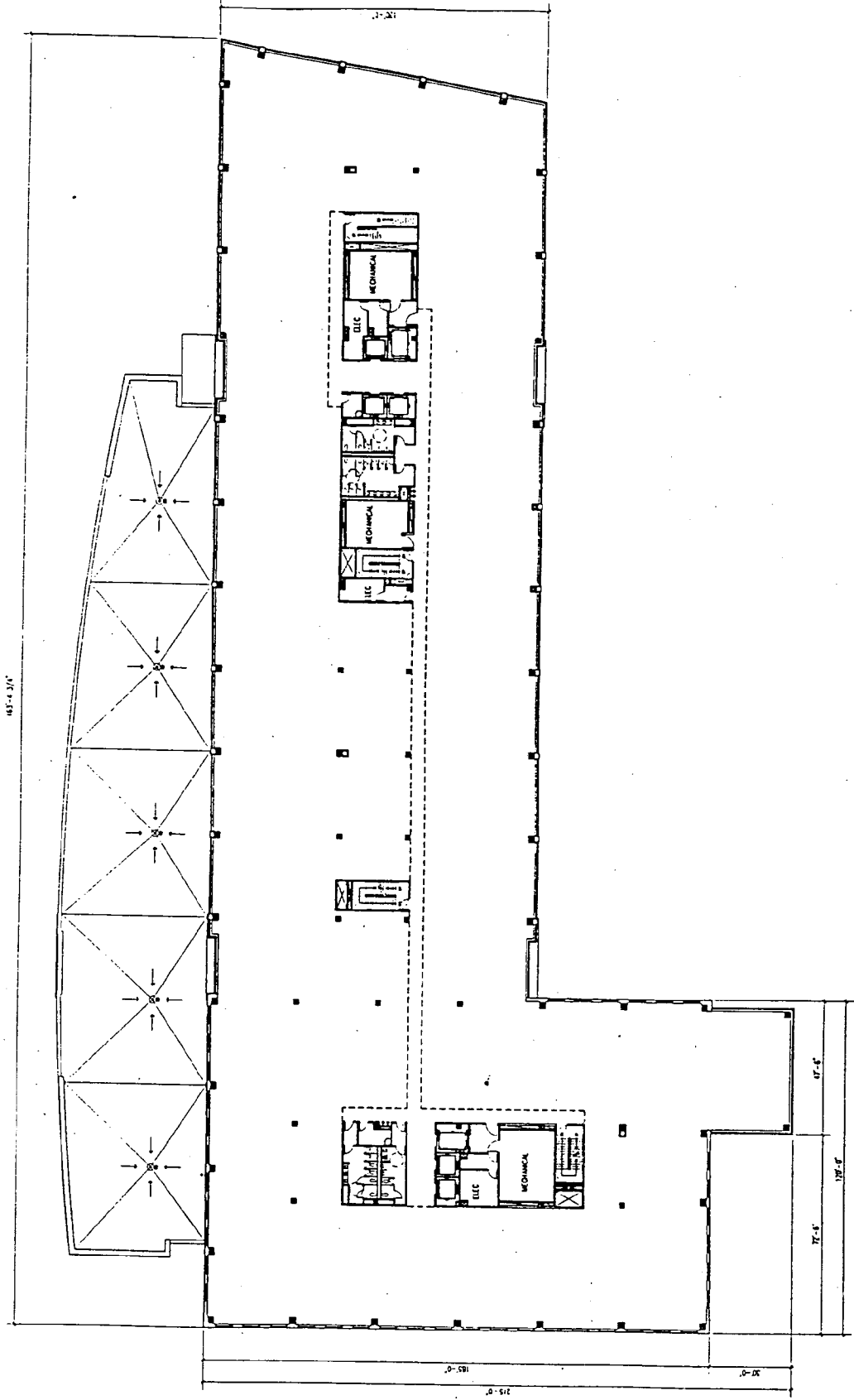
Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Perspective Rendering from North



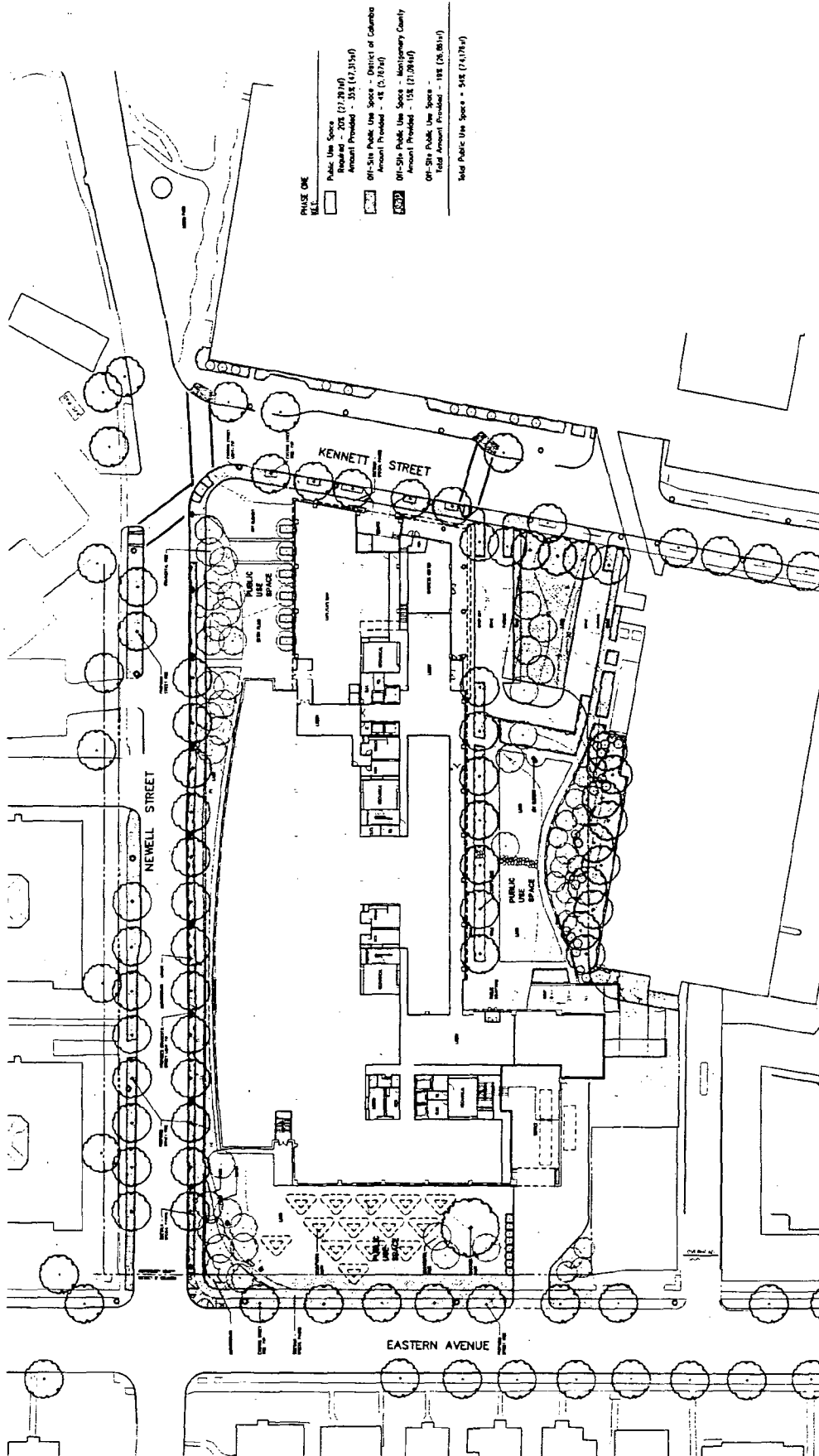
Ground Floor Plan
Fig. 10a

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Newell Kennett Streets Development Silver Spring, Maryland



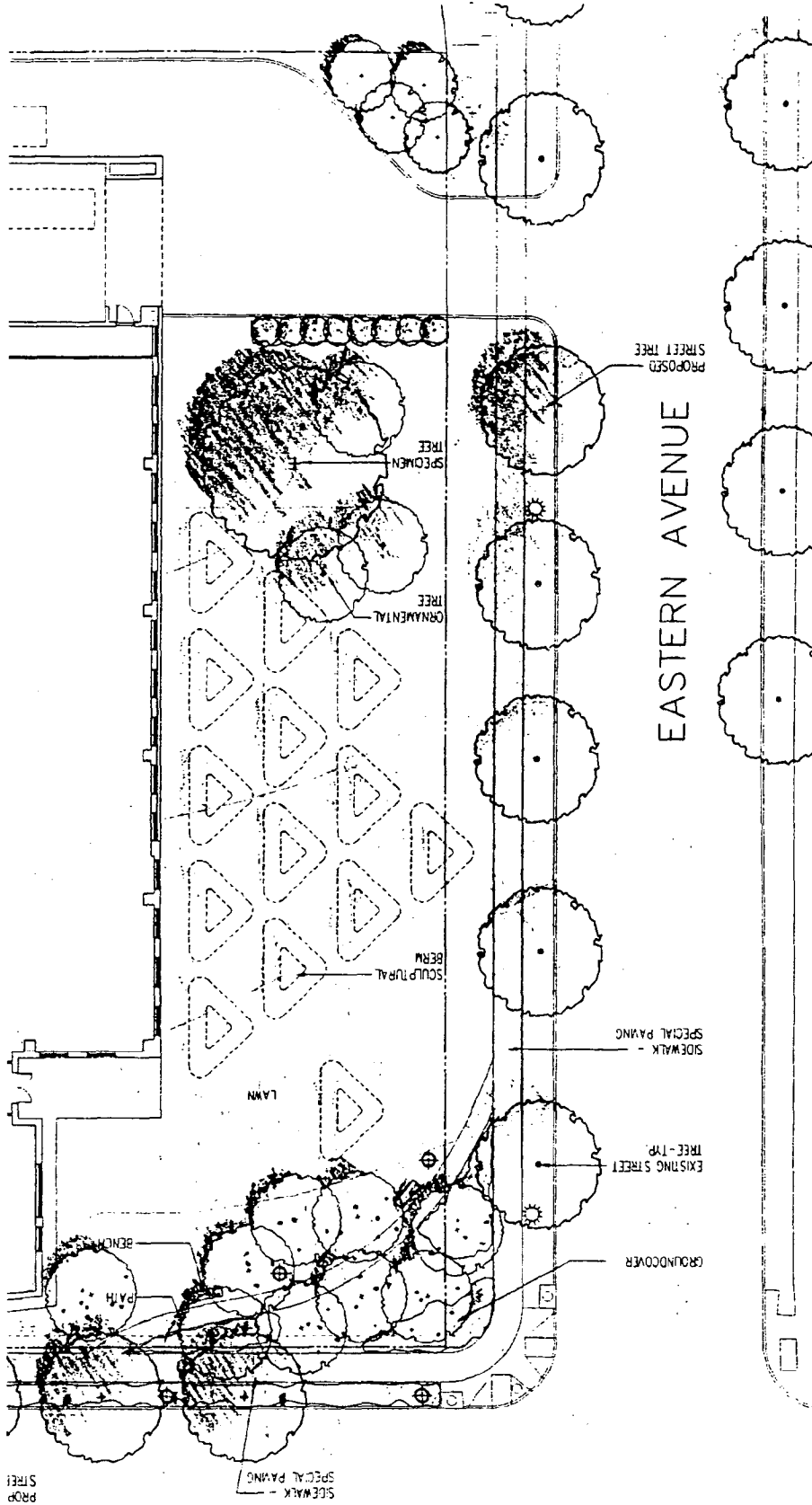
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 Newell Kennett Streets Development Silver Spring, Maryland

Typical Floor Plan
 Fig. 10b



Public Use Space
and Amenity Plan
Fig. 17

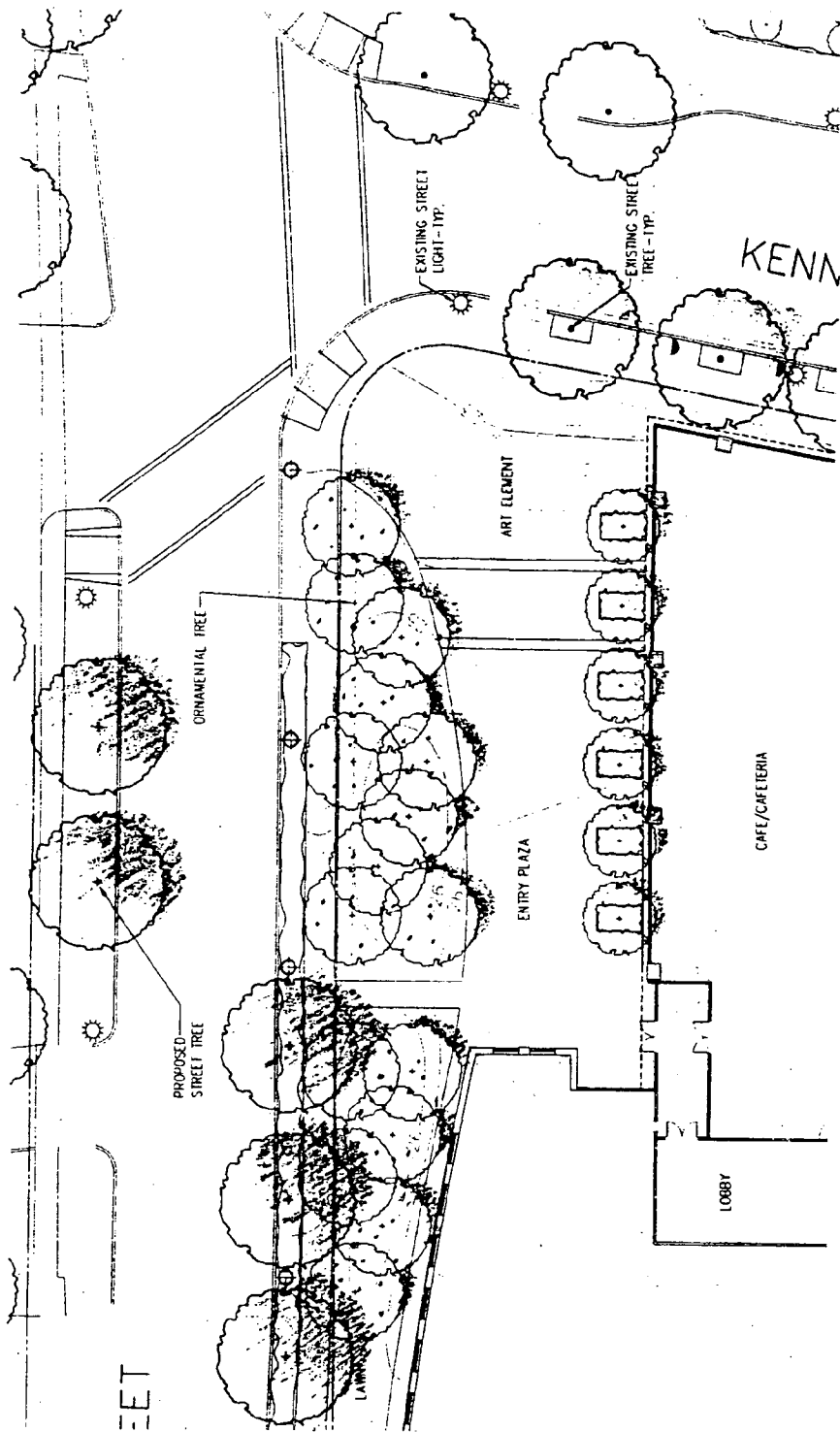
Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland
Lee & Liu Associates, Inc.



Preliminary
 Landscape Concept
 Eastern Avenue

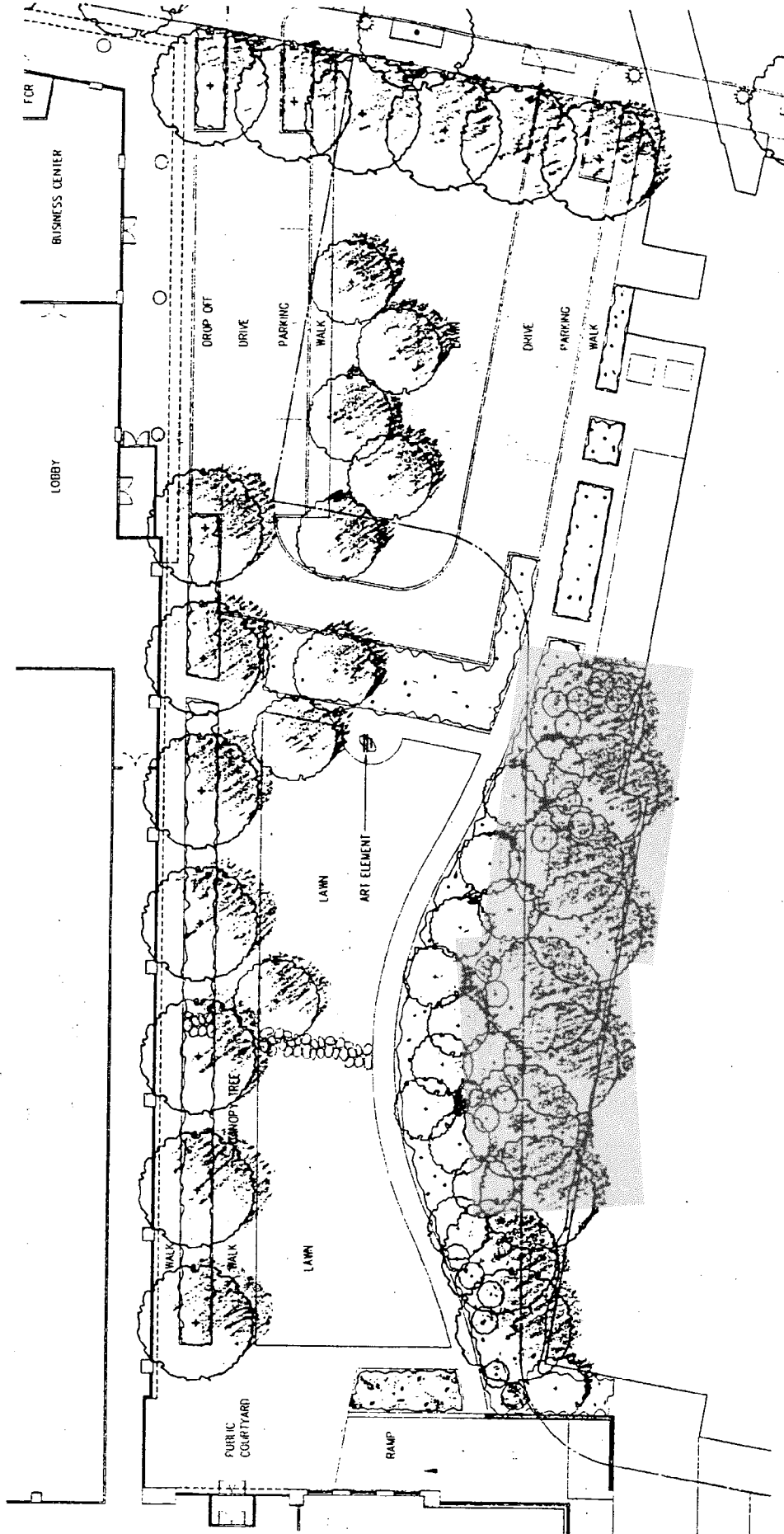
Project Plan Submission October 9, 2000
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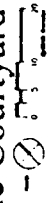
Preliminary
Landscape Concept
Corner of Newell and Kennett Streets

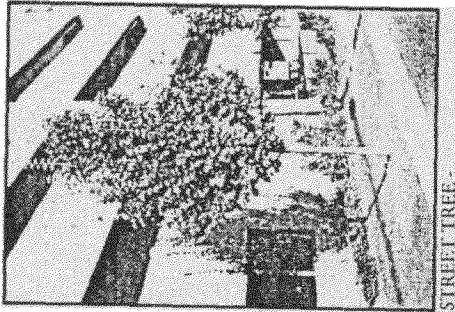
Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland
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Preliminary
 Landscape Concept
 Public Courtyard

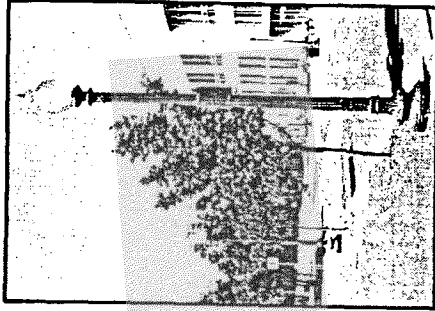
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STREET TREE -

Tilia tomentosa 'Green Mountain'
(Silver Linden)



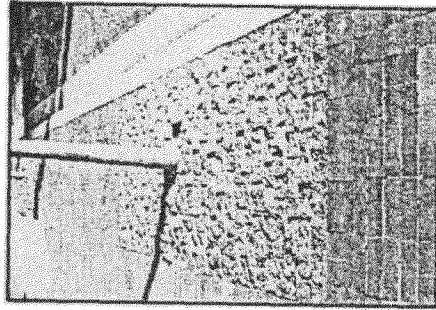
STREET LIGHT -

Washington Globe - 16' Height
Finish: Federal Color 595B, #14036



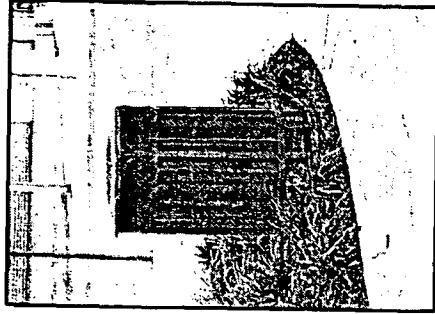
SIDEWALK PAVING -

Belden Brick Paver #470-479
(Basketweave Pattern)



TREE PIT -

Granite Sets from Paglino Brothers
Color: Dakota Mahogany



TRASH RECEPTACLE -

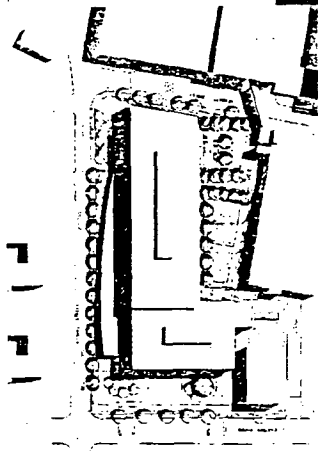
Pennsylvania Ave. Trash Receptacle by
Canterbury International
Finish: To match Washington Globe

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

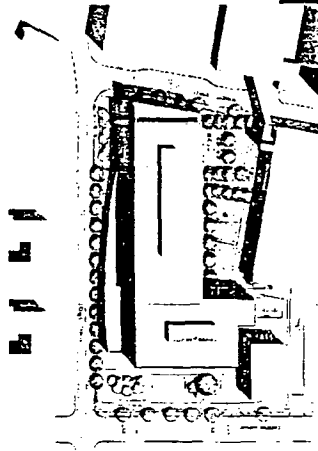
Silver Spring Streetscape Elements

Lee & Liu Associates, Inc.

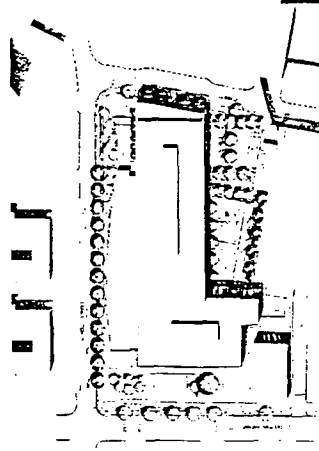
Summer Solstice



10:00 AM

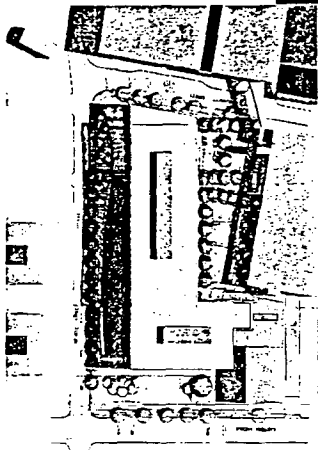


Noon

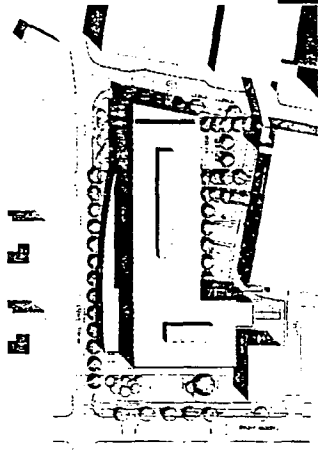


2:00 PM

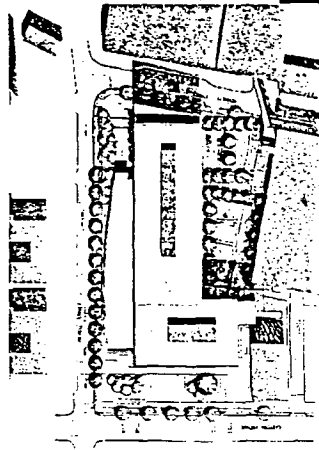
Fall/Spring Equinox



10:00 AM

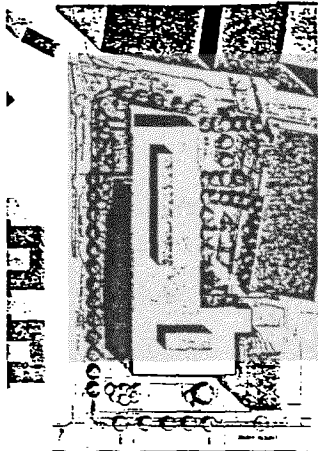
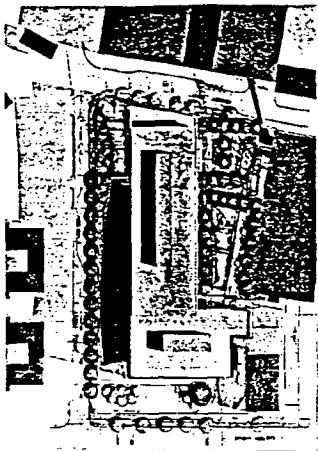


Noon

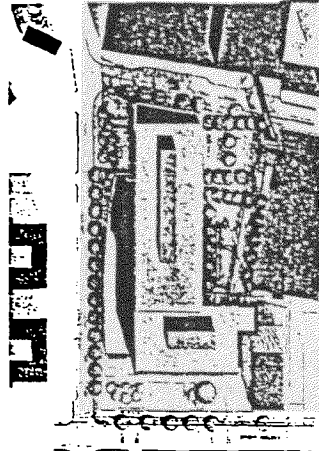


2:00 PM

Winter Solstice



Noon



2:00 PM

BASIS FOR CONSIDERATION OF ISSUES

Section 59-D-2.43. of the Zoning Ordinance provides that in reaching its determination on an application for the optional method of development and in making the required findings, the Planning Board must consider the following:

- (a) *The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures.*
- (b) *Whether the open spaces, including developed open space, are of such size and location as to serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are so planned, designed and situated as to function as necessary physical and aesthetic open areas among and between individual structures and groups of structures, and whether the setbacks, yards and related walkways are so located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.*
- (c) *Whether the vehicular circulation system, including access and off-street parking and loading, is so designed as to provide an efficient, safe and convenient transportation system.*
- (d) *Whether the pedestrian circulation system is so located, designed and of sufficient size as to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.*
- (e) *The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, with relation to the type of use and neighborhood.*
- (f) *The adequacy of the provisions for the construction of moderately priced dwelling units in accordance with chapter 25A of this Code if applicable.*
- (g) *The staging program and schedule of development.*
- (h) *The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.*
- (i) *The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19."*

FINDINGS for Project Plan Review:

Section 59-D-2.42 of the Zoning Ordinance establishes the findings which must be made by the Planning Board and forms the basis for the Board's consideration of approval. In accordance herewith, the staff recommends the following findings:

- (a) *It would comply with all of the intents and requirements of the zone.*

The intent of the CBD Zone (Section 59-C-6.212 of the Zoning Ordinance) is:

- (1) *" to encourage development in accordance with an adopted and approved master or sector plan, or an urban renewal plan approved under Chapter 56 by permitting an increase in density, height, and intensity where the increase conforms to the master or sector plan or urban renewal plan and the site plan or combined urban renewal project plan is approved on review by the Planning Board."*

The Project Plan proposes to use the optional method of development to promote an increase in density and building height that conforms with the goals of the Silver Spring CBD Sector Plan. Further, the Project Plan conforms to the Sector Plan by (1) promoting redevelopment in South Silver Spring; (2) re-utilizing underused properties and buildings; (3) supporting the growing communications industry in the CBD; and (4) providing strong pedestrian connections to the existing pedestrian circulation systems. Further discussion of the project's conformance to the Sector Plan is discussed ahead in Finding (b).

- (2) *" permit a flexible response of development to the market as well as to provide incentives for the development of a variety of land uses and activities in central business districts to meet the needs and requirements of workers, shoppers, and residents."*

The project plan utilizes the flexibility inherent within the CBD-1 zone to respond to the market forces that are shaping future development in South Silver Spring. The project provides office and communications studio space and support services for employees of this project and surrounding projects.

- (3) *"To encourage designs which produce a desirable relationship between the individual buildings in the central business district, between the buildings and the circulation system and between the central business district and adjacent areas."*

The proposed project builds upon the architectural design, streetscape and other enhancement for the newly renovated Discovery.com building across Kennett Street. The buildings will link together via similarly improved streetscape frontages and common use of pedestrian open spaces. Along the Eastern Avenue and Newell Street frontages, the building's relationship with the confronting residential uses is made desirable by responding to the setback and height limits and creating desirable pedestrian systems via improved sidewalks, street trees and lighting.

- (4) *"To promote the effective use of transit facilities in the central business district and pedestrian access thereto."*

The project is located within 1,800 feet of the Silver Spring Metro and Transit Center. The development proposes office uses which are more geared to transit use and should promote additional use of transit. The decision to minimize parking on site (no employee parking is located on site) should increase the non-driver mode-share for the project. The pedestrian system is developed with the streetscape improvements to all three frontages of the site and within the open spaces which are developed as pedestrian amenity areas. The enhanced pedestrian system creates superior access to the building, thus facilitating the increase use of transit.

- (5) *"To improve improved pedestrian and vehicular circulation."*

As described in Findings 3 and 4 above, the pedestrian amenities and systems will promote improved pedestrian circulation and use. The development of streetscape on Kennett and Newell Streets, using wider sidewalks and brick pavers for the existing sidewalk on Eastern Avenue, addition of brick sidewalks in three key locations, the inclusion of street trees on the west side of Newell Street will enhance the pedestrian environment within the area. Vehicular circulation will be improved by eliminating three curb cuts and re-aligning the curb line along Newell Streets, the provision of a one way drop off and parking loop, and maintaining only one curb cut (for the loading dock) along Eastern Avenue.

- (6) *"To assist in the development of adequate residential areas for people with a range of different incomes."*

The Newell Kennett Streets Development proposes no residential uses, but its development as an office building will serve and promote a variety of land uses in

the area. The employers who would eventually rent office space could provide a variety of employment opportunities to residents of the immediate area or region. The employees could utilize the housing stock within the area, thus supporting the existing neighborhoods.

- (7) *"To encourage land assembly and the most desirable use of land in accordance with a sector plan."*

The Newell Kennett Streets Development project will assemble four underutilized properties to create a superior building form and offer amenities and pedestrian activities that will enhance the appearance and function of South Silver Spring per the goals of the Sector Plan. The proposed land uses are permitted within the CBD-1 zone as recommended in the Sector Plan. The proposed land uses fulfill the Sector Plan objectives of encouraging redevelopment and supporting the growing communications industry in Silver Spring.

Additional intent of the CBD-1 Zone (Section 59-C-6.213(c) of the Zoning Ordinance

- (1) *"To foster and promote the orderly development of the fringes of the Central Business Districts of the County so that these areas will provide land uses at a density and intensity which will encourage small business enterprises and diverse living accommodations, while complementing the uses in the interior portions of these districts;"*

The proposed project will compliment the existing and proposed uses surrounding it. The bulk and height of the building fills the envelope established by the zone and the Sector Plan and it creates a direct connection to the adjoining buildings which also conform to the long term goals for the CBD. The project's proximity to the Silver Spring Metro station and the proposed Transit Center and the development of high quality pedestrian linkages to East West Highway and Georgia Avenue will facilitate its use.

- (2) *"To provide a density and intensity of development which will permit an appropriate transition from the core of central business districts to the less dense peripheral areas within and adjacent to the district."*

The building is located at the edge of the CBD, confronting residential uses within Maryland and the District of Columbia. The bulk and height of the proposed building is consistent with the Sector Plan recommendations and resultant side yards, building heights and streetscape amenities create desirable and compatible relationships with and transitions to the surrounding uses.

- (3) *" To provide an incentive for the development of residential uses to meet the needs of those employed within the central business districts and those who will be able to use the district transit facilities to travel to and from places of employment."*

The proposed development will provide office use for the CBD to support employment opportunities for those who live in the Silver Spring area or those who use the metro or other mass transit opportunities to get to work. The provision of office space within the CBD supports existing housing and the creation of new housing opportunities within the downtown area or region.

Requirements of the CBD-1 Zone

The following table demonstrates the conformance of the Project Plan with the development standards under the optional method of development.

PROJECT DATA TABLE for CBD-1 Zone

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Gross Tract Area	22,000 sf	160,672 sf
Net Site Area, after dedication	n/a	136,486 sf
Gross Floor Area (sf) by use:		
A. Office	n/a	297,500 sf
B. Auxiliary Retail/Restaurant	n/a	7,000 sf
C. Total GFA	321,344	304,500 sf
Floor Area Ratio (Max. FAR):		
Standard Method - 1 FAR	160,672 sf	n/a
Optional Method - 2 FAR	321,344 sf	1.89 FAR
Proposed Development Credit*	59,376 sf	n/a
Building Height (Max. ft.):	45 and 90**	22 and 87 ft at Newell Street 71 ft at Eastern Avenue
Parking:	n/a***	8
Min. Public Use Space	(% of net lot area)	
On Site	20% or 27,297 sf	34.6 % or 47,315 sf
Off- Site Within Montgomery County (inclusive of 9,341 sf of land owned by Montgomery County Parking Authority)	n/a	15.4 % or 21,094 sf
Off Site Within District of Columbia	n/a	4.2 % or 6,148 sf
Total On- and Off-Site Public Use Space		54.2% or 74,557 sf

* The Applicant proposes that the site would generate a 59, 376 sf development credit pursuant to Section 59-C-18.204(b). The development credit would be generated with an

existing building demolished prior to August 24, 2002 and a project plan or site plan approved prior to August 24, 2007.

- ** Per South Silver Spring Overlay Zone, buildings along Newell Street and Eastern Avenue can utilize 45 ft height for the first 60 feet setback from the right-of-way and increase to 90 feet with a 60 ft setback.
- *** The proposed office building is within the Silver Spring Parking District and is not required to provide any parking on site if they are subject to the Parking District tax. With any parking provided or not, bicycle parking shall be included.

Amenities and Facilities - Summary

On-Site Improvements

Kennett Street Open Space:

- Public Art - to highlight public's interest in and ability to access the space
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)
- Specialty lighting
- Landscape focal point (lawn area, forested island)
- Permanent seating and moveable chairs
- Specialty paving for pedestrian and vehicular spaces

Newell and Kennett Street Building Entry

- Public Art, with possible historic Silver Spring theme
- Specialty paving
- Specialty lighting
- Permanent seating and moveable chairs
- Planters and Tree Grove
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)

Off-Site Improvements

Eastern Avenue - within the District of Columbia

- Brick pavers,
- Washington Globe Light Fixtures,
- Arborist evaluation and treatment or replacement of existing street trees (Zelkova)
- Screening of loading dock
- Preserve or replace trees or other screening as needed along side wall of Arts Building
- Earth sculpture or specialty treatment of side yard
- Lighting for the side yard

Newell Street right-of-way :

- Street trees, both sides of the Newell Street
- Brick Pavers (per Silver Spring Streetscape Technical Manual), south side of Newell Street
- Street Lights (Washington Globe), south side of Newell Street
- Brick cross-walk, across Newell at Kennett Street intersection
- Groundcover within lawn panels

Kennett Street right-of-way:

- Street Trees (Silver Linden), Protect existing trees during construction and replace with same species
- Brick Pavers (per Silver Spring Streetscape Technical Manual), west side of Kennett Street
- Street Lights (Washington Globe), west side of Kennett Street
- Brick driveway aprons, west side of Kennett Street
- Brick Cross-walk, across Kennett Street at intersection with Newell Street
- Brick Cross-walk, across Kennett Street at courtyard

Kennett Street Open Space - within property owned by Montgomery County:

- Improvements to the public use space associated with Montgomery County Parking Lot Number 9
- Specialty paving, shade trees, landscaping, specialty lighting
- Brick driveway aprons, west side of Kennett Street

The minimum public use space on site is required to be 20% of net lot area or 27,297 and 34.6 % or 47,315 sf is provided. Off-site improvements, which are key elements to aid in the transition of this project to the surroundings, are provided within Montgomery County at 15.4 % on the net lot area or 21,094 sf and within the District of Columbia at 4.2 % or 6, 148 sf. The total on site and off site amenity areas provided are 54.2% or 74,557 sf.

- (b) *It would conform to the approved and adopted sector plan or an urban renewal plan approved under Chapter 56.*

ZONING AND LAND USE:

The approved CBD Sector Plan recommend the CBD-1 (Central Business District, 1.0) zoning for this site. This zoning was executed through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600. The proposed development is subject to the provisions of the Ripley/ South Silver Spring Overlay Zone as recently amended.

The proposed project plan conforms to the uses permitted in the existing CBD-1 zoning for the site. The project proposes 304,500 gsf (1.89 FAR) of office development which is under the permitted maximum of 2 FAR for optional method projects under the CBD-1 zone. The minimum required public use space for this project is 27,297 sf (20% of the net lot). The project proposes 47,315 sf or 35% of the net lot in public use space in addition to ~~26,861~~ 27,242 sf of off-site improvements. The total public use space and other amenities proposed by the Applicant is ~~74,176~~ 74,557sf or 54% of the net lot area.

SECTOR PLAN CONFORMANCE:

The *Silver Spring Central Business District and Vicinity Sector Plan*, approved by the County Council on February 1, 2000 outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes ie: a Commercial Downtown; a Green Downtown; and a Pedestrian-friendly Downtown, apply to this proposed project. Commercial activity such as office uses strengthen Silver Spring's role as a regional employment center. This project is being developed under the optional method which provides opportunities for landscaped public open spaces and streetscapes. This project encourages the development of active urban streets and improves the quality of the pedestrian environment by providing the optional method streetscape treatment as mandated by the *Silver Spring Streetscape* (April 1992) technical manual. In addition, the Sector Plan specifically encourages the redevelopment of vacant or underutilized buildings.

- A. **Ripley/ South Silver Spring Overlay Zone:** The project is located within the South Silver Spring Revitalization Area, one of four revitalization areas identified in the Sector Plan. The Sector Plan recommends an Overlay Zone for the Ripley/South Silver Spring revitalization areas designed to encourage development and provide incentives for revitalization through flexible development standards and a broader range of permitted uses. The Overlay Zone also provides for specific setbacks to ensure that new development is compatible with nearby residential uses. The Overlay Zone was recently amended by the County Council on September 12, 2000 (ZTA No. 00-12) to extend the deadline to create development credits by the demolition of buildings to August 24, 2000 and the deadline to utilize the credits to August 24, 2007.

The proposed development will generate a development credit of 59,376 square feet created by the demolition of the 93,320 square foot, four-story building located along Eastern Avenue on Parcel C. Staff recommends that the Applicant provide written documentation for the proposed development credit for the land record at the time of demolition. The form by which the development credit is recorded is under review by the Legal Staff and will be presented to the Planning Board at the Project Plan hearing.

The Sector Plan states that the “revitalization of the under-used buildings and properties in this gateway to the County and the CBD will create a strong economic future for a neighborhood of complementary mixed uses spurred by spin-off use from Discovery Communications” [Resolution 14-416, p 7.]. This development proposes to revitalize a significant portion of an entire urban block currently filled with vacant or underused buildings. The Applicant intends on leasing the office space to Discovery Communications as part of their efforts to relocate to the Silver Spring CBD. The proposed development will therefore be a complementary use to the Discovery.com Building (formerly Caldor) and support the CBD’s emerging communications and media industry.

- B. Compatibility:** The Shepherd Park neighborhood, in the District of Columbia confronts the proposed development to the west along Eastern Avenue. The Spring Garden Apartments and Springwood Apartment communities confront the proposed development along Newell Street. As recommended by the Sector Plan, the Ripley/ South Silver Spring Overlay Zone addresses issues with compatibility by requiring special development standards. The Overlay Zone mandates that building heights along Newell Street and Eastern Avenue confronting residential uses must not exceed a height of 45 feet. The building height may be increased to a maximum height of 90 feet provided that the building or portions of the building is setback 60 feet from the street.

The proposed building is setback 60 feet from Eastern Avenue with a building height of approximately 87 feet. A public use space in the form of a predominantly green open space is proposed. The building’s primary loading and service area is located on this side of the building and will be visually screened with appropriate landscaping. The open space within this setback will serve as visually pleasing transition to the Shepherd Park neighborhood. The proposed building height along Newell Street will transition from a one-story, pedestrian-scaled, height of 22 feet at the street right-of-way to maximum height of 87 feet setback 60 feet from the street. The transition in building height, along with the Applicant’s commitment to improve the streetscape on both sides of Newell Street with street trees will integrate the building with the surrounding uses as well as enhance the pedestrian experience. Staff feels that the proposed development satisfactorily meets the requirements of the Overlay Zone and the Sector Plan regarding compatibility.

- C. Streetscape:** The project is bounded by Eastern Avenue south west of the subject property. The entire Eastern Avenue right-of-way is under jurisdictional control by the Department of Public Works for the District of Columbia. Staff recommends that the Applicant coordinate

with the District's Department of Public Works for streetscape improvements within this right-of-way.

The project proposes a streetscape approach for the remaining streets that is in keeping with the design and materials specified in the *Silver Spring Streetscape* (April 1992) technical manual. The streetscape manual does not give guidance on the street tree species for Newell Street and staff feels that the Chinese Elms, as recommended by the Applicant, is suitable for Newell Street. Kennett Street has existing Silver Linden trees (with the exception of a single Littleleaf Linden) planted as part of the Department of Housing and Community Affairs streetscape improvements for Kennett Street. Staff suggests replacing a single Littleleaf Linden street tree with a Silver Linden tree of similar size as those established on Kennett Street.

- D. **Silver Spring Wayfinding System:** Coordinate with the Silver Spring Regional Service Center regarding the placement of any way finding signs as described by the Silver Spring Way finding System.
- E. **Public Art:** The Planning Commission has formed an Art Review Panel composed of representatives from the development, academic and arts community. The Panel gives input on the location, type and the community context for all public art proposed for Optional Method projects. The public art component proposed by the Applicant must be presented to the Silver Spring CBD Art Review Panel for review and comment prior to Site Plan review by the Planning Board.

- (c) *Because of its location, size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to existing or potential development in the general neighborhood.*

The building's location within the CBD is complementary to the existing buildings in the vicinity, especially the newly renovated Discovery.com building across Kennett Street. The main and secondary access points to the building for pedestrians and visitors and daily deliveries is towards Kennett Street, keeping the focus of commercial activity and public use of active open space oriented towards the CBD and away from the surrounding residential apartments and single family detached housing. The shadow diagrams, shown earlier, indicates that the buildings height maintains sun access to adjoining properties in all but the early or late hours of winter. The size and setbacks of the building conforms to the limits required by the Ripley/South Silver Spring Overlay Zone. The resultant sideyards, accompanied by the streetscape improvements; reduce the mass of the building as seen as traveling along Eastern Avenue and Newell Street. The loading dock location on Eastern Avenue has been improved by moving the existing loading dock so the driveway is opposite a property line (or open spaces) for two houses rather than aligned with the front windows of one house. The building will be compatible with it's commercial and residential neighbor's alike.

- (d) *It would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.*

1. Traffic Impact

Site Location, Existing Uses, and Access

The subject site is located on the southeast side of Newell Street between Eastern Avenue (i.e., on District of Columbia border) and Kennett Street. The subject plan proposes to consolidate four parcels in Block B with the following existing structures and uses:

- a. Part of Parcel 25-C (8051 Newell Street): Vacant former Blair Post Office of 4,537 square feet
- b. Parcel A (8001 Newell Street): Warehouse of 41,004 square feet currently used to sell used hotel furniture
- c. Parcel B (8045 Newell Street): Vacant warehouse and former post office annex of 30,950 square feet
- d. Parcel C (7981 Eastern Avenue): Apparently vacant office building of 93,320 square feet

The vehicular site access is from Kennett Street with service vehicle access from Eastern Avenue.

Master Plan Roadway

According to the *Silver Spring Central Business District and Vicinity Sector Plan*:

- a. Kennett Street is classified as a business district street with a 60-foot right-of-way.
- b. Newell Street is classified as a business district street with a 70-foot right-of-way and designated for “green street” landscaping. Although the existing right-of-way is only 60 feet, 10 feet of additional feet right-of-way would be dedicated by future subdivision applicants for properties on the northwest side of Newell Street.
- c. Eastern Avenue with a 90-foot right-of-way is under the control of the District of Columbia.

Local Area Transportation Review

General office use of 297,500 square feet and a high-turnover, sit-down restaurant of 7,000 square feet would generate 480 peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and 491 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.). A traffic study (to analyze the traffic impact at nearby intersections) is required because the proposed land uses generate 50 or more peak-hour trips during the weekday morning and evening peak periods.

Based on the results of the submitted traffic study dated July 28, 2000, the calculated CLVs at the nearby intersections are as shown in the table below. For the existing traffic condition, the traffic generated by the used furniture sales on Parcel A was accounted for in the existing traffic counts (i.e., collected in the second week of June 2000 which was two weeks before public schools closed for the summer). The traffic study used a conservative assumption that the three other buildings were vacant and not reusable and, therefore, did not reduce the site-generated traffic by traffic generated by reused buildings.

Intersection	Peak Hour	Traffic Condition		
		Existing	Background	Total
Georgia Avenue, Burlington Avenue - 13th Street & East-West Highway	Morning	1493	1,531	1,617
	Evening	1,402	1,475	1,633
13 th Street & Kennett Street	Morning	219	330	580
	Evening	183	278	519
13 th Street & Eastern Avenue	Morning	522	522	522
	Evening	480	480	480
Eastern Avenue & Newell Street	Morning	395	398	405
	Evening	405	419	450
Eastern Avenue & Blair Mill Road	Morning	462	467	467
	Evening	494	496	496
Blair Mill Road, East-West Highway & Newell Street	Morning	620	631	732
	Evening	642	693	797
East-West Highway & Colesville Road	Morning	956	1,016	1,107
	Evening	1,183	1,232	1,294

The CLV at all intersections does not exceed the congestion standard of 1,800 for the Silver Spring Central Business District Policy Area. Therefore, no intersection improvements are required.

Policy Area Review/Staging Ceiling Condition

In the Silver Spring Central Business District Policy Area, the remaining capacity is 1,888 jobs as of August 31, 2000, under the *FY 01 Annual Growth Policy*. An office building of 296,670 square feet and restaurant of 7,000 square feet could create 1,336 jobs in the non-residential pipeline.

2. Water and Sewer

The proposed development is within the water and sewer service category W-1 and S-1 which indicate that service can be provided to the existing public water and sewer system adjacent to the property.

- (e) *It would be more efficient and desirable than could be accomplished by the use of the standard method of development.*

The features and benefits offered by this site as an optional method are significantly higher than if the project was developed as a standard method project. Development at the full 2 FAR allows for: a higher standard of development product architecturally and landscape architecturally; higher use of land as office space and public amenity areas which are greater than that provided by existing buildings on site; higher densities allow for most efficient use of land near transit and other urban amenities and generalized streetscape improvements to an area with increased pedestrian amenities ie streetscape and public use space.

- (f) *It would include moderately priced dwelling units in accordance with chapter 25A of this Code, if the requirements of that chapter apply.*

There is no residential component, this section does not apply to this submission.

- (g) *When a project plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from one lot to another or transfer densities within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C-6.2351 or 59-C-6.2352 (whichever is applicable), the project plan may be approved by the Planning Board based on the following findings:*

- (1) *The project will preserve an historic site, building, structure or area as shown on the Locational Atlas and Index of Historic Sites or the Master Plan for Historic Preservation; and/or*
- (2) *The project will implement an urban renewal plan adopted pursuant to Chapter 56 of the Montgomery County Code; and/or*
- (3) *The project will result in an overall land use configuration that is significantly superior to that which could otherwise be achieved.*

This project results in an overall land use configuration that is significantly superior to that which could otherwise be achieved. The size of building possible allows for the provision of amenities and other benefits for the employees of the proposed project and the surrounding projects and neighborhood.

(h) *Any applicable requirements for forest conservation under Chapter 22A.*

The forest conservation requirement will be met by on-site landscaping and off-site planting if required. The final FCP will be reviewed at the site plan review.

(i) *Any applicable requirements for water quality resource protection under Chapter 19.*

Half of the site drains to the District of Columbia and half to Montgomery County. As mentioned earlier, approvals from D.C. are under way.

Within Montgomery County, the storm water management concept request is pending conditional approval by the Montgomery County Department of Permitting Services. Approval for the final concept plan for stormwater management will be required prior to submittal of the site plan review application. The stormwater management concept proposes on-site water quality control via sandfilters or similar devices if feasible, and a waiver request for water quantity is sought because there will be no increase in runoff from the site.



P.O. Box 1160 • Silver Spring, Maryland • 20910-1160

October 6, 2000

Mr. William Hussmann, Chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
87 Georgia Avenue
Silver Spring, MD 20910

Re: Comments on the Newell-Kennett/Discovery.com Project

Dear Mr. Hussmann:

The Silver Spring Historical Society is as eager as other local organizations and citizenry to see South Silver Spring revitalized. When we read in the Silver Spring Gazette that the Discovery project at Newell and Kennett would incorporate the 1950 Blair Post Office on the site, we welcomed this mix of old and new.

As it now stands, however, plans for the project involve demolishing the Blair Post Office. This, we believe, would be a further loss of Silver Spring's historic fabric. It would obliterate an important physical remnant of our history and would miss an opportunity to build something that is more compatible with the physical character of the area and that creates a continuity between past and future.

We strongly urge the developer to consider preserving the Blair Post Office's Newell Street FACADE and a PORTION of its lobby, incorporating it into the new structure. Combined with the adjacent historic Acorn Park, which commemorates the founding of Silver Spring in 1840 by Francis Preston Blair, the retained Blair Post Office façade would, among other things, commemorate Silver Spring's founding father's son, Postmaster General Montgomery Blair. This would result in an attractive juxtaposition of historical context, one that would not only be appreciated by Discovery's employees, whose mission it is to encourage the public to explore the greater world around them, but appreciated by the Silver Spring community at-large. The proposed coffee/sundries shop to be built at that corner could incorporate the shop name "Blair Post Office ____."

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This architectural configuration would seem compatible with the developer's plans to have setbacks along Newell and Eastern.

The Blair Post Office, with its mixed-materials facade characteristic of the late 1940s and early 1950s, served Silver Spring residents for nearly half a century. The post office lobby at the corner of Newell and Kennett predated the larger rear annex, which was constructed in 1955 on the site of Francis Preston Blair's 1842-45 mansion (see attached map). Construction of the post office in 1950 coincided with Silver Spring's evolution into a major suburb in the Washington metropolitan-area. It was the period that saw construction of the nearby Baltimore and Ohio Train Station, the Canada Dry Bottling Plant, and other industrial buildings along East-West Highway. The post office was part of the infrastructure built to serve Silver Spring's growing residential population, many housed in nearby garden apartments built about a decade earlier. Moreover, this post office was the site where, in 1956, the first foreign-built multiposition letter sorting machine, the Transorma, was installed and tested for the first time in an American post office (see attached article). Postal officials described this postal innovation as being "as history-making as the Pony Express" (Washington Post & Times Herald, September 21, 1956).

Constructed while the old Blair mansion was still standing, the Newell-Kennett corner of the post office building thus provides some continuity with an even more distant Silver Spring past that, for each new generation of Silver Spring citizens, becomes increasingly more cloudy. Just as the adjacent Acorn Park is a remnant of the professionally landscaped acres of the Blairs' 19th century Silver Spring estate, the post office facade and lobby would be a remnant of the mid-20th century economic transformation of Silver Spring.

In addition, the mitigation plan for the Silver Spring Armory demolition two years ago included an inventory of buildings in the vicinity of downtown Silver Spring that are at least 50 years old. Since the Blair Post Office was constructed in 1950, the building should be part of the inventory. It would be sadly ironic if the building were targeted for demolition even before the inventory got underway, particularly given its role in the development of Silver Spring.

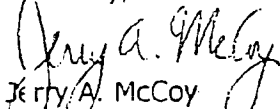
On October 2nd a meeting was held between members of the Silver Spring Historical Society, Montgomery Preservation Inc., and MNCPPC staff members Gwen Wright and Miguel Iraola to discuss preservation issues in Silver Spring. We were intrigued by an idea posited by Mr. Iraola of incorporating a "footprint" design of the Blair mansion within the flooring area of the new building to commemorate the spot where the mansion stood. As indicated on the attached map, the new Discovery.com building will completely overlay the mansion's original footprint.

We would like the developer to commemorate the location of the Silver Spring mansion by adopting Mr. Iraola's idea and also by conducting an archaeological investigation of the area to uncover any historical artifacts. The present asphalt-covered loading platform and adjacent parking lot sits directly in front and on the east side of the mansion's front entrance. Any historical artifacts uncovered by the developer could be incorporated into an on-site exhibit as was done during the construction of the MCI Arena in Washington, DC (the uncovered relics being displayed in the Discovery store located on the site!).

We are proposing that all of these measures become part of a preservation amenities package. The Discovery.com building is going to FOREVER change the character of this largely residential neighborhood. As that occurs, it is important to retain something that is both familiar and small-scale, so that the new structure is compatible with the surrounding area and acknowledges its 19th and 20th Century predecessors. When we lose familiar structures, we each lose something of our own personal history as well as that of our community's.

We hope that in planning for Silver Spring's future, we needn't turn our back on our history, of which physical structures are a key part. We would like to work with the developer and planning staff in arriving at a solution that preserves and commemorates the various past chapters of Silver Spring's history that this area represents, and we appreciate your considering our input and ideas.

Sincerely,



Jerry A. McCoy
President, Silver Spring Historical Society

Cc: Miguel I. Iraola, Planner Coordinator, Community-Based Planning
Gwen Wright, Coordinator, Historic Preservation Planning
Blair Ewing, Montgomery County Council, Vice President

Attachments

CH 503726 25 E 80M
R 1226.674
CHAIN 44189 50.16 13.22



ELL ROAD

KENNETT STREET

BLAIR STATION
POST OFFICE
BUILDING
7389

LOADING PLATFORM

2 STORY
BRICK
POSTAL ANNEX

ORIGINAL
BLAIR
HOUSE

PARCEL
9,908
PLAT BOOK 48, PLAT 3726

PARKING LOT

COUNTY

PLAT 2972

1 STORY
BRICK
WORK BUILDING

MONRITZ
CEL 'C'
33924
BOOK 53 PLAT 471

The Federal Diary

**New Gadget to Route Mail
Faster Will Get Test Here**

(Pictures on Page 26.)

By Jerry Klutz
Staff Reporter

Letter mail will be sorted by machine at the Silver Spring post office for the first time in the 81-year-old history of the American postal system.

Postal officials say that the machine, to be installed early next year, could prove to be as history-making as the pony express, the train, and the plane in speeding up mail handling.

Postmaster General Arthur E. Summerfield said the installation would represent "a major experimental step" in the department's new program to explore possible applications of automation in the postal service. He explained:

"No career postal employee's job will be affected adversely by this installation. Instead, it will be emphasized, 'this is a part of our effort to reduce bureaucracy and eliminate old-fashioned hand methods of handling mail.'

Department officials called in postal union leaders to tell

them of the development, and to assure them that it would not cause the abolition of career jobs.

The machine, called Transorma, is built by Werkspoor of Amsterdam, Holland. The firm has similar devices operating in several European post offices and in Canada, where they are reported to have proved of practical value.

Transorma is composed of a number of machines, each with a keyboard similar to that of an ordinary shorthand writing machine. Each machine is manned by an operator.

Letters are sorted by Transorma on an assembly-line basis. They are dropped into a slot and are moved singly in front of an operator, who punches a symbol and routes each letter to the bin representing the city or state to which it is addressed.

The operator must be skilled, as he must remember up to 400 symbols, one for each of that number of cities and states.

Under the present hand sorting method, which the Postmaster General describes as "outdated," a clerk sorts letters into mail bags and bins representing trains, planes, cities, states, etc.

An experienced operator will be able to sort an estimated 3000 letters an hour, or more than twice the average number handled by hand by a postal clerk. In addition, the Transorma will reduce to one sorting numerous letters which now must be sorted three times by hand.

WASHINGTON POST

+

TIMES HERALD

09/21/1956

Silver Spring was chosen for the operation of Transorma, Summerfield explained, because it is close to Washington and readily available for study by the department's technicians.

The Postmaster General said similar devices would be purchased if Transorma proves satisfactory. "The department," he said, "is maintaining an open-minded attitude on all improvements which may be practicable."

He revealed that his engineers are studying possible use of machines which can "read" as well as sort mail. This device is described as "highly experimental" and requires further development.

The Postmaster General also sees automatic handling of parcel post as a possibility, and the department is installing an experimental machine in the Baltimore post office.

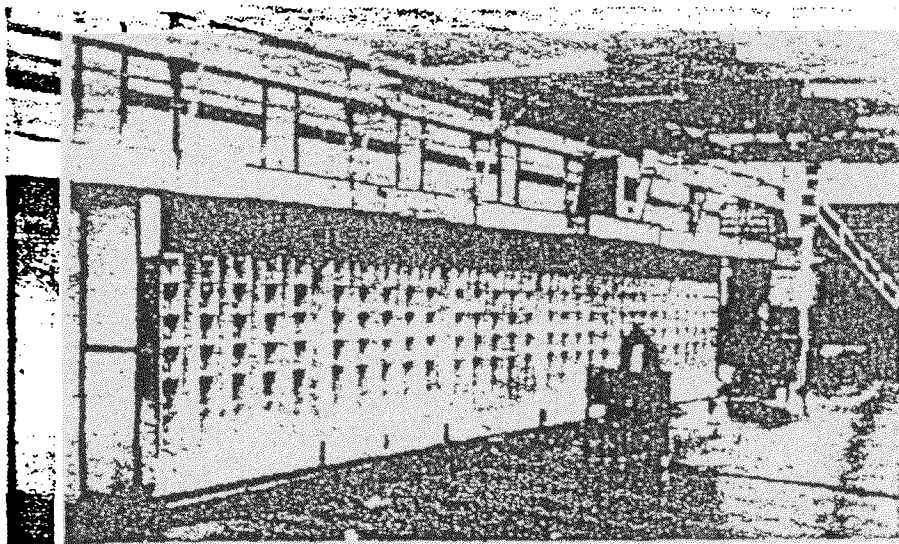
Summerfield said that the improvements of automation and technology are necessary for the department to keep pace with the ever-growing mail load and to maintain the speed and efficiency of the postal system.

Automation Comes to Post Office



A postal innovation which officials call as history-making as the pony express will come to the Silver Spring Post Office early next year with installation of an automatic letter sorter. The machine, called "Transorma," is manufactured by a Dutch firm and will be tested here for pos-

sible Nation-wide installation. Shown at left, above, is an operator who punches a symbol on each letter as it moves past him. At right, the letters respond to their symbols to enter the proper bin. Shown below is an assembled battery of the machines. (Story on Page 1.)



C. R. Allen Sr., Tax Specialist And Attorney

Clifford R. Allen Sr., 75, Washington attorney and tax specialist, died yesterday at the National Cancer Institute, Bethesda, after an illness of several months.

Mr. Allen, who lived at the Westchester Apartments, 4000 Cathedral ave. n.w., had been a resident of Washington since 1918. He had headed the Federal Income and Audit System Inc., with offices at 916 19th st. n.w., since 1934.

The son of the late Tennessee State Supreme Court Justice John T. Allen, Mr. Allen was born in Pulaski, Tenn.,

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8031 Eastern Avenue #310
Silver Spring, MD 20910
October 5, 2000

Mr. William H. Hussmann, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hussmann:

I would like to address the Newell-Kennett project proposed for the corner of Newell Street and Eastern Avenue in Silver Spring. My concern is for the fate of the post office building. I do not oppose the Discovery project, but urge only that you consider retaining the post office facade and lobby.

My apartment complex is at the corner of Eastern and Newell, and the post office has been part of my neighborhood for the 18+ years I have lived there. It is a familiar part of the built environment in this area of Silver Spring, and has been since its construction 50 years ago. Despite the stepped-back configuration of the Discovery building above its first floor, this project will radically alter the character of the neighborhood that I have called home for all these years. Taken together, the former Caldor building and the proposed Discovery project, because of their size in comparison to adjacent buildings, will transform what is essentially a residential neighborhood into a commercial one. While it is true that the former manufacturing plant now occupying some of the Discovery space was also a commercial structure, its small scale and compatibility with the design of the surrounding buildings made it nonintrusive. It is friendly to the apartment complex next door.

In order to retain some of the human scale essential in structures intended for residential areas, would it not be appropriate to keep and adaptively reuse the post office facade and lobby? The facade, unlike the proposed setback, would at least retain the appearance of a small-scale structure. A coffee shop, newsstand, deli, or ice cream takeout are some possible uses for this part of the building. Such adaptive reuse would ensure that the overwhelming mass of the Discovery project is not as visually and aesthetically disruptive as it surely would be otherwise.

It is my understanding that the post office facade and lobby were built 50 years ago. That makes the post office eligible for inclusion in the inventory of Silver Spring historic sites that is about to be conducted by the Planning Board and the County Historic Preservation Commission. It would be tragic if the post office is demolished before the consultant hired to conduct the study has the opportunity to assess its value as a historic resource.

I would also like to suggest that the Planning Board's notification process be revisited, especially with respect to projects proposed near apartment buildings. I learned about the Discovery project in part from the local press, which reported that the post office facade and lobby would be saved. Because the Planning Board notifies only "owners," apartment residents are kept in the dark, and in the case of this particular project that means hundreds of people do not have the opportunity to comment. Had I been notified by the Planning Board, I would have realized the press report was inaccurate. Ironically, homeowners who do not even live in Montgomery County, but who live nearby, were notified of this project (as they should be), but the apartment residents who live in Montgomery County were not.

When the Newell Street post office was still in operation, an employee who was evidently fond of African violets placed pots of them of all sizes and colors—white, pink, blue, and purple—in the windows. It was an enchanting scene, and one that I can only dream might become reality again if the post office facade is saved.

Thank you for considering my views.

Sincerely,



Judy Reardon

cc: Gwen Wright

✓ Miguel I. Iraola

MONTGOMERY PRESERVATION

P.O. Box 4661 Rockville, Maryland 20849 - 4661

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Maria C. Hoey
- Vice President
Wayne Goldstein
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- Secretary
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Committee Chairs

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- Membership Events
Marcie Stickle
- Old House Parts
George French
- Acting co-chairs
Judy Christensen
Mike Seebold
- Preservation Awards
Regina Hunt
- Publicity
Lathy Lyons
- Susan Soderberg*

William Hussmann, Chairman
 MNCPPC/Montgomery County Planning Board
 28787 Georgia Avenue
 Silver Spring, MD 20910-3760

October 6, 2000

Dear Mr. Hussmann,

Hence, another letter! I do hope we'll have the opportunity to talk more personally via telephone and even meet face to face. On behalf of Montgomery Preservation, Inc., I am writing about the old Blair post office.

We have learned of plans to demolish this building to make way for Discovery Communications' redevelopment project at Newell and Kennett streets. Like others, including groups interested in preserving our heritage, we strongly support the revitalization of downtown Silver Spring. We also believe that many of Silver Spring's heritage resources, like the Blair post office, can contribute to the success of these exciting redevelopment plans.

No doubt, you are already aware of this site's historic significance and its role in this area's suburban transformation. Particularly interesting is that this was the site where the first semi-automatic letter-sorting device, the Transforma, was placed into service in the United States. This, and that the building was constructed in 1950, certainly warrants its study for inclusion in the anticipated Silver Spring CBD inventory of historic sites.

As we look ahead, it is imperative that parts of our past be preserved to provide a link between past, present, and future. Our architectural heritage provides that link. Thus, we ask that efforts be made to preserve the post office facade and lobby so they can be reused and enjoyed by those who live in and visit the new Downtown Silver Spring.

We all want to see a revitalized Silver Spring. Let's ensure that Downtown Silver Spring is a place that evokes character, as well. The preservation and reuse of the old Blair post office will not only capture historic Silver Spring's character, but restore this area's economic vitality, as well. We welcome the chance to work together as this project progresses and thank you for your consideration. Call me at 301/476-7617, if you have any questions.

Sincerely,

Maria Hoey, President, Montgomery Preservation

cc: Miguel I. Iraola, Planner Coordinator, Community-Based Planning
Gwen Wright, Robin Zeik, HPC Staff

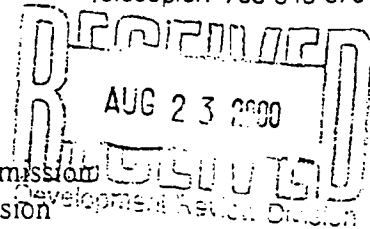
9

ERKILETIAN


REAL ESTATE SERVICES

Telephone: 703-845-9802
Telecopier: 703-845-8731

MEMORANDUM



TO: Larry Ponsford
Maryland-National Capital Park and Planning Commission
Department of Planning-Development Review Division

FROM: Thomas L. Woodhouse 
Kennett Street Venture L.C.
(Formerly - Caldor Property)

DATE: August 23, 2000

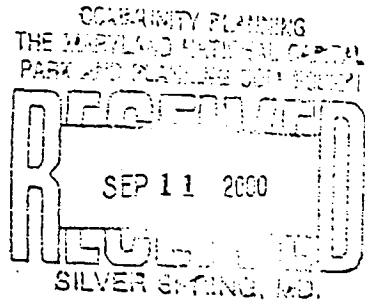
SUBJECT: File: 9-01001
Proposed Development 303,670 sq. ft. office etc.
Intersection of Newell Street with Kennett Street and Eastern Avenue,
South Silver Spring

We have received notice of the application for the project plan No. 9-01001, a property to be redeveloped in South Silver Spring. The undersigned represents Kennett Street Venture L.C., which owns the now redeveloped property bordered by the East West Highway, Newell Street and Kennett Street which was formerly known as the Caldor Building.

Kennett Street Venture L.C. endorses the redevelopment of the proposed application No. 9-01001. However, we have one issue that needs to be positively addressed and that is the lack of parking facilities for this area of South Silver Spring. Kennett Street Venture L.C. estimates that at least 1,100 parking spaces (2.5/1000 sq. ft.) will be required for the immediate area at Newell Street and Kennett Street, considering both office developments above noted. There exist several additional redevelopment opportunities in the same general area that would require more parking in addition to the 1,100 spaces currently needed.

This letter is a request for MNCPPC to undertake or provide an expansion of the existing parking facility in order to accommodate the 1,100 parking spaces as well as plan for future parking needs which would encourage future redevelopment in South Silver Spring.

 **GATEWAY**
GEORGIA AVENUE
REVITALIZATION CORPORATION



CORPORATE OFFICES:

8035 13th Street
Suite 2
Silver Spring, MD
20910 - 4870

BRANCH OFFICE:

7826 Eastern Ave. NW
Suite 311
Washington, DC
20012 - 1324

Phone
301.562.1400
Fax
301.562.5945
EMail
gatewaycdc@aol.com
WebSite
www.gatewaycdc.com

September 7, 2000

Glenn Kreger
Maryland-National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Glenn:

Just a small update on the progress in the Gateway.

First, The Gateway Coalition and the GGARC Corporation favors the plan for the expansion of Discovery.com (Discovery Communications Inc.) along Eastern Avenue and Kennett Streets.

This project turns 160,000 square feet of vacant, hazardous, environmentally unhealthy, under utilized buildings and creates a new 300,000 square foot office building, bringing over 1300 new jobs and customers to the Gateway. This new influx of office employees combined with the Montgomery County Business Incubator project and the existing customer base at Walter Reed Army Medical Center, will provide the foundation of a solid retail base for the Georgia Avenue merchants. Also, the Montgomery County Kennett Street parking garage and the Gateway Special Parking Permit Program, (a joint venture with MC Government and GGARC), will accommodate parking for these new employees.

Also for your review are the two studies commissioned by DC Agenda and CUED. The DC Agenda final Vision Plan takes into account the growth in Silver Spring and South Silver Spring creating an outstanding goal to strive for in the years ahead. The CUED study will help GGARC in some of the potential interjurisdictional obstacles. I have thoroughly reviewed this study and note that there are solutions, such as the Memorandum of Understanding between the cities of San Leandro and Oakland, California in coordinating interjurisdictional revitalization activities.

It appears that the city/county officials in conjunction with the local CDC, met as a team and worked out the details of revitalization, public safety, parking, transportation, and other issues.

Additional details of the projects will be published in the September/October Gateway News. If you have any questions about the project, please feel free to contact me at 301-562-1400.

Sincerely,



Jim Triebwasser, Executive Director
GGARC, Inc.

COMMUNITY PLANNING
THE MARYLAND COMMUNITY DEVELOPMENT FINANCIAL
RECEIVED
SEP 11 2009
SILVER SPRING, MD.

Newell Kennett Streets Development
Community/County Meetings Schedule
000911

Monday, August 21, 1:30pm

Planning Commission, Larry Ponsford leading
Location: Parks and Planning
Attending: Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper

Monday, September 11 at 12:00pm

DRC (county meeting) followed by meeting with Wynn Witthans
Location: 3rd floor big conference room at Parks and Planning
Attending: Willard Freeman, Jane Mahaffie, Doug Firstenberg
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper
Chuck Irish

Thursday, September 14, 6:30pm

Georgia Ave (business community – both DC and MD)
Location: 8035 13th Street
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Darryl Henderson
Jeff Lee

Tuesday, September 19, 7:30pm

Shepards Park Citizens Association Meeting
Location: Shepards Park Elementary School, Kalmia & 14th Streets, N.W.
Washington, D.C. - Auditorium
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Eric Stultz
Jeff Lee

Thursday, September 21, 7:30pm

Gateway Coalition (citizen's group)
Location: Blair Mansion Inn, 7711 Eastern Avenue, Silver Spring, MD
Attending: Willard Freeman
Linowes & Blocher, LLP
Jeff Barber
Jeff Lee

Newell Kennett Streets Development
Community/County Meetings Schedule
000911

Wednesday, September 27, 7:30pm

Central Business District Committee (regional advisory board)

Location: 8818 Georgia Avenue, S.S., MD - Front Conference Room

Attending: Doug Firstenberg
Linowes & Blocher, LLP
Eric Stultz
Jeff Lee

Tuesday, October 3, 7:00pm

ANC 4A (Advisory Neighborhood Commission for District 4A)

Location: 6001 Georgia Ave (4th District Police Headquarters)

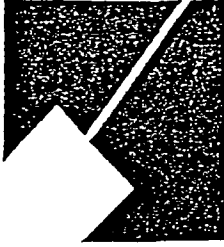
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz (*tbd*)
Jeff Lee, Rhonda Dahlkemper

Thursday, October 26, *time tbd*

Planning Board Meeting

Location: Parks and Planning

Attending: Willard Freeman, Jane Mahaffie, Doug Firstenberg
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper
Chuck Irish



October 10, 2000

MEMORANDUM

TO: Wynn Withhans, Planner
Development Review Division

VIA: Ronald C. Welke, Coordinator
Transportation Planning

FROM: Ed Axler for Janet Gregor, Planner
Transportation Planning

SUBJECT: Project Plan No. 9-01001
Newell Kennett Streets Development
Silver Spring Central Business District Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject project plan.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this project plan:

1. Limit the project plan to general office use of 296,670 square feet and a high-turnover, sit-down restaurant use of 7,000 square feet.
2. At the time of subdivision review to create one lot from the four existing parcels:
 - a. Widen Newell Street to a minimum 31 feet of pavement along the site frontage to provide for two travel lanes and one parking lane (on the north-west side). Parking will not be allowed at anytime on the southeast side of Newell Street across the property frontage.
 - b. Participate in the Silver Spring Central Business District Transportation Management Organization by entering into an agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation.

- c. Utilize the parking available within the Silver Spring Parking District (employee parking is not provided on-site).

DISCUSSION

Site Location, Existing Uses, and Access

The subject site is located on the southeast side of Newell Street between Eastern Avenue (i.e., on District of Columbia border) and Kennett Street. The subject plan proposes to consolidate four parcels in Block B with the following existing structures and uses:

1. Part of Parcel 25-C (8051 Newell Street): Vacant former Blair Post Office of 4,537 square feet
2. Parcel A (8001 Newell Street): Warehouse of 41,004 square feet currently used to sell used hotel furniture
3. Parcel B (8045 Newell Street): Vacant warehouse and former post office annex of 30,950 square feet
4. Parcel C (7981 Eastern Avenue): Apparently vacant office building of 93,320 square feet

The vehicular site access is from Kennett Street with service vehicle access from Eastern Avenue.

Master Plan Roadway

According to the *Silver Spring Central Business District and Vicinity Sector Plan*:

1. Kennett Street is classified as a business district street with a 60-foot right-of-way.
2. Newell Street is classified as a business district street with a 70-foot right-of-way and designated for "green street" landscaping. Although the existing right-of-way is only 60 feet, 10 feet of additional feet right-of-way would be dedicated by future subdivision applicants for properties on the northwest side of Newell Street.

Eastern Avenue with a 90-foot right-of-way is under the control of the District of Columbia.

Local Area Transportation Review

General office use of 296,670 square feet and a high-turnover, sit-down restaurant of 7,000 square feet would generate 480 peak-hour trips during the weekday morning peak

period (7:00 to 9:00 a.m.) and 491 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.). A traffic study (to analyze the traffic impact at nearby intersections) is required because the proposed land uses generate 50 or more peak-hour trips during the weekday morning and evening peak periods.

Based on the results of the submitted traffic study dated July 28, 2000, the calculated CLVs at the nearby intersections are as shown in the table below. For the existing traffic condition, the traffic generated by the used furniture sales on Parcel A was accounted for in the existing traffic counts (i.e., collected in the second week of June 2000 which was two weeks before public schools closed for the summer). The traffic study used a conservative assumption that the three other buildings were vacant and not reusable and, therefore, did not reduce the site-generated traffic by traffic generated by reused buildings.

Intersection	Peak Hour	Traffic Condition		
		Existing	Background	Total
Georgia Avenue, Burlington Avenue - 13th Street & East-West Highway	Morning	1493	1,531	1,617
	Evening	1,402	1,475	1,633
13 th Street & Kennett Street	Morning	219	330	580
	Evening	183	278	519
13 th Street & Eastern Avenue	Morning	522	522	522
	Evening	480	480	480
Eastern Avenue & Newell Street	Morning	395	398	405
	Evening	405	419	450
Eastern Avenue & Blair Mill Road	Morning	462	467	467
	Evening	494	496	496
Blair Mill Road, East-West Highway & Newell Street	Morning	620	631	732
	Evening	642	693	797
East-West Highway & Colesville Road	Morning	956	1,016	1,107
	Evening	1,183	1,232	1,294

The CLV at all intersections does not exceed the congestion standard of 1,800 for the Silver Spring Central Business District Policy Area. Therefore, no intersection improvements are required.

Policy Area Review/Staging Ceiling Condition

-In the Silver Spring Central Business District Policy Area, the remaining capacity is 1,888 jobs as of August 31, 2000, under the *FY 01 Annual Growth Policy*. An office building of 296,670 square feet and restaurant of 7,000 square feet could create 1,336 jobs in the non-residential pipeline.

EA:RW:cmd

cc: Todd Brown
Tom Huff
Chris Kabatt
Tom Pogue
Tom Robertson
Lonnie Rorie

Proj.P 9-01001 Newell Kennett Streets Dev.wpd

This space is left vacant for a letter from the Montgomery County Government which responds to the following requirement in the Zoning Ordinance

Sec. 59-D-2.1. Application.

An application for the optional method of development on land classified in any of the above zones must be filed with the Planning Board by a person with a financial, contractual or proprietary interest in the property. If land or rights-of-way is owned or controlled by the State of Maryland, the County, or other political subdivision, government entity or agency, or the Washington Metropolitan Area Transit Authority ("WMATA"), a person may file an application for the land if the application includes an agency agreement or other written authorization from the government entity, agency or WMATA authorizing the person to include the public land or rights-of-way as part of the application. If a property lies entirely in an area designated as an urban renewal area under Chapter 56, the landowner, contract purchaser, a legal entity, or individual holding legal interest, whether in whole or in part, may file a site plan application that may include any other property also located entirely in the urban renewal area. Five additional copies of the application must be included for the use of the public. The applicant for the optional method of development has the burden of proof, which includes the burden of going forward with the evidence and the burden of persuasion on all questions determined by the Planning Board.



OFFICES OF THE COUNTY EXECUTIVE

Douglas M. Duncan
County Executive

October 12, 2000

Bruce Romer
Chief Administrative Officer

Mr. Willard O. Freeman
Mr. Douglas M. Firstenberg
Newell-Kennett Streets Venture LLC
Two Bethesda Metro Center
Suite 220
Bethesda, Maryland 20850

Re: Project Plan No. 9-01001

Dear Messrs. Freeman and Firstenberg:

The purpose of this letter is to authorize Newell-Kennett Streets Venture LLC to include land adjacent to Garage 9, as shown on Project Plan 9-01001, in the Project Plan Application. Please be advised that ultimate private use of the County's land is subject to public notice and comment. The County Executive must consider all comments of record prior to final determination of whether to approve any private use of the land. In addition, the proposed use of the land must not interfere with the location, use, maintenance, repair, and reconstruction of any existing facilities and is predicated on the parties agreeing upon the terms and conditions of any such use.

This letter will be followed by an agency authorization within 10 business days.

We look forward to having you in downtown Silver Spring.

Sincerely,

William M. Mooney, Jr.
Assistant Chief Administrative Officer



DANA LEE DEMBROW
20th Legislative District

Chairman
County Affairs Committee
Montgomery County Delegation

Chairman
Civil Law Subcommittee
House Judiciary Committee



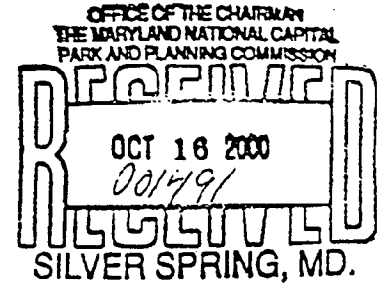
THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
220A Lowe House Office Building
Annapolis, Maryland 21401-1991
301-858-3045 · 410-841-3045
E-Mail Dana_Dembrow@house.state.md.us
Fax 301-858-3002 · 410-841-3002

District Office
2917 Schubert Drive
Silver Spring, Maryland 20904-6893
Phone and Fax 301-890-0225

October 12, 2000

Mr. William Hussmann, Chairman
Montgomery County Park and Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



Re: Blair Post Office Sub-Station signage

Dear Mr. Hussmann:

This office joins the Silver Spring Historical Society and others in supporting their proposal to incorporate the existing signage from the Blair Post Office Sub-Station into the new facility at the location planned by Discovery Communications. We are very pleased that Discovery is moving its headquarters to Silver Spring, and hope they will work with the citizens to preserve some of the history of the area, and particularly the facade from the historic Montgomery Blair Post Office.

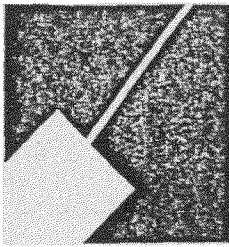
Thank you for your consideration of our views.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Dana Lee Dembrow".

Dana Lee Dembrow

21



October 17, 2000

MEMORANDUM

TO: Wynn Witthans
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Countywide Planning Division

SUBJECT: Blair Station Postoffice at Kennett and Newell

The Blair Station Postoffice building at Kennett and Newell Streets is not identified on the *Locational Atlas and Index of Historic Sites* or the *Master Plan for Historic Preservation*. It has never been researched or evaluated for historic designation.

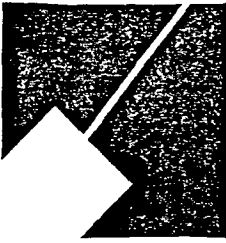
According to correspondence recently received from a citizen, portions of the postoffice building (lobby/entrance area) were constructed in 1950. However, the majority of the building was, in all likelihood, constructed after 1955 - when the Francis Preston Blair home, Silver Spring, which existed on the site, was demolished.

Recent buildings - usually defined as those structures which are younger than 50 years - are very difficult to assess from an historic perspective. Generally, they must possess outstanding historic or architectural significance to be considered to merit historic designation. Historic preservation planning staff is not aware of any such outstanding significance associated with the Blair Station Postoffice building. Given this, and given that Silver Spring's civic history in relation to postal service has already been acknowledged by the existing *Master Plan for Historic Preservation* designation of Silver Spring's 1930s-era postoffice on Georgia Avenue, it would be difficult to make a convincing case for historic designation of the Blair Station Postoffice.

However, the land on which the postoffice sits is one of the most historically important sites in the County. Francis Preston Blair's home, Silver Spring, was not only associated with a nationally-significant historic figure, but it also was the scene of critical Civil War activity. There are few other sites with this level of historic interest in the County.

For this reason, historic preservation planning staff strongly recommends that a Phase I Archeological Survey of the site be conducted as part of the optional method development of the property. The purpose of such a study would be to assure that any important archeological resources associated with the Francis Preston Blair home are not destroyed or lost during development. The study should not delay the schedule for the development project and will **not** preclude development of the site. And, the study could result in the preservation of important artifacts from the earliest period in Silver Spring's history. Archeological staff from the Historic Preservation Section will attend the Planning Board's meeting on this issue to answer questions that the Board may have about what is involved in a Phase I Archeological Survey.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
10/26/00
Item # 3

MEMORANDUM

DATE: October 11, 2000
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief *JAD*
Development Review Division
FROM: Wynn E. Witthans, R.L.A. - MD, AICP *WW*
Planning Department Staff
(301) 495 - 4584

PROJECT NAME: Newell Kennett Streets Development
CASE #: 9-01001
REVIEW TYPE: Project Plan

OWNER/APPLICANT: Newell Kennett Streets Venture, LLC.
Douglas Firstenburg/Willard Freeman

Attached is the amended Project Plan Staff Report for the Newell Kennett Streets Development. The Project Plan Staff Report has been amended in the following ways:

- the building's square footage has increased from 303,670 square feet to 304,500 square feet. This has minimal impact on the site and the FAR remains the same at 1.89;
- the off site amenity area has been expanded to include the sidewalk improvements in front of the Arts Building along Eastern Avenue;
- it has been clarified that, in conjunction with SSUD, the building's site will be available to the public, which clarifies the word facilities used earlier;
- the concepts for the public art will be presented to the Planning Board with the site plan and later to the Silver Spring Art Panel.

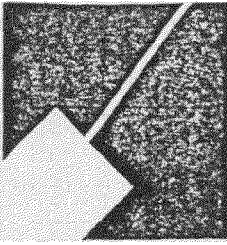
The following attachments have been added to the report:

- A letter from the Montgomery County Government desire to authorize use of the a portion of site that is part of Garage 9, pending public notice and comment;
- A letter from Delagate Dana Dembrow encouraging the applicant to work withthe citizens

to preserve the facade and signage of the Montgomery Blair Post Office;

- A memo from Historic Preservation Staff requesting that a Phase I Archeological Survey of the site be conducted so to not destroy or lose any artifacts that may be in place from the Blair homestead, formerly located on the site. Staff will meet with the applicant prior to the hearing to formulate an acceptable condition to incorporate this concern.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: October 11, 2000
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief *JRE*
Development Review Division
FROM: Wynn E. Witthans, R.L.A. - MD, AICP
Planning Department Staff *WW*
(301) 495 - 4584

PROJECT NAME: Newell Kennett Streets Development
CASE #: 9-01001
REVIEW TYPE: Project Plan

ZONE: CBD-1
APPLYING FOR: ~~303,670~~ 304,500 sf of office inclusive of 7,000 of restaurant use
LOCATION: South quadrant of Newell Street and Kennett Street
MASTER PLAN: Silver Spring Central Business District

REVIEW BASIS: Section 59-D-2.11 of the Zoning Ordinance provides that the developer is required to submit a project plan as a part of the application for the use of the optional method of development for a CBD zoned property.

OWNER/APPLICANT: Newell Kennett Streets Venture, LLC.
Douglas Firstenburg/Willard Freeman

FILING DATE: August 7, 2000
HEARING DATE: October 26, 2000

Attached is the staff report for the proposed Newell Kennett Streets Development. The Planning Board public hearing for this application is scheduled for October 26, 2000.

Staff recommends **APPROVAL WITH CONDITIONS** as delineated in the staff report.

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SUMMARY

The Proposal

The applicant requests use of the Optional Method of Development and Project Plan approval for Office and Radio and Television Broadcasting Studio uses. The Newell Kennett Streets Development proposes to demolish three existing buildings and replace them with a new building of 304,500 square feet. The new building will vary in height with elevations including one, four and five stories. The proposal will improve streetscape frontages along Newell Street, Kennett Street and Eastern Avenue with brick sidewalks, street trees and streetlights. Public amenity spaces that are on- and off-site are proposed along Eastern Avenue, at the corner of Kennett and Newell Streets and within an internal courtyard at Kennett Street. Only auxiliary parking is provided on site, comprised of eight guest and service related parking spaces. The site will utilize the parking facilities within Parking Garage Number 9 and the Silver Spring parking district..

Development Issues

1. Development Credit as allowed within the Silver Spring Ripley/South Silver Spring Overlay Zone.

The Overlay Zone creates a "development credit" (similar in concept to a transferrable development right). In short, if a building within the Overlay Zone area is demolished before August 24, 2002, and the demolished building's square footage exceeds the FAR allowed under the standard method of development in the Overlay Zone, then the "excess" square footage can be relocated and developed on another property in the Overlay Zone.

To establish the development credit, the applicant must record an easement and appropriate releases in a form approved by the Planning Board - the recordation of the easement is a condition precedent to the creation of these credits. The recorded easement must:

- a. Limit future construction of the property transferring the development credit (of Parcel "C") to the amount of gross square feet of the demolished building minus all development credits transferred. For this case: 33,944 sf.
- b. Indicate the amount of development credit, in gross square feet to be transferred. For this case: 59,376 sf.
- c. Indicate the maximum gross square feet of future development for the property that transfers the development credit (for Parcel "C"), but not less than the amount that could be constructed on the property under the standard method of development. For this case: 33,944 square feet.
- d. Be recorded in the land records of Montgomery County.

Legal staff recommends that the Board, through its action, acknowledge the specific statutory number restrictions as identified in above. Staff also proposes to use as the basic easement form the standard easement used for transferrable development rights, modified appropriately. Through today's action legal staff recommends that the Planning Board approve this general form, and direct legal staff to modify it accordingly as required by the Overlay Zone requirements.

2. Project relationship to the District of Columbia - Department of Public Works

The frontage of the project along Eastern Avenue has its public right-of-way within the ownership and control of the District of Columbia. This proposed plan requires certain approvals for the streetscape improvements, curb cuts and for handling half of their storm water run off (the other half is handled by approvals from Montgomery County DPS). Although the applicant has initiated securing these approvals with various D.C. agencies, they have not secured the approvals yet. The final status of the approvals required from the D.C. government will be coordinated at the time of the review of the Site Plan.

3. Historic Preservation

The Silver Spring Historical Society and another individual in Silver Spring have submitted letters (attached) of support for the project that also expressed concern over the loss of the Post Office building, they feel has historic standing. Issues raised in the letters received are: the new project should preserve the front door facade and lobby of the Post Office and incorporate it into the new building; the footprint of the former Blair homestead be outlined in the paving or honored in some similar fashion and that the Applicant perform an archeological investigation for artifacts during excavation. Historic preservation staff have indicated that they have insufficient research to designate it as a historic site at this time and are interested in the Applicant's response to the citizen's request for an archeological survey.

4. Community Outreach

The Applicant has presented the development proposal to various civic groups including the Shepherd Park Citizen's Association (DC), the Gateway Coalition, the CBD Subcommittee of the Silver Spring Citizens Regional Advisory Board and the Advisory Neighborhood Committee for District 4A. These groups are generally supportive of the proposed development however some did have concerns regarding the safety of the public spaces, the truck traffic generated by the development and the preservation of the existing former Blair Post Office.

The Shepherd Park neighborhood was concerned primarily with the open space along Eastern Avenue. Some residents felt that by providing benches or other public gathering opportunities would encourage crime or create places for the homeless. The amount of truck traffic on Eastern Avenue generated by the proposed development was of concern to others. The Applicant did respond to the citizens by clarifying that a semi-trailer will be used primarily during move-in and move-out times only and otherwise will be very limited. Local historic preservation groups has expressed a desire to preserve portions of the former Blair Post Office into the architectural design of the new building.

One letter received from a local realtor reflect a concern in lack of parking in the area once the two Kennett Street projects are built and occupied. Another letter received from the Georgia Avenue Revitalization Corporation supports the jobs and customers the project will bring to South Silver Spring.

The Findings

Staff has completed the review of the proposed Project Plan and found that it is in conformance with the *Approved and Adopted Silver Spring Central Business District and Vicinity Sector Plan - Approved February 1, 2000*, the intents of the CBD-1 zone and other project plan findings as required by Section 59-D-2.42 of the Zoning Ordinance.

STAFF RECOMMENDATION

The staff recommends approval of Project Plan #9-01001 with the following conditions:

1. Development Ceiling

The proposed *Office and Radio and Television Broadcasting Studio* development is limited to ~~303,670~~ 304,500 square feet of gross floor area (FAR 1.89), utilizing the optional method of development.

2. Transportation Improvements

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this project plan:

- a. Limit the project plan to general office use of 296,670 square feet and a high-turnover, sit-down restaurant use of 7,000 square feet.
- b. At the time of subdivision review to create one lot from the four existing parcels:
 1. Widen Newell Street to a minimum 31 feet of pavement along the site frontage to provide for two travel lanes and one parking lane (on the northwest side). Parking will not be allowed at anytime on the southeast side of Newell Street across the property frontage.
 2. Participate in the Silver Spring Central Business District Transportation Management Organization by entering into an agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation.
 3. Utilize the parking available within the Silver Spring Parking District (employee parking is not provided on-site).

3. Public Use Space

The proposed public use space spaces must be easily and readily accessible to the general public and used for public enjoyment. All streetscape improvements shall be in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended. The following features shall be addressed at the time of Site Plan review:

On-Site Improvements

Kennett Street Open Space:

- Public Art - to highlight public's interest in and ability to access the space
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)
- Specialty lighting
- Landscape focal point (lawn area, forested island)
- Permanent seating and moveable chairs
- Specialty paving for pedestrian and vehicular spaces

Newell and Kennett Street Building Entry

- Public Art, with possible historic Silver Spring theme
- Specialty paving
- Specialty lighting
- Permanent seating and moveable chairs
- Planters and Tree Grove
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)

Eastern Avenue

- ~~Brick pavers,~~
- Washington Globe Light Fixtures,
- Screening of loading dock
- Preserve or replace trees or other screening as needed along side wall of Arts Building
- Earth sculpture or specialty treatment of side yard
- Lighting for the side yard

Off-Site Improvements

Newell Street right-of-way :

- Street trees, both sides of the Newell Street
- Brick Pavers (per Silver Spring Streetscape Technical Manual), south side of Newell Street
- Street Lights (Washington Globe), south side of Newell Street
- Brick cross-walk, across Newell at Kennett Street intersection
- Groundcover within lawn panels

Kennett Street right-of-way:

- Street Trees (Silver Linden), Protect existing trees during construction and replace with same species
- Brick Pavers (per Silver Spring Streetscape Technical Manual), west side of Kennett Street
- Street Lights (Washington Globe), west side of Kennett Street
- Brick driveway aprons, west side of Kennett Street
- Brick Cross-walk, across Kennett Street at intersection with Newell Street
- Brick Cross-walk, across Kennett Street at courtyard

Kennett Street Open Space:

- Improvements to the public use space associated with Montgomery County Parking Lot Number 9
- Specialty paving, shade trees, landscaping, specialty lighting
- Brick driveway aprons, west side of Kennett Street

Eastern Avenue:

- Brick pavers at site frontage past Arts Building
- Arborist evaluation and treatment or replacement of existing street trees (Zelkova)

5. Staging of Amenities

The proposed project will be developed in one phase. All of the proposed amenities, including the removal of existing elements within the plaza, shall be completed prior to the occupancy of the proposed development (with landscaping to be installed within the next season).

6. Management Organization

The applicant shall become a member of the Silver Spring Urban District for the purpose of maintaining public open spaces and participating in community events.

7. **Establishment of Development Credit as part of Ripley/South Silver Spring Overlay Zone**

The Proposed Project Plan shall generate 59,376 square feet of Development Credit as specified in the Silver Spring Overlay Zone Section 59-C-18.204, when the building in Parcel "C" is demolished. The development credit shall be established by recorded easement in a form approved by the Planning Commission legal staff.

8. **Coordination for Additional Approvals required prior to Site Plan Approvals**

The applicant shall secure additional approvals prior to the Site Plan Review:

- Coordinate with the District of Columbia, Department of Public Works for all streetscape improvements to Eastern Avenue;
- Coordinate with the District of Columbia, Department of Public Works for all stormwater management improvements utilizing their facility;
- Coordinate with the Silver Spring Regional Service Center on the placement of the proposed way finding signs at the time of Site Plan review;
- Present the public art components to the Silver Spring CBD Art Review Panel for review and comment to be available to the Planning Board prior to Site Plan review.
- Present verification that the project has 'agency agreement or other authorization' per Section 59-D-2.1 from the Montgomery County government to utilize the portion adjacent of the parking garage site to be used and improved as off-site amenity space for the Newell Kennett Streets project.

PROJECT DESCRIPTION: Surrounding Vicinity

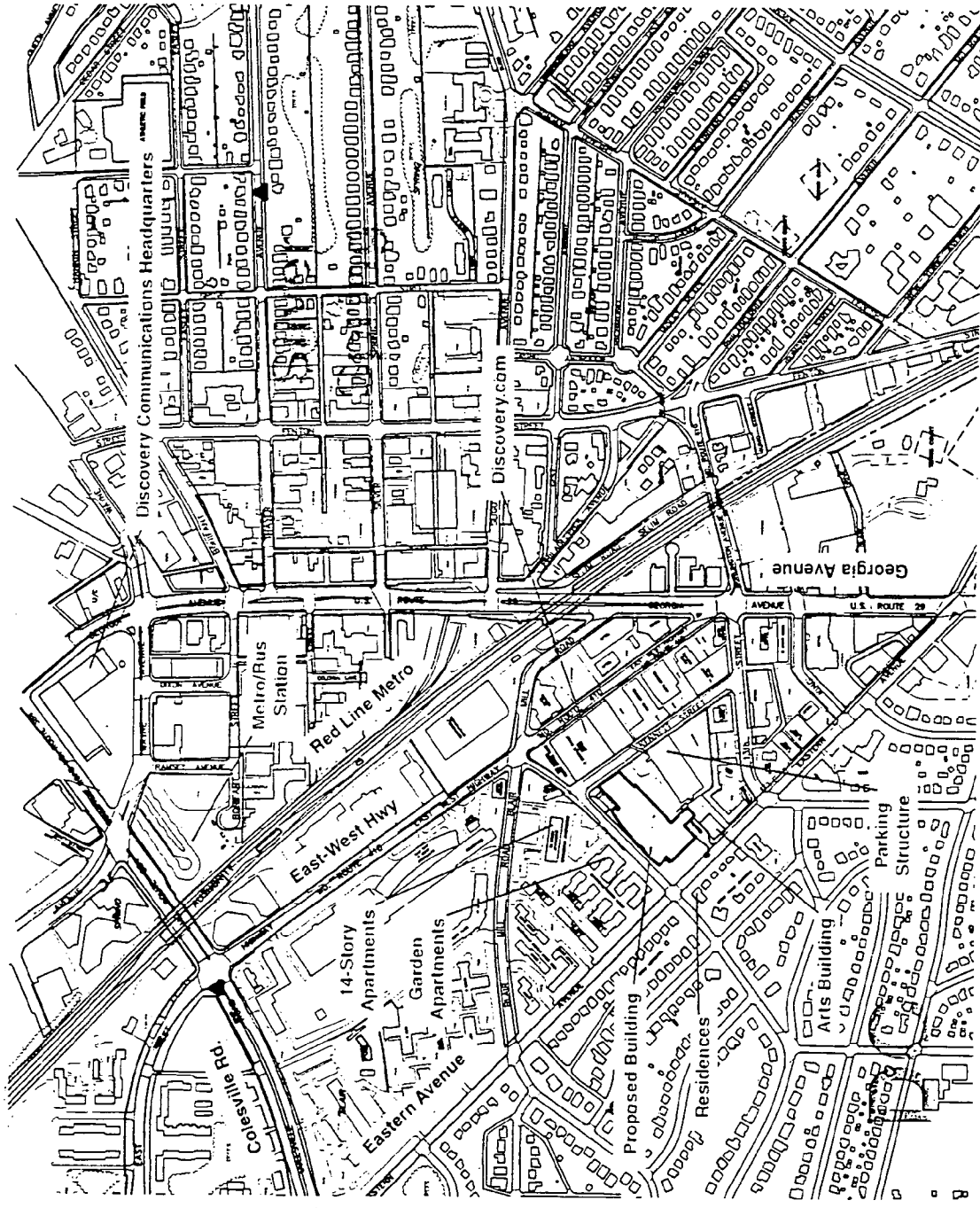
Kennett Newell Streets Development is within the CBD-1 zone. The site is surrounded by CBD-1, R-10 and R-1-B (in District of Columbia) zoned property and by existing high density office, retail and residential uses, as follows:

North: Beyond Kennett Street is the Discovery Communications recently renovated office building and the historic Acorn Park, zoned CBD-1;

East: Montgomery County Parking Garage No. 9, a five level parking structure and a two story office building known as "The Arts" building, zoned CBD-1;

South: Beyond Eastern Avenue, single family detached neighborhood within the District of Colombia, zoned R-1-B (- a low density SFD zone);

West:: (2) Four-story garden apartment buildings and a fourteen-story high-rise Springwood apartments, zoned R-10 and CBD-1 respectively.



Vicinity Map

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

PROJECT DESCRIPTION: Site Description

The site is comprised of four parcels which will be subdivided into one with the Preliminary Plan application for this site. The property is improved with three existing buildings: the former Blair Post Office Facility; a one story warehouse building and a four story office building. All three buildings will be removed and replaced by the proposed project plan. The property includes concrete sidewalks along the three street frontages with mature Zelkova street trees along the Eastern Avenue frontage. The sidewalks and street trees along the Eastern Avenue are within the District of Columbia right-of-way.

From north to south, the topography of the site rises in elevation from Kennett Street by 6 feet mid block and it falls from the mid block elevation by 11 feet along Eastern Avenue. The portion of the site near the parking garage is 7 to 10 feet higher than the grades of Newell Street. No significant vegetation is on site, except for the street trees off site along Kennett Street and Eastern Avenue which will be preserved.

The site is the location of the former Blair family homestead. The residence, located approximately in the center of the property, was torn down around 1956. None of the building on site, including the former Blair Post Office, are on the Montgomery County Master Plan for Historic Preservation Sites nor the Locational Atlas and Index of Historic Sites.

PROJECT DESCRIPTION: Proposal

The Kennett Newell Streets Development proposes a 304,500 square foot building to house office space, radio and television broadcasting studios and accessory uses of a ground level café/cafeteria and small business center (ATM, dry cleaning, and similar employee services). The café/cafeteria may be open to the public but will mainly serve the on-site employees and Discovery Channel.com employees located across Kennett Street. A cellar containing 28,589 square feet is proposed (no FAR generation).

Building Design

The “L” shaped building will have a one, four and five story wings, the four story wing along Eastern Avenue, a one story wing along Newell Street and the four story wing parallel to Newell Street. The buildings varying heights conform to the setbacks required in the Overlay Zone. The internal courtyard created by the “L” shape on the site has created a public outdoor amenity area that is integrated into the building footprint.

Vehicular Access/Parking

The open space courtyard to along Kennett Street will include a service and visitor parking court for eight vehicles. The parking court will utilize a one way drive and will serve the two main entrances of the building. The parking court is actually mostly within the property owned by Montgomery County and is part of the Parking Garage No. 9 site. An easement or other form of authorization will be required for the applicant to utilize this public land for the courtyard. The project is within the Silver Spring Parking District and will utilize the Parking Garage No. 9 for parking which immediately adjoins the site along the eastern boundary.

A secondary service entry will be along Kennett Street to provide direct drop-off service to the cafeteria and for delivery trucks, etc. A larger three-bay loading dock will serve the building from Eastern Avenue. Only one curb cut is proposed on Eastern Avenue. No vehicular access or on street parking is planned along Newell Street.

Public Amenity Space

There are three major amenity areas proposed on and off site.

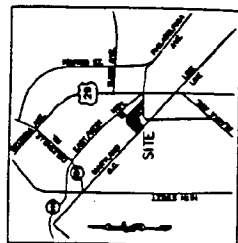
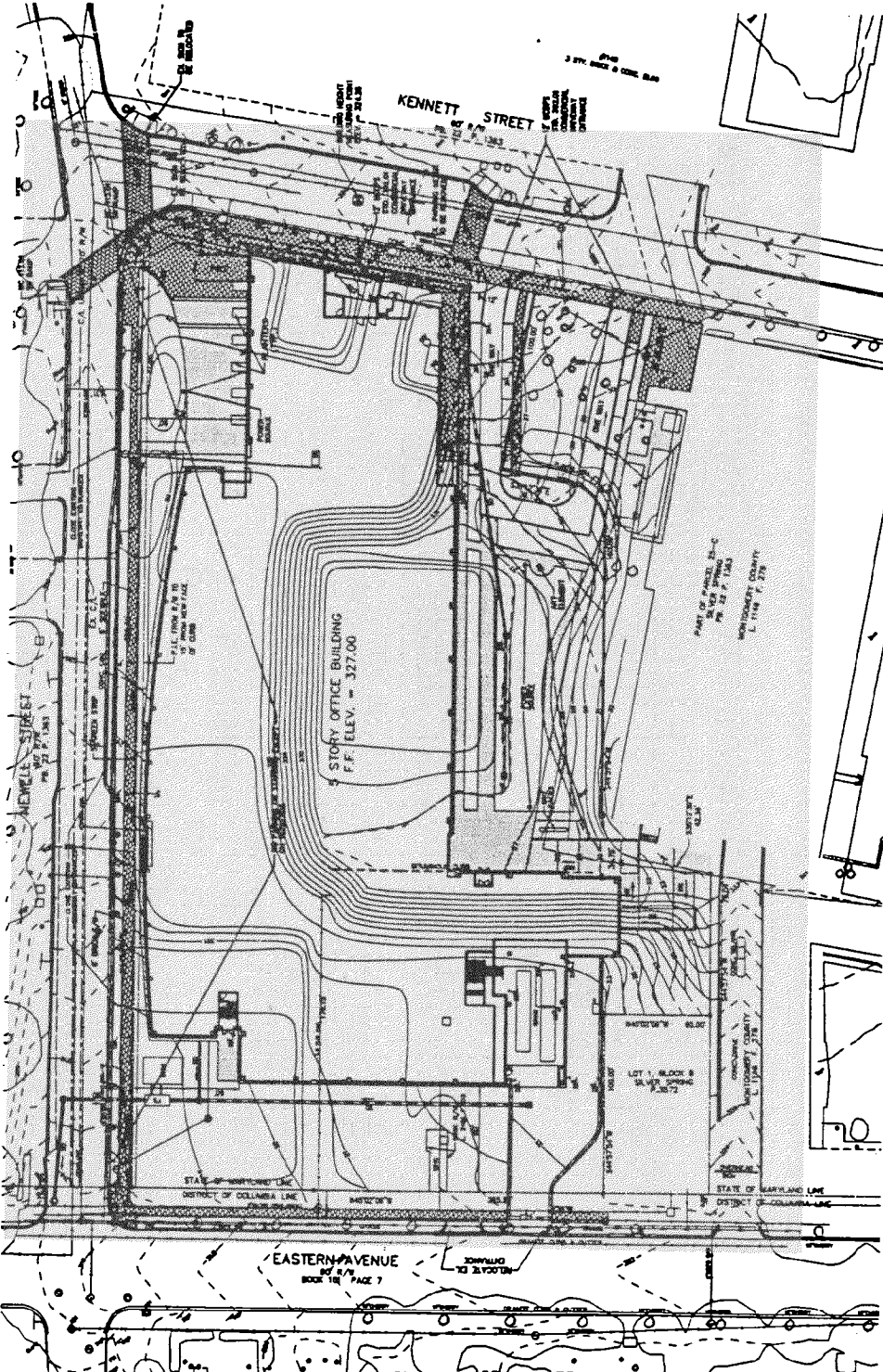
The first amenity area is located along Kennett Street. It includes on and off-site amenity area. The space is characterized by the large lawn area as the central element of the courtyard. This public courtyard will create a variety of areas for sitting and gathering and entertaining utilizing both permanent and moveable seating areas. Pedestrian paths define the green space and provide connections to the building’s two entrances and the parking garage. Trees are planted in a form that corresponds to the street tree plantings and enhances the definition of the lawn as well. A curvilinear grove of flowering trees blends into the geometry established by the building and shade

trees and a forested island enhance views into the open space and screens the garage. A sculpture will be placed in the park to reinforce the public access and interest in the park.

The second amenity area is the public plaza surrounding the building entrances at the Newell Street and Kennett Street intersection. The plaza will create an inviting setting for the building entrance and act as an attractive gathering space adjacent to the café/cafeteria. A grove of flowering trees will delineate the north edge of the plaza and define a foreground to the building entry. This focal point will be visible from the adjacent Acorn Park as well as from East-West Highway. Art work will be incorporated into this space as well that will be reflective of the history of this part of Silver Spring (possibly the Blair homestead housing footprint.).

The third amenity area of note is the open space along Eastern Avenue. This space maintains a 60 foot setback to the street and is simply developed to be in keeping with the other residential uses along Eastern Avenue. The grassy ground plain will become a field of earthen sculptures, pyramidal in form, adding interest and complexity to the space as it also complements the building. A small cluster of flowering trees and a sitting area will be placed along the corner of Newell Street with a large specimen tree and other smaller trees placed closed to the loading dock.

Off site streetscape improvements will include the completion and refurbishment of streetscapes along Eastern Avenue and Kennett Streets and streetscape construction along Newell Street (with trees only on the north side).



VICINITY MAP
SCALE: 1" = 200'

- GENERAL NOTES AND SITE DATA**
1. THE PROPERTY SHOWN HEREON IS SHOWN AS PARCELS OF THE 1888 & 1891 LOCATED ON THE ASSESSMENT MAP NO. 111111111 & 111111111. THE PROPERTIES RECORDED AS FOLLOWS:
- 1888 PARCELS: 1. 1888 PARCEL 1 - 1.12 ACRES
 - 1891 PARCELS: 1. 1891 PARCEL 1 - 1.12 ACRES
 - 1891 PARCEL 2 - 1.12 ACRES
 - 1891 PARCEL 3 - 1.12 ACRES
 - 1891 PARCEL 4 - 1.12 ACRES
 - 1891 PARCEL 5 - 1.12 ACRES
 - 1891 PARCEL 6 - 1.12 ACRES
 - 1891 PARCEL 7 - 1.12 ACRES
 - 1891 PARCEL 8 - 1.12 ACRES
 - 1891 PARCEL 9 - 1.12 ACRES
 - 1891 PARCEL 10 - 1.12 ACRES
2. ZONING: CD-1 (OVER THE ADJACENT 1/4 ACRES)
3. SITE AREA: 3.12 ACRES
4. THE HORIZONTAL BOUNDARY (SEE SET PLANS) AND VERTICAL BOUNDARY (SEE SET PLANS) ARE SHOWN ON THE FOLLOWING MAPS:
- MAP NO. 111111111 - HORIZONTAL BOUNDARY
 - MAP NO. 111111111 - VERTICAL BOUNDARY
5. CONTINGENT PLANNING FEATURES SHOWN HEREON WERE LOCATED FROM A FIELD SURVEY PREPARED BY [NAME] AND DATED [DATE], 2000. CERTAIN FEATURES SHOWN ON THE MAP WERE NOT VISIBLY IDENTIFIED AND WERE ASSUMED TO BE [TYPE], RESPECTIVELY.
6. THE PROJECT IS SUBJECT TO THE [TYPE] REGULATIONS OF THE [AGENCY] AND THE [AGENCY] WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE [AGENCY].
7. THE PROJECT IS SUBJECT TO THE [TYPE] REGULATIONS OF THE [AGENCY] AND THE [AGENCY] WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE [AGENCY].
8. THE [TYPE] REGULATIONS OF THE [AGENCY] WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE [AGENCY].
9. THE [TYPE] REGULATIONS OF THE [AGENCY] WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE [AGENCY].
10. THE [TYPE] REGULATIONS OF THE [AGENCY] WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE [AGENCY].

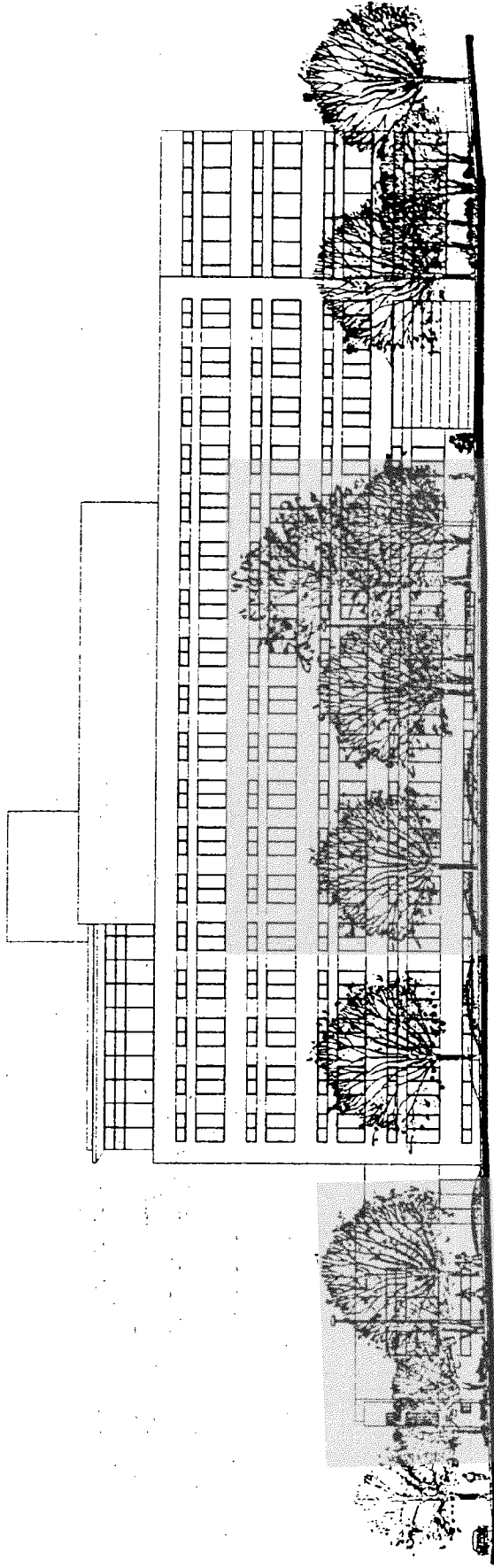
NOTE: ALL DIMENSIONS AND SPACINGS HAVE BEEN PROVIDED FOR CLARITY. REFER TO THE SURVEY RECORDS FOR EXACT DIMENSIONS AND SPACINGS.

PROJECT PLAN
NEWELL KENNETT STREETS DEVELOPMENT
MPO/PC: []



PROJECT PLAN
NEWELL KENNETT STREETS DEVELOPMENT
FIG. 08

Project Plan Submission OCTOBER 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

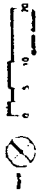


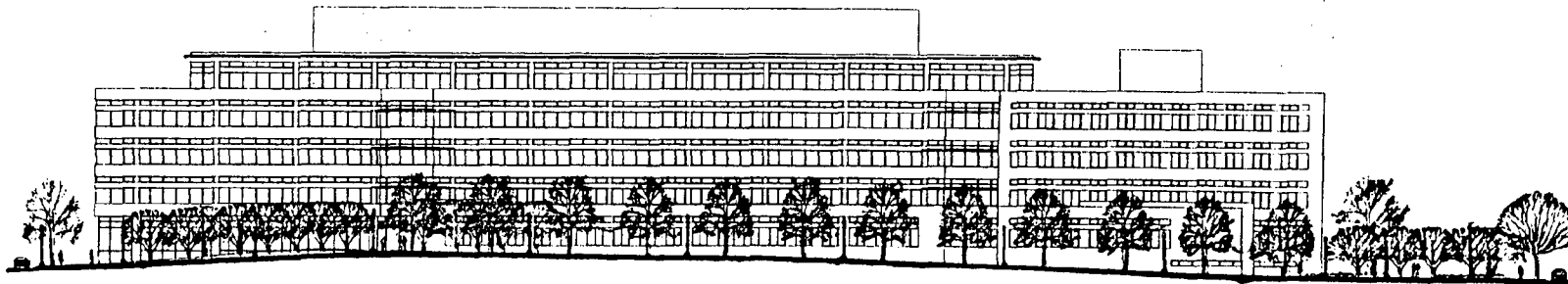
Eastern Avenue Elevation

Preliminary
Landscape Concept
Streetscape Elevations

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Lec & Liu Associates, Inc.



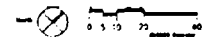


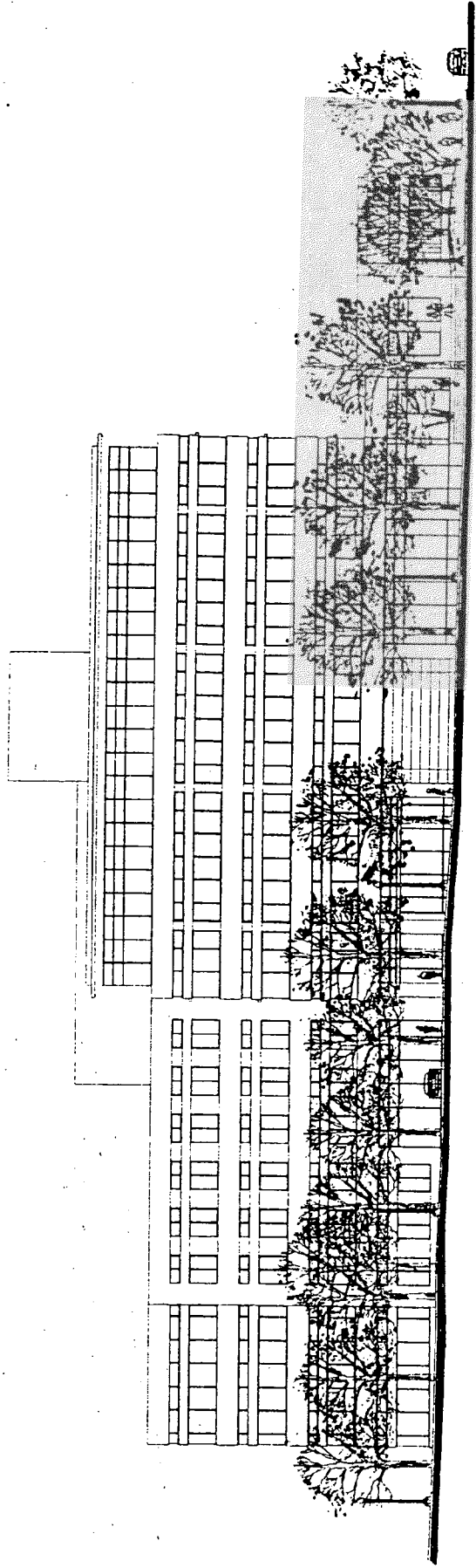
Newell Street Elevation

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Lee & Liu Associates, Inc.

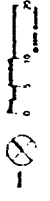
Preliminary
Landscape Concept
Streetscape Elevations



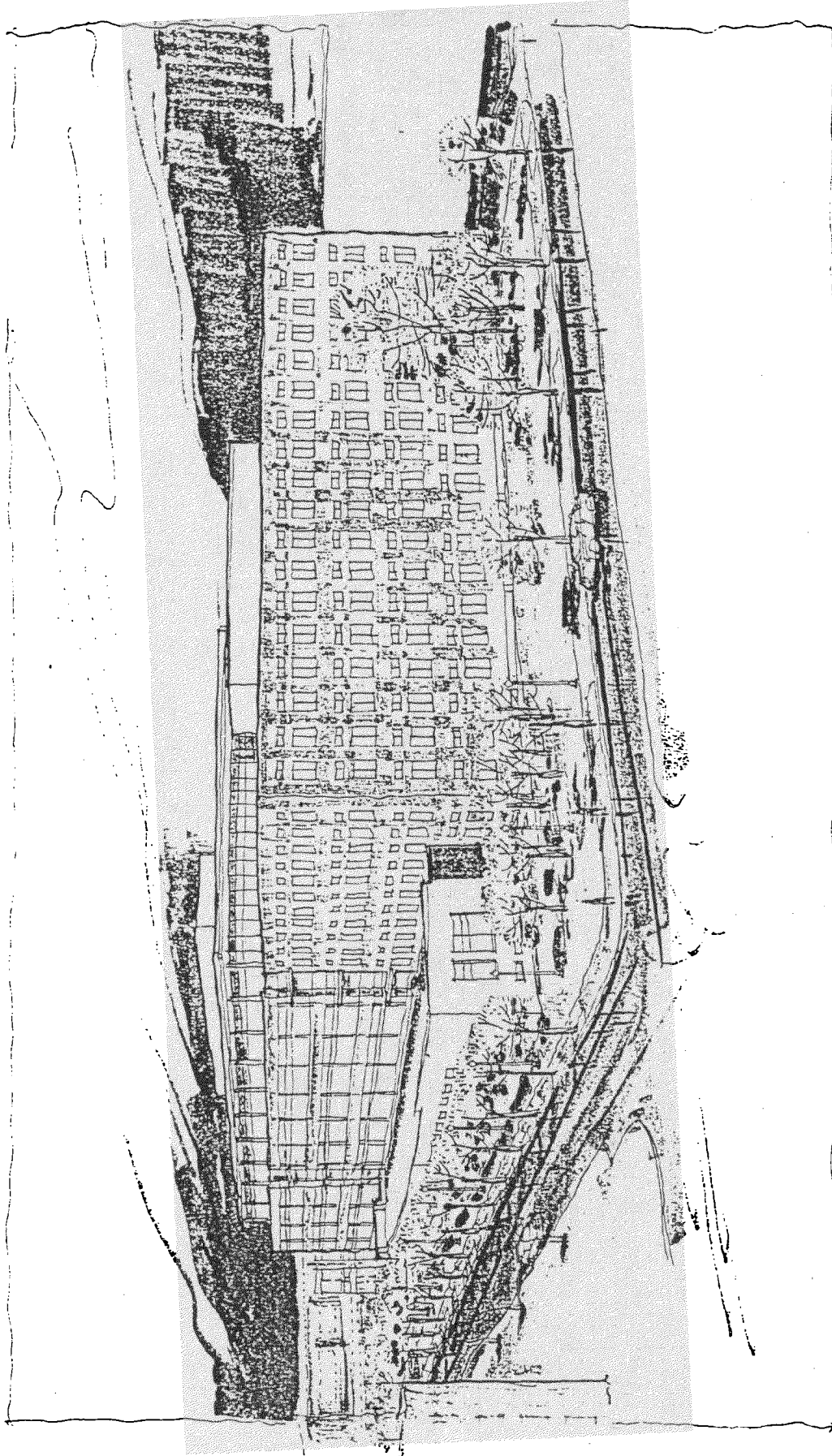


Kennett Street Elevation

Preliminary
Landscape Concept
Streetscape Elevations



Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland
Lee & Liu Associates, Inc.

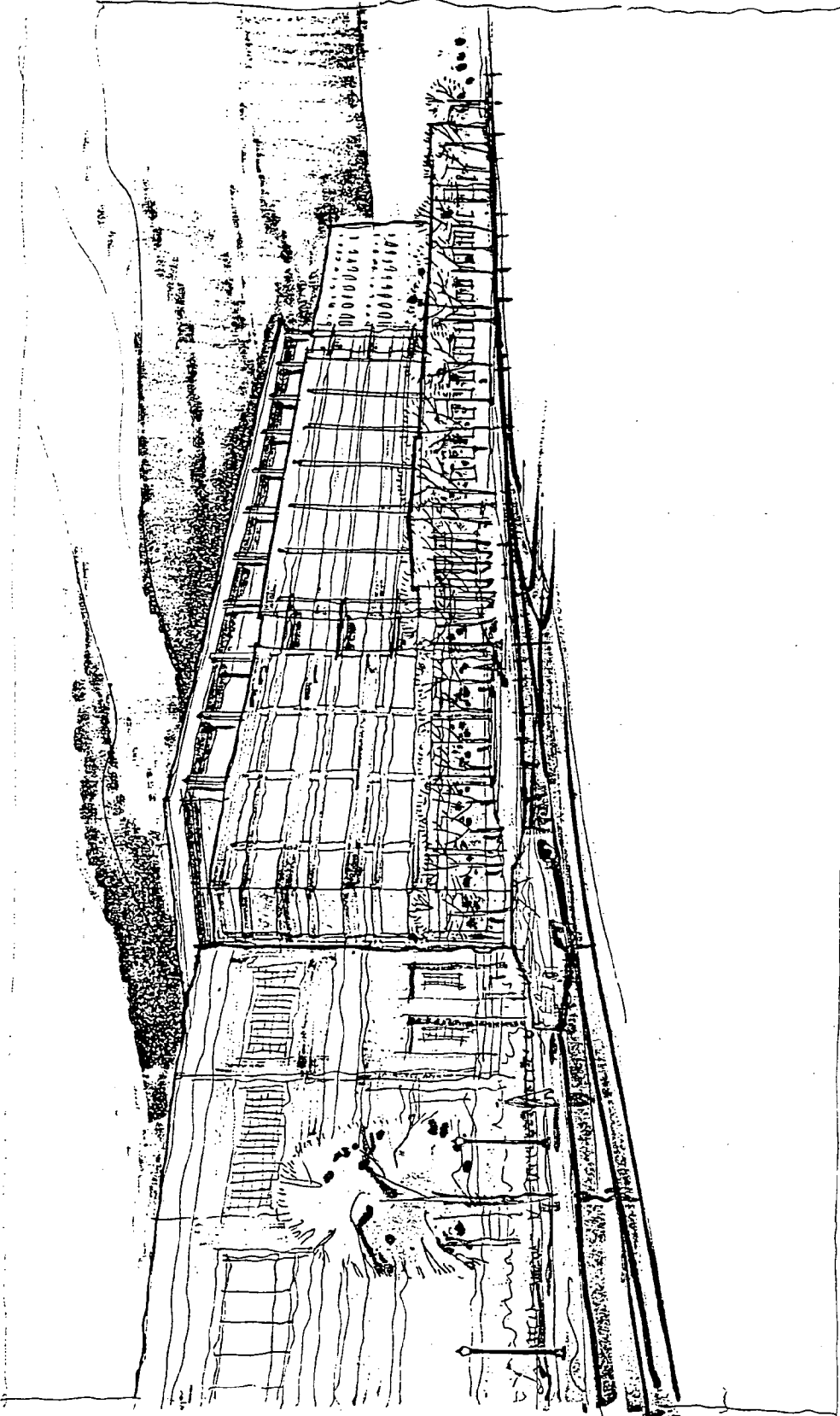


Project Plan Submission October 9, 2000

Newell Kennett Streets Development Silver Spring, Maryland

Perspective Rendering from West



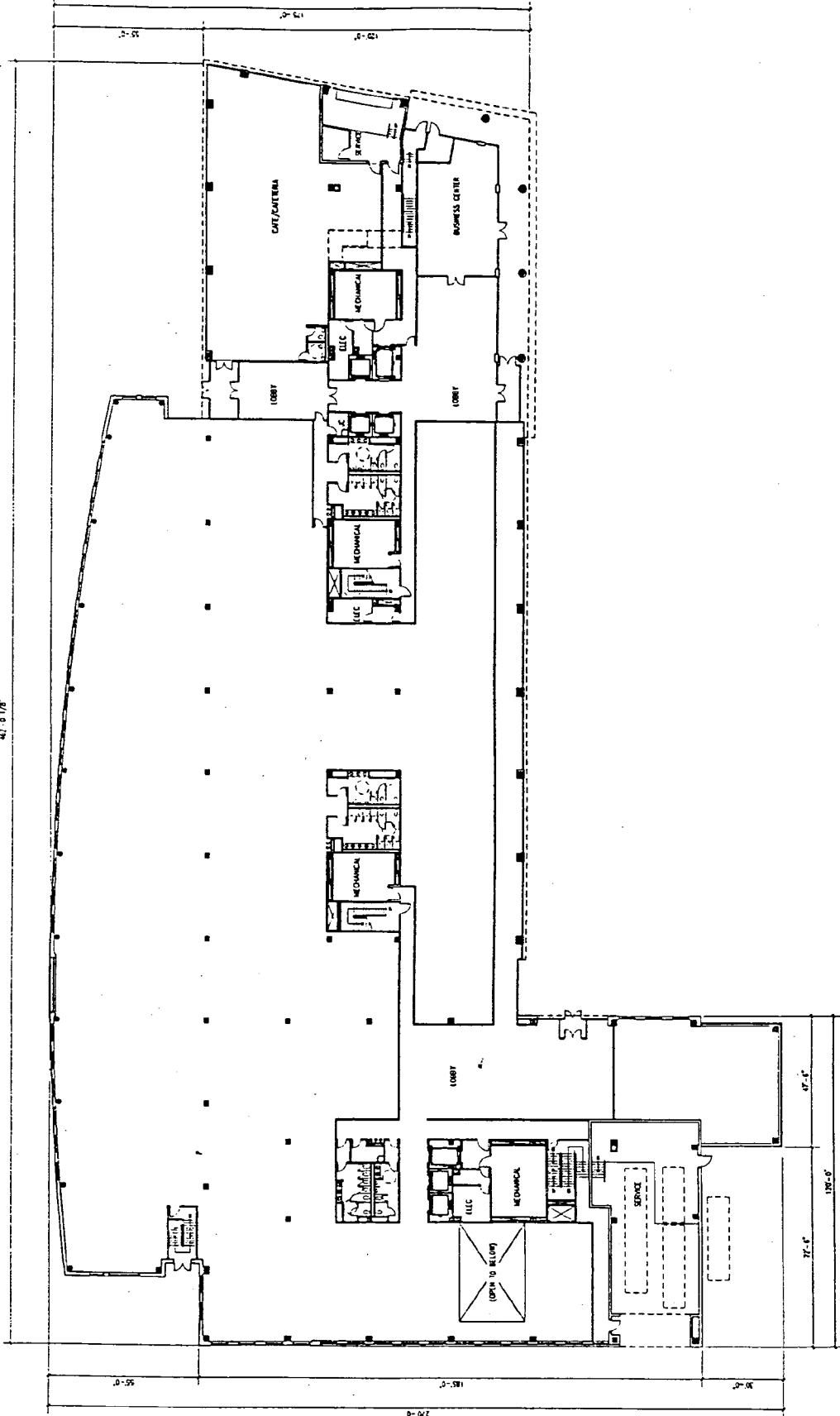


Project Plan Submission October 9, 2000

Newell Kennett Streets Development Silver Spring, Maryland

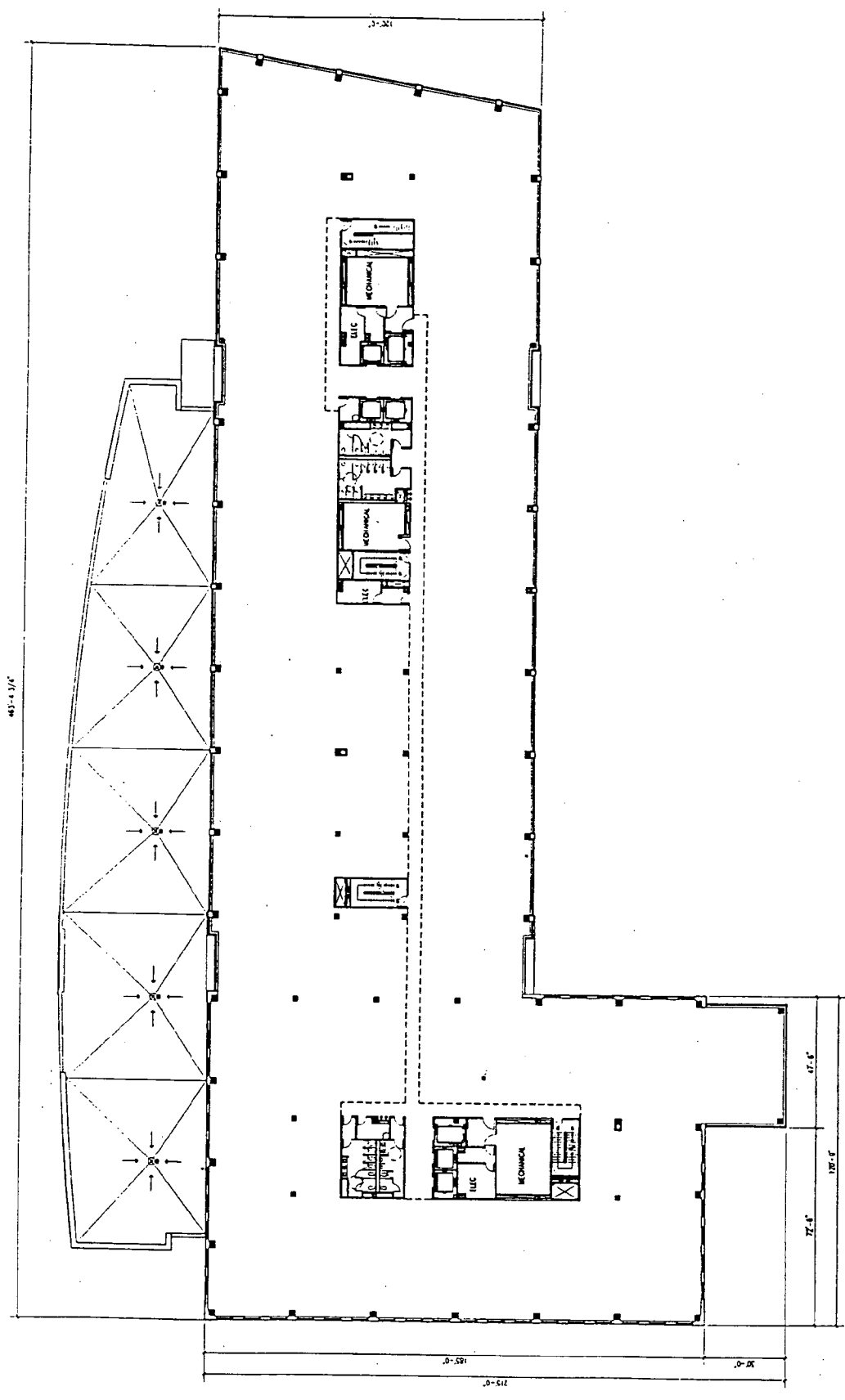
Perspective Rendering from North





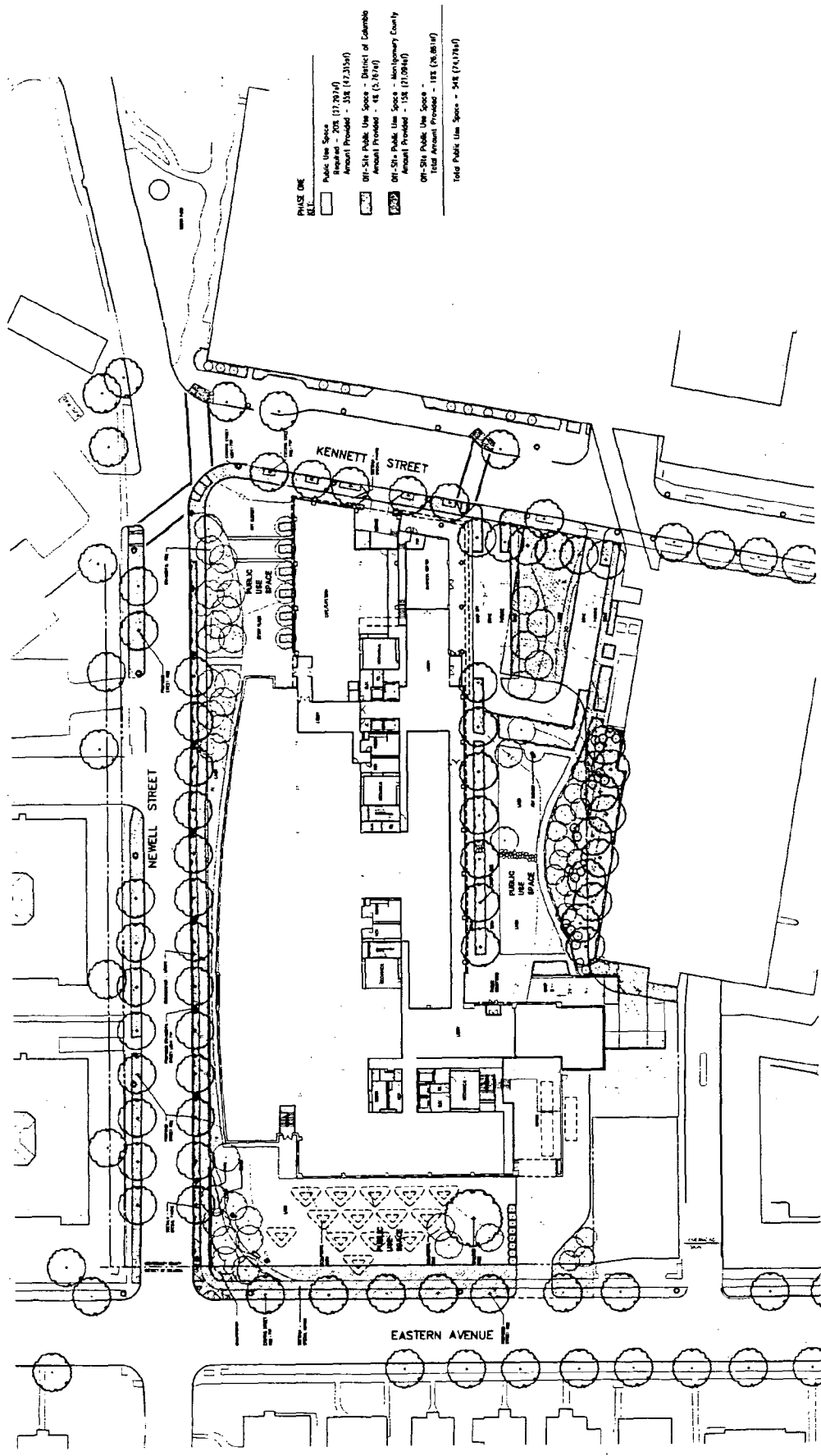
Ground Floor Plan
Fig. 10a

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland



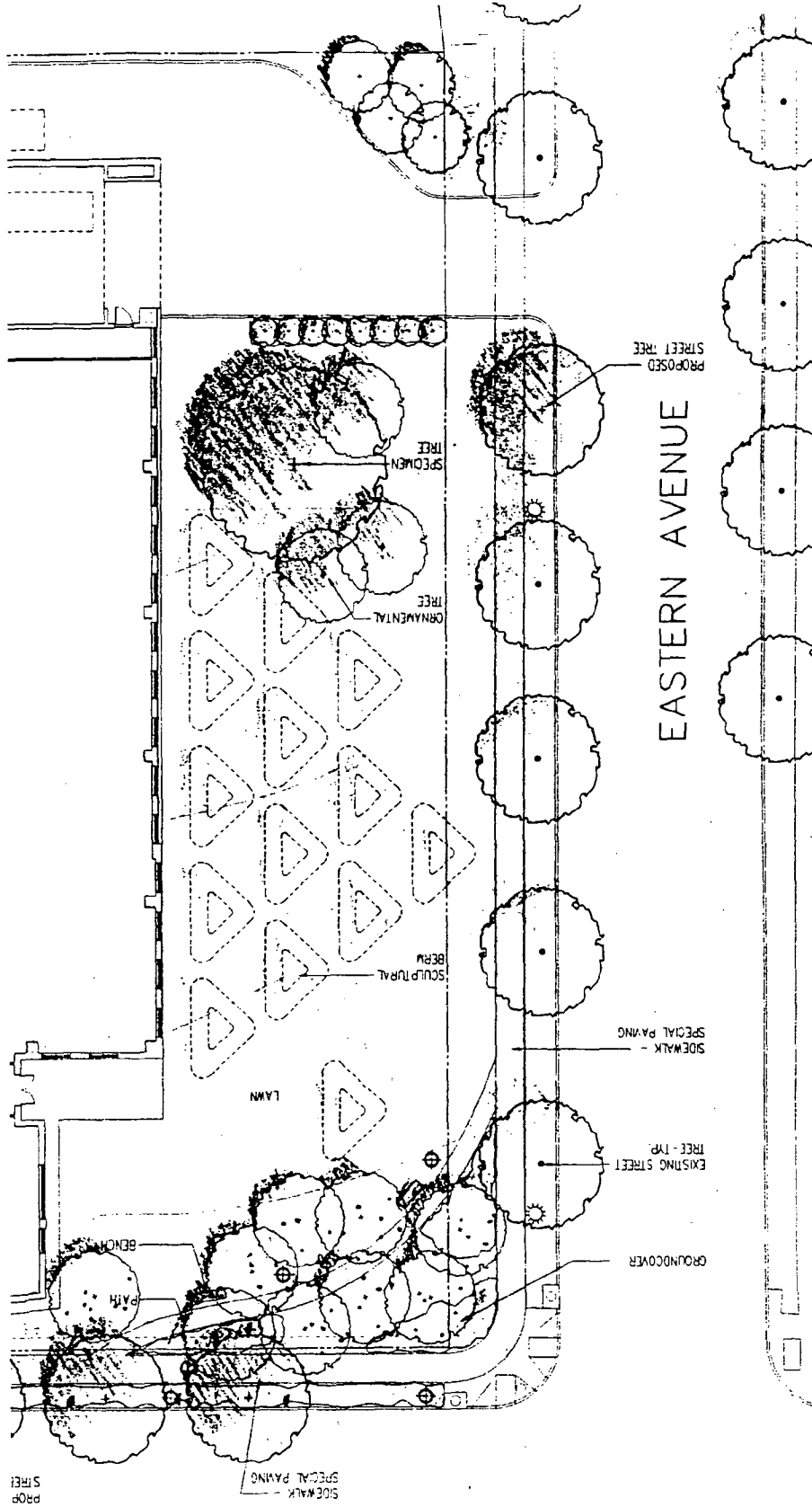
Typical Floor Plan
Fig. 10b

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland



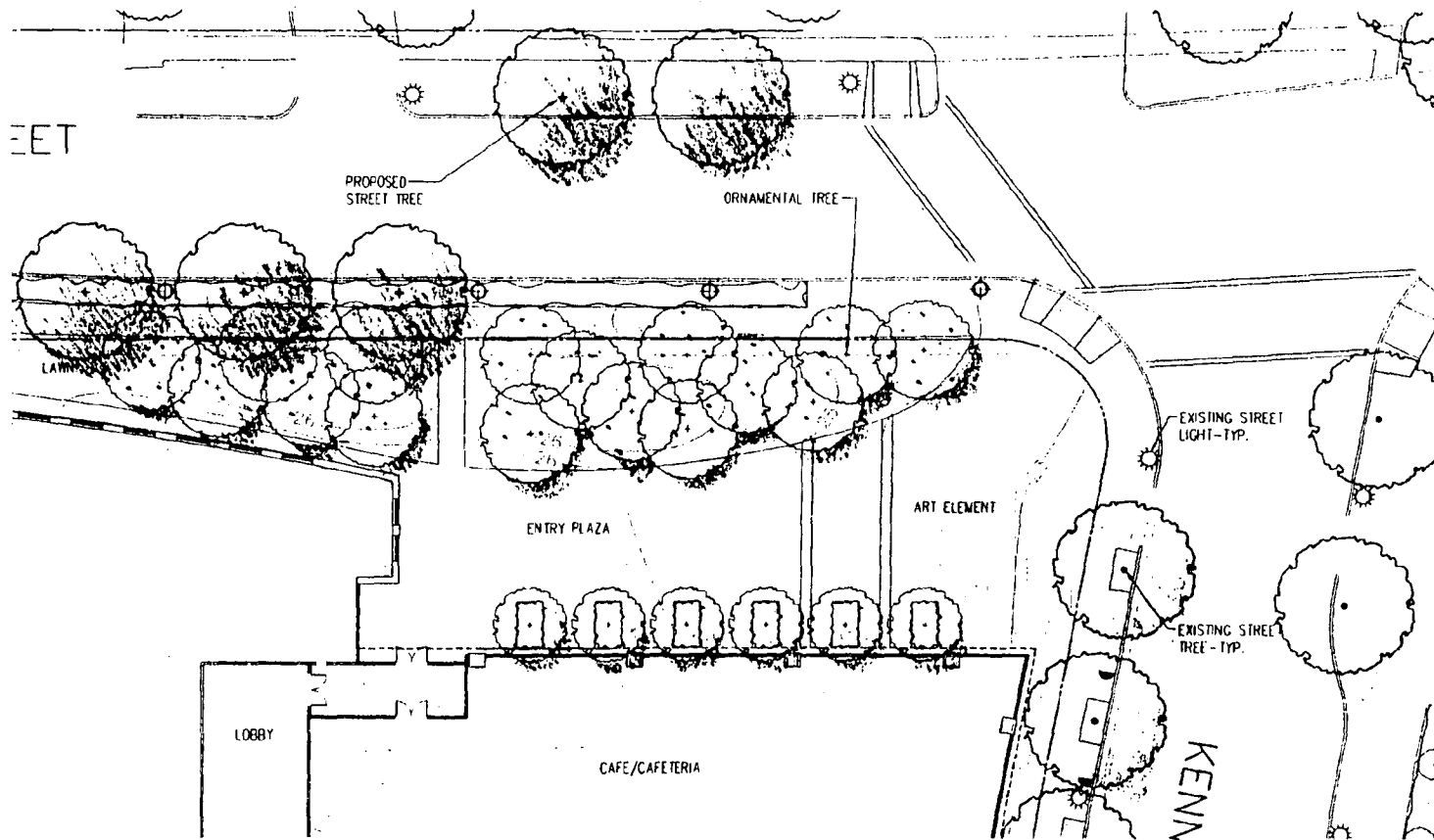
Public Use Space
and Amenity Plan
Fig. 17

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland
Lee & Liu Associates, Inc.



Preliminary
 Landscape Concept
 Eastern Avenue

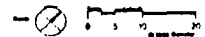
Project Plan Submission October 9, 2000
 Newell Kennett Streets Development Silver Spring, Maryland
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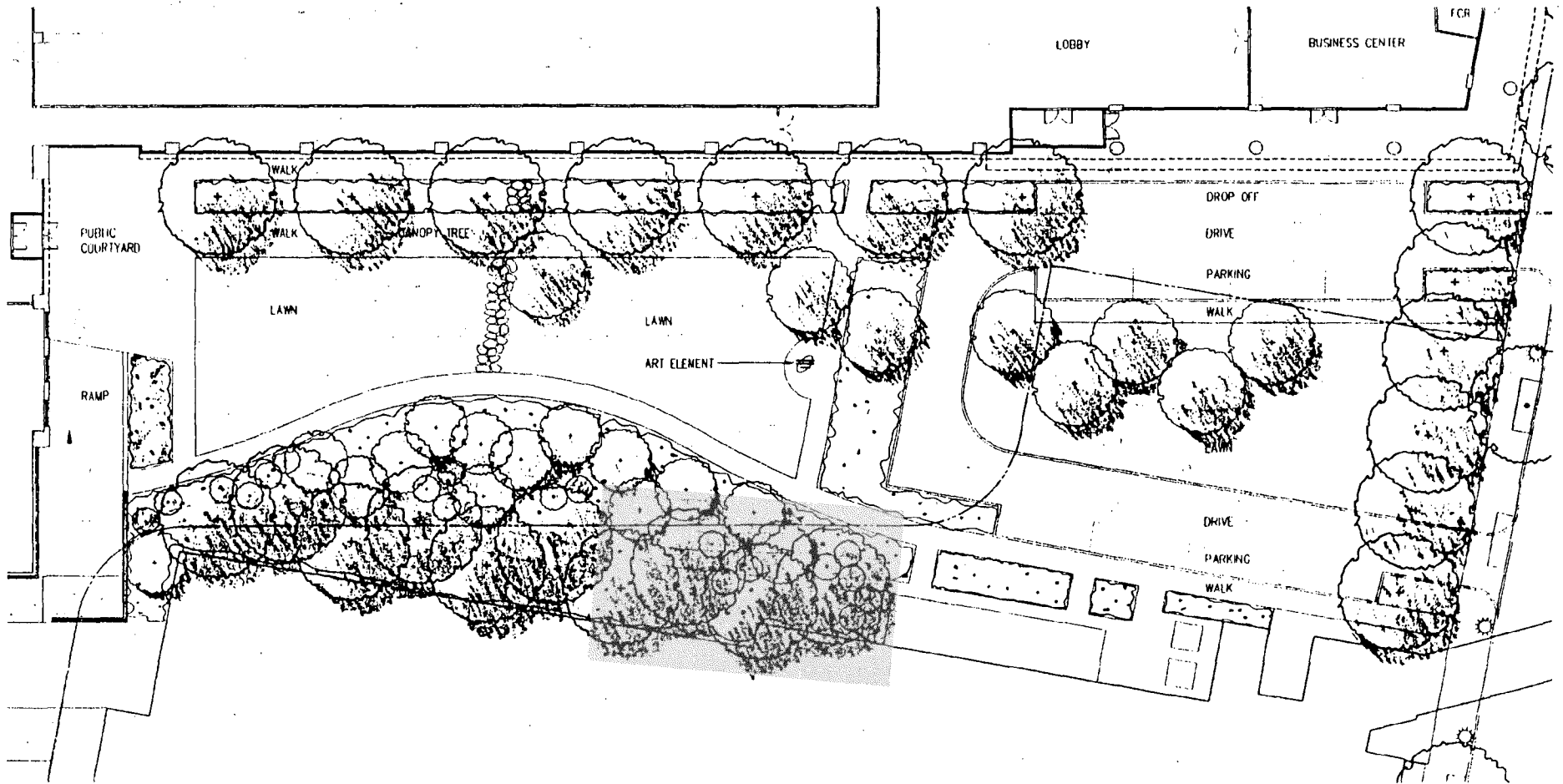


Project Plan Submission October 9, 2000
 Newell Kennett Streets Development Silver Spring, Maryland

Lee & Liu Associates, Inc.

Preliminary
 Landscape Concept
 Corner of Newell and Kennett Streets

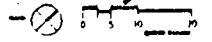


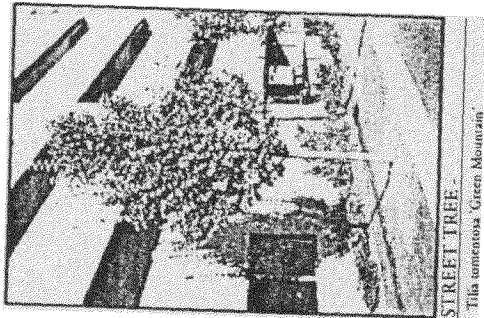


Project Plan Submission October 9, 2000
 Newell Kennett Streets Development Silver Spring, Maryland

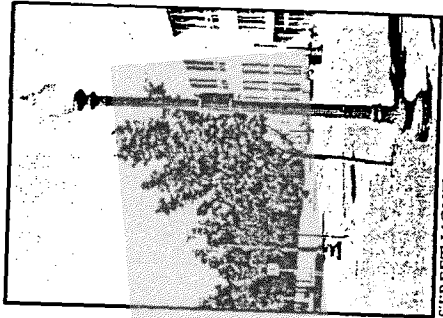
Lee & Liu Associates, Inc.

Preliminary
 Landscape Concept
 Public Courtyard





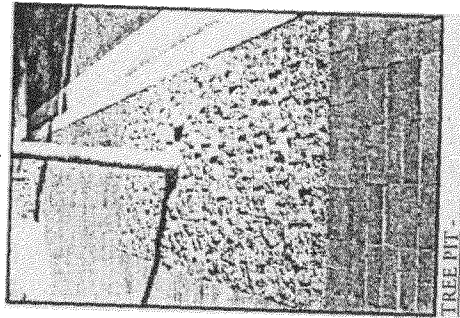
STREET TREE -
Tilia tomentosa Green Mountain
 (Silver Linden)



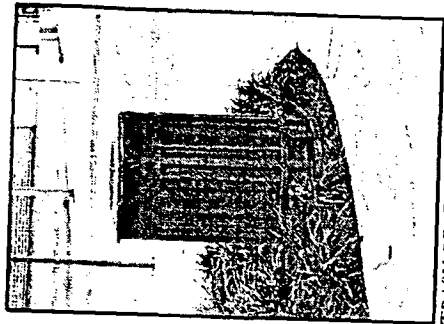
STREET LIGHT -
 Washington Globe - 16' Height
 Finish: Federal Color 595B, #14036



SIDEWALK PAVING -
 Belden Brick Paver #470-479
 (Basketweave Pattern)



TREE PIT -
 Granite Setts from Pogliaro Brothers
 Color: Dakota Mahogany



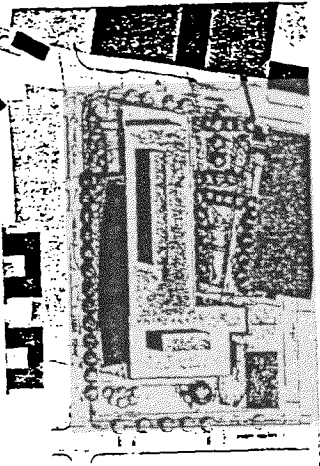
TRASH RECEPTACLE -
 Pennsylvania Ave. Trash Receptacle by
 Canterbury International
 Finish: To match Washington Globe

Project Plan Submission October 9, 2000
 Newell Kennett Streets Development Silver Spring, Maryland

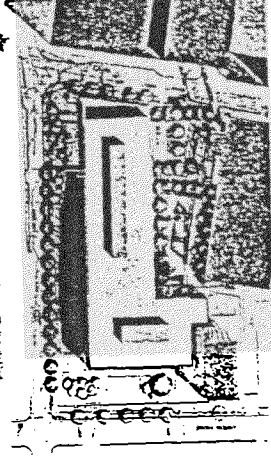
Lec & Liu Associates, Inc.

Silver Spring Streetscape Elements

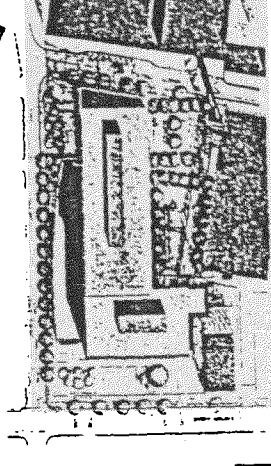
Winter Solstice



10:00 AM

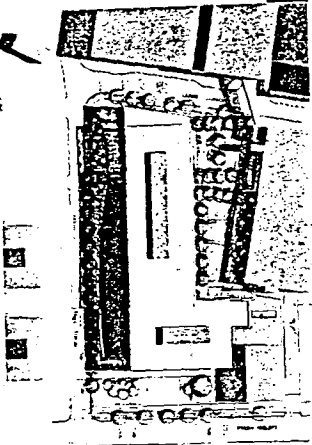


Noon

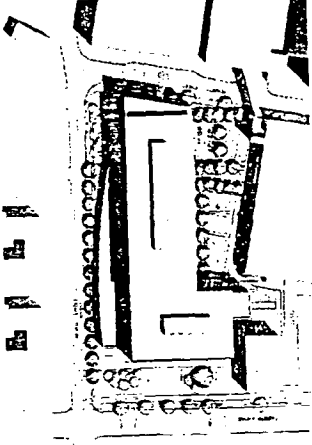


2:00 PM

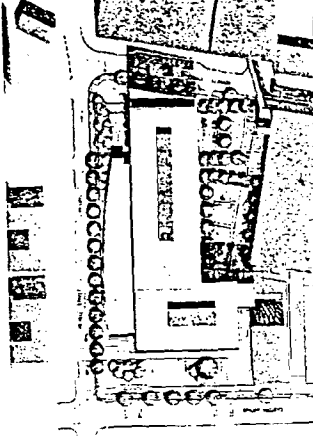
Fall/Spring Equinox



10:00 AM

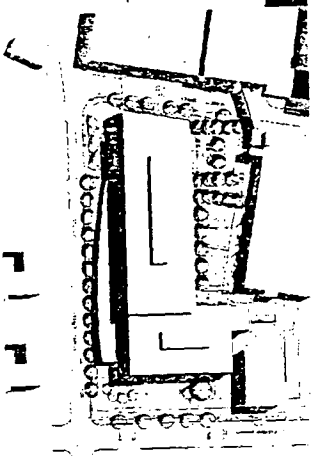


Noon

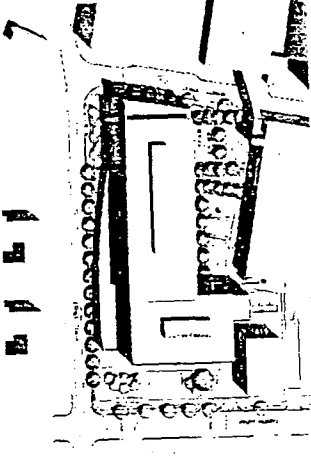


2:00 PM

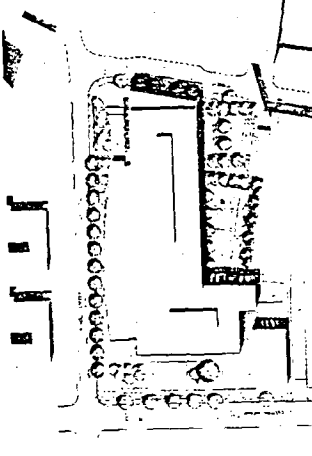
Summer Solstice



10:00 AM



Noon



2:00 PM

Project Plan Submission October 9, 2000
Newell Kennett Streets Development Silver Spring, Maryland

Sun Studies

BASIS FOR CONSIDERATION OF ISSUES

Section 59-D-2.43. of the Zoning Ordinance provides that in reaching its determination on an application for the optional method of development and in making the required findings, the Planning Board must consider the following:

- (a) *The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures.*
- (b) *Whether the open spaces, including developed open space, are of such size and location as to serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are so planned, designed and situated as to function as necessary physical and aesthetic open areas among and between individual structures and groups of structures, and whether the setbacks, yards and related walkways are so located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.*
- (c) *Whether the vehicular circulation system, including access and off-street parking and loading, is so designed as to provide an efficient, safe and convenient transportation system.*
- (d) *Whether the pedestrian circulation system is so located, designed and of sufficient size as to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.*
- (e) *The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, with relation to the type of use and neighborhood.*
- (f) *The adequacy of the provisions for the construction of moderately priced dwelling units in accordance with chapter 25A of this Code if applicable.*
- (g) *The staging program and schedule of development.*
- (h) *The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.*
- (i) *The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19."*

FINDINGS for Project Plan Review:

Section 59-D-2.42 of the Zoning Ordinance establishes the findings which must be made by the Planning Board and forms the basis for the Board's consideration of approval. In accordance herewith, the staff recommends the following findings:

- (a) *It would comply with all of the intents and requirements of the zone.*

The intent of the CBD Zone (Section 59-C-6.212 of the Zoning Ordinance) is:

- (1) *"to encourage development in accordance with an adopted and approved master or sector plan, or an urban renewal plan approved under Chapter 56 by permitting an increase in density, height, and intensity where the increase conforms to the master or sector plan or urban renewal plan and the site plan or combined urban renewal project plan is approved on review by the Planning Board."*

The Project Plan proposes to use the optional method of development to promote an increase in density and building height that conforms with the goals of the Silver Spring CBD Sector Plan. Further, the Project Plan conforms to the Sector Plan by (1) promoting redevelopment in South Silver Spring; (2) re-utilizing underused properties and buildings; (3) supporting the growing communications industry in the CBD; and (4) providing strong pedestrian connections to the existing pedestrian circulation systems. Further discussion of the project's conformance to the Sector Plan is discussed ahead in Finding (b).

- (2) *"permit a flexible response of development to the market as well as to provide incentives for the development of a variety of land uses and activities in central business districts to meet the needs and requirements of workers, shoppers, and residents."*

The project plan utilizes the flexibility inherent within the CBD-1 zone to respond to the market forces that are shaping future development in South Silver Spring. The project provides office and communications studio space and support services for employees of this project and surrounding projects.

- (3) *"To encourage designs which produce a desirable relationship between the individual buildings in the central business district, between the buildings and the circulation system and between the central business district and adjacent areas."*

The proposed project builds upon the architectural design, streetscape and other enhancement for the newly renovated Discovery.com building across Kennett Street. The buildings will link together via similarly improved streetscape frontages and common use of pedestrian open spaces. Along the Eastern Avenue and Newell Street frontages, the building's relationship with the confronting residential uses is made desirable by responding to the setback and height limits and creating desirable pedestrian systems via improved sidewalks, street trees and lighting.

- (4) *"To promote the effective use of transit facilities in the central business district and pedestrian access thereto."*

The project is located within 1,800 feet of the Silver Spring Metro and Transit Center. The development proposes office uses which are more geared to transit use and should promote additional use of transit. The decision to minimize parking on site (no employee parking is located on site) should increase the non-driver mode-share for the project. The pedestrian system is developed with the streetscape improvements to all three frontages of the site and within the open spaces which are developed as pedestrian amenity areas. The enhanced pedestrian system creates superior access to the building, thus facilitating the increase use of transit.

- (5) *"To improve improved pedestrian and vehicular circulation."*

As described in Findings 3 and 4 above, the pedestrian amenities and systems will promote improved pedestrian circulation and use. The development of streetscape on Kennett and Newell Streets, using wider sidewalks and brick pavers for the existing sidewalk on Eastern Avenue, addition of brick sidewalks in three key locations, the inclusion of street trees on the west side of Newell Street will enhance the pedestrian environment within the area. Vehicular circulation will be improved by eliminating three curb cuts and re-aligning the curb line along Newell Streets, the provision of a one way drop off and parking loop, and maintaining only one curb cut (for the loading dock) along Eastern Avenue.

- (6) *"To assist in the development of adequate residential areas for people with a range of different incomes."*

The Newell Kennett Streets Development proposes no residential uses, but its development as an office building will serve and promote a variety of land uses in

the area. The employers who would eventually rent office space could provide a variety of employment opportunities to residents of the immediate area or region. The employees could utilize the housing stock within the area, thus supporting the existing neighborhoods.

- (7) *"To encourage land assembly and the most desirable use of land in accordance with a sector plan."*

The Newell Kennett Streets Development project will assemble four underutilized properties to create a superior building form and offer amenities and pedestrian activities that will enhance the appearance and function of South Silver Spring per the goals of the Sector Plan. The proposed land uses are permitted within the CBD-1 zone as recommended in the Sector Plan. The proposed land uses fulfill the Sector Plan objectives of encouraging redevelopment and supporting the growing communications industry in Silver Spring.

Additional intent of the CBD-1 Zone (Section 59-C-6.213(c) of the Zoning Ordinance

- (1) *"To foster and promote the orderly development of the fringes of the Central Business Districts of the County so that these areas will provide land uses at a density and intensity which will encourage small business enterprises and diverse living accommodations, while complementing the uses in the interior portions of these districts;"*

The proposed project will compliment the existing and proposed uses surrounding it. The bulk and height of the building fills the envelope established by the zone and the Sector Plan and it creates a direct connection to the adjoining buildings which also conform to the long term goals for the CBD. The project's proximity to the Silver Spring Metro station and the proposed Transit Center and the development of high quality pedestrian linkages to East West Highway and Georgia Avenue will facilitate its use.

- (2) *"To provide a density and intensity of development which will permit an appropriate transition from the core of central business districts to the less dense peripheral areas within and adjacent to the district."*

The building is located at the edge of the CBD, confronting residential uses within Maryland and the District of Columbia. The bulk and height of the proposed building is consistent with the Sector Plan recommendations and resultant side yards, building heights and streetscape amenities create desirable and compatible relationships with and transitions to the surrounding uses.

- (3) *" To provide an incentive for the development of residential uses to meet the needs of those employed within the central business districts and those who will be able to use the district transit facilities to travel to and from places of employment."*

The proposed development will provide office use for the CBD to support employment opportunities for those who live in the Silver Spring area or those who use the metro or other mass transit opportunities to get to work. The provision of office space within the CBD supports existing housing and the creation of new housing opportunities within the downtown area or region.

Requirements of the CBD-1 Zone

The following table demonstrates the conformance of the Project Plan with the development standards under the optional method of development.

PROJECT DATA TABLE for CBD-1 Zone

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Gross Tract Area	22,000 sf	160,672 sf
Net Site Area, after dedication	n/a	136,486 sf
Gross Floor Area (sf) by use:		
A. Office	n/a	297,500 sf
B. Auxiliary Retail/Restaurant	n/a	7,000 sf
C. Total GFA	321,344	304,500 sf
Floor Area Ratio (Max. FAR):		
Standard Method - 1 FAR	160,672 sf	n/a
Optional Method - 2 FAR	321,344 sf	1.89 FAR
Proposed Development Credit*	59,376 sf	n/a
Building Height (Max. ft.):	45 and 90**	22 and 87 ft at Newell Street 71 ft at Eastern Avenue
Parking:	n/a***	8
Min. Public Use Space	(% of net lot area)	
On Site	20% or 27,297 sf	34.6 % or 47,315 sf
Off- Site Within Montgomery County (inclusive of 9,341 sf of land owned by Montgomery County Parking Authority)	n/a	15.4 % or 21,094 sf
Off Site Within District of Columbia	n/a	4.2 % or 6,148 sf
Total On- and Off-Site Public Use Space		54.2% or 74,557 sf

* The Applicant proposes that the site would generate a 59, 376 sf development credit pursuant to Section 59-C-18.204(b). The development credit would be generated with an

existing building demolished prior to August 24, 2002 and a project plan or site plan approved prior to August 24, 2007.

- ** Per South Silver Spring Overlay Zone, buildings along Newell Street and Eastern Avenue can utilize 45 ft height for the first 60 feet setback from the right-of-way and increase to 90 feet with a 60 ft setback.
- *** The proposed office building is within the Silver Spring Parking District and is not required to provide any parking on site if they are subject to the Parking District tax. With any parking provided or not, bicycle parking shall be included.

Amenities and Facilities - Summary

On-Site Improvements

Kennett Street Open Space:

- Public Art - to highlight public's interest in and ability to access the space
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)
- Speciality lighting
- Landscape focal point (lawn area, forested island)
- Permanent seating and moveable chairs
- Specialty paving for pedestrian and vehicular spaces

Newell and Kennett Street Building Entry

- Public Art, with possible historic Silver Spring theme
- Specialty paving
- Speciality lighting
- Permanent seating and moveable chairs
- Planters and Tree Grove
- Make available a space for entertainment as needed in conjunction with the Silver Spring Urban District (SSUD), and accommodations for outdoor entertainment (ie power source, seating, facility site access)

Off-Site Improvements

Eastern Avenue - within the District of Columbia

- Brick pavers,
- Washington Globe Light Fixtures,
- Arborist evaluation and treatment or replacement of existing street trees (Zelkova)
- Screening of loading dock
- Preserve or replace trees or other screening as needed along side wall of Arts Building
- Earth sculpture or specialty treatment of side yard
- Lighting for the side yard

Newell Street right-of-way :

- Street trees, both sides of the Newell Street
- Brick Pavers (per Silver Spring Streetscape Technical Manual), south side of Newell Street
- Street Lights (Washington Globe), south side of Newell Street
- Brick cross-walk, across Newell at Kennett Street intersection
- Groundcover within lawn panels

Kennett Street right-of-way:

- Street Trees (Silver Linden), Protect existing trees during construction and replace with same species
- Brick Pavers (per Silver Spring Streetscape Technical Manual), west side of Kennett Street
- Street Lights (Washington Globe), west side of Kennett Street
- Brick driveway aprons, west side of Kennett Street
- Brick Cross-walk, across Kennett Street at intersection with Newell Street
- Brick Cross-walk, across Kennett Street at courtyard

Kennett Street Open Space - within property owned by Montgomery County:

- Improvements to the public use space associated with Montgomery County Parking Lot Number 9
- Specialty paving, shade trees, landscaping, specialty lighting
- Brick driveway aprons, west side of Kennett Street

The minimum public use space on site is required to be 20% of net lot area or 27,297 and 34.6 % or 47,315 sf is provided. Off-site improvements, which are key elements to aid in the transition of this project to the surroundings, are provided within Montgomery County at 15.4 % on the net lot area or 21,094 sf and within the District of Columbia at 4.2 % or 6, 148 sf. The total on site and off site amenity areas provided are 54.2% or 74,557 sf.

- (b) *It would conform to the approved and adopted sector plan or an urban renewal plan approved under Chapter 56.*

ZONING AND LAND USE:

The approved CBD Sector Plan recommend the CBD-1 (Central Business District, 1.0) zoning for this site. This zoning was executed through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600. The proposed development is subject to the provisions of the Ripley/ South Silver Spring Overlay Zone as recently amended.

The proposed project plan conforms to the uses permitted in the existing CBD-1 zoning for the site. The project proposes 304,500 gsf (1.89 FAR) of office development which is under the permitted maximum of 2 FAR for optional method projects under the CBD-1 zone. The minimum required public use space for this project is 27,297 sf (20% of the net lot). The project proposes 47,315 sf or 35% of the net lot in public use space in addition to ~~26,861~~ 27,242 sf of off-site improvements. The total public use space and other amenities proposed by the Applicant is ~~74,176~~ 74,557sf or 54% of the net lot area.

SECTOR PLAN CONFORMANCE:

The *Silver Spring Central Business District and Vicinity Sector Plan*, approved by the County Council on February 1, 2000 outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes ie: a Commercial Downtown; a Green Downtown; and a Pedestrian-friendly Downtown, apply to this proposed project. Commercial activity such as office uses strengthen Silver Spring's role as a regional employment center. This project is being developed under the optional method which provides opportunities for landscaped public open spaces and streetscapes. This project encourages the development of active urban streets and improves the quality of the pedestrian environment by providing the optional method streetscape treatment as mandated by the *Silver Spring Streetscape* (April 1992) technical manual. In addition, the Sector Plan specifically encourages the redevelopment of vacant or underutilized buildings.

- A. **Ripley/ South Silver Spring Overlay Zone:** The project is located within the South Silver Spring Revitalization Area, one of four revitalization areas identified in the Sector Plan. The Sector Plan recommends an Overlay Zone for the Ripley/South Silver Spring revitalization areas designed to encourage development and provide incentives for revitalization through flexible development standards and a broader range of permitted uses. The Overlay Zone also provides for specific setbacks to ensure that new development is compatible with nearby residential uses. The Overlay Zone was recently amended by the County Council on September 12, 2000 (ZTA No. 00-12) to extend the deadline to create development credits by the demolition of buildings to August 24, 2000 and the deadline to utilize the credits to August 24, 20007.

The proposed development will generate a development credit of 59,376 square feet created by the demolition of the 93,320 square foot, four-story building located along Eastern Avenue on Parcel C. Staff recommends that the Applicant provide written documentation for the proposed development credit for the land record at the time of demolition. The form by which the development credit is recorded is under review by the Legal Staff and will be presented to the Planning Board at the Project Plan hearing.

The Sector Plan states that the "revitalization of the under-used buildings and properties in this gateway to the County and the CBD will create a strong economic future for a neighborhood of complementary mixed uses spurred by spin-off use from Discovery Communications" [Resolution 14-416, p 7.]. This development proposes to revitalize a significant portion of an entire urban block currently filled with vacant or underused buildings. The Applicant intends on leasing the office space to Discovery Communications as part of their efforts to relocate to the Silver Spring CBD. The proposed development will therefore be a complementary use to the Discovery.com Building (formerly Caldor) and support the CBD's emerging communications and media industry.

- B. Compatibility:** The Shepherd Park neighborhood, in the District of Columbia confronts the proposed development to the west along Eastern Avenue. The Spring Garden Apartments and Springwood Apartment communities confront the proposed development along Newell Street. As recommended by the Sector Plan, the Ripley/ South Silver Spring Overlay Zone addresses issues with compatibility by requiring special development standards. The Overlay Zone mandates that building heights along Newell Street and Eastern Avenue confronting residential uses must not exceed a height of 45 feet. The building height may be increased to a maximum height of 90 feet provided that the building or portions of the building is setback 60 feet from the street.

The proposed building is setback 60 feet from Eastern Avenue with a building height of approximately 87 feet. A public use space in the form of a predominantly green open space is proposed. The building's primary loading and service area is located on this side of the building and will be visually screened with appropriate landscaping. The open space within this setback will serve as visually pleasing transition to the Shepherd Park neighborhood. The proposed building height along Newell Street will transition from a one-story, pedestrian-scaled, height of 22 feet at the street right-of-way to maximum height of 87 feet setback 60 feet from the street. The transition in building height, along with the Applicant's commitment to improve the streetscape on both sides of Newell Street with street trees will integrate the building with the surrounding uses as well as enhance the pedestrian experience. Staff feels that the proposed development satisfactorily meets the requirements of the Overlay Zone and the Sector Plan regarding compatibility.

- C. Streetscape:** The project is bounded by Eastern Avenue south west of the subject property. The entire Eastern Avenue right-of-way is under jurisdictional control by the Department of Public Works for the District of Columbia. Staff recommends that the Applicant coordinate

with the District's Department of Public Works for streetscape improvements within this right-of-way.

The project proposes a streetscape approach for the remaining streets that is in keeping with the design and materials specified in the *Silver Spring Streetscape* (April 1992) technical manual. The streetscape manual does not give guidance on the street tree species for Newell Street and staff feels that the Chinese Elms, as recommended by the Applicant, is suitable for Newell Street. Kennett Street has existing Silver Linden trees (with the exception of a single Littleleaf Linden) planted as part of the Department of Housing and Community Affairs streetscape improvements for Kennett Street. Staff suggests replacing a single Littleleaf Linden street tree with a Silver Linden tree of similar size as those established on Kennett Street.

- D. **Silver Spring Wayfinding System:** Coordinate with the Silver Spring Regional Service Center regarding the placement of any way finding signs as described by the Silver Spring Way finding System.

- E. **Public Art:** The Planning Commission has formed an Art Review Panel composed of representatives from the development, academic and arts community. The Panel gives input on the location, type and the community context for all public art proposed for Optional Method projects. The public art component proposed by the Applicant must be presented to the Silver Spring CBD Art Review Panel for review and comment prior to Site Plan review by the Planning Board.

- (c) *Because of its location, size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to existing or potential development in the general neighborhood.*

The building's location within the CBD is complementary to the existing buildings in the vicinity, especially the newly renovated Discovery.com building across Kennett Street. The main and secondary access points to the building for pedestrians and visitors and daily deliveries is towards Kennett Street, keeping the focus of commercial activity and public use of active open space oriented towards the CBD and away from the surrounding residential apartments and single family detached housing. The shadow diagrams, shown earlier, indicates that the buildings height maintains sun access to adjoining properties in all but the early or late hours of winter. The size and setbacks of the building conforms to the limits required by the Ripley/South Silver Spring Overlay Zone. The resultant sideyards, accompanied by the streetscape improvements; reduce the mass of the building as seen as traveling along Eastern Avenue and Newell Street. The loading dock location on Eastern Avenue has been improved by moving the existing loading dock so the driveway is opposite a property line (or open spaces) for two houses rather than aligned with the front windows of one house. The building will be compatible with it's commercial and residential neighbor's alike.

- (d) *It would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.*

1. Traffic Impact

Site Location, Existing Uses, and Access

The subject site is located on the southeast side of Newell Street between Eastern Avenue (i.e., on District of Columbia border) and Kennett Street. The subject plan proposes to consolidate four parcels in Block B with the following existing structures and uses:

- a. Part of Parcel 25-C (8051 Newell Street): Vacant former Blair Post Office of 4,537 square feet
- b. Parcel A (8001 Newell Street): Warehouse of 41,004 square feet currently used to sell used hotel furniture
- c. Parcel B (8045 Newell Street): Vacant warehouse and former post office annex of 30,950 square feet
- d. Parcel C (7981 Eastern Avenue): Apparently vacant office building of 93,320 square feet

The vehicular site access is from Kennett Street with service vehicle access from Eastern Avenue.

Master Plan Roadway

According to the *Silver Spring Central Business District and Vicinity Sector Plan*:

- a. Kennett Street is classified as a business district street with a 60-foot right-of-way.
- b. Newell Street is classified as a business district street with a 70-foot right-of-way and designated for "green street" landscaping. Although the existing right-of-way is only 60 feet, 10 feet of additional feet right-of-way would be dedicated by future subdivision applicants for properties on the northwest side of Newell Street.
- c. Eastern Avenue with a 90-foot right-of-way is under the control of the District of Columbia.

Local Area Transportation Review

General office use of 297,500 square feet and a high-turnover, sit-down restaurant of 7,000 square feet would generate 480 peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and 491 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.). A traffic study (to analyze the traffic impact at nearby intersections) is required because the proposed land uses generate 50 or more peak-hour trips during the weekday morning and evening peak periods.

Based on the results of the submitted traffic study dated July 28, 2000, the calculated CLVs at the nearby intersections are as shown in the table below. For the existing traffic condition, the traffic generated by the used furniture sales on Parcel A was accounted for in the existing traffic counts (i.e., collected in the second week of June 2000 which was two weeks before public schools closed for the summer). The traffic study used a conservative assumption that the three other buildings were vacant and not reusable and, therefore, did not reduce the site-generated traffic by traffic generated by reused buildings.

Intersection	Peak Hour	Traffic Condition		
		Existing	Background	Total
Georgia Avenue, Burlington Avenue - 13th Street & East-West Highway	Morning	1493	1,531	1,617
	Evening	1,402	1,475	1,633
13 th Street & Kennett Street	Morning	219	330	580
	Evening	183	278	519
13 th Street & Eastern Avenue	Morning	522	522	522
	Evening	480	480	480
Eastern Avenue & Newell Street	Morning	395	398	405
	Evening	405	419	450
Eastern Avenue & Blair Mill Road	Morning	462	467	467
	Evening	494	496	496
Blair Mill Road, East-West Highway & Newell Street	Morning	620	631	732
	Evening	642	693	797
East-West Highway & Colesville Road	Morning	956	1,016	1,107
	Evening	1,183	1,232	1,294

The CLV at all intersections does not exceed the congestion standard of 1,800 for the Silver Spring Central Business District Policy Area. Therefore, no intersection improvements are required.

Policy Area Review/Staging Ceiling Condition

In the Silver Spring Central Business District Policy Area, the remaining capacity is 1,888 jobs as of August 31, 2000, under the *FY 01 Annual Growth Policy*. An office building of 296,670 square feet and restaurant of 7,000 square feet could create 1,336 jobs in the non-residential pipeline.

2. Water and Sewer

The proposed development is within the water and sewer service category W-1 and S-1 which indicate that service can be provided to the existing public water and sewer system adjacent to the property.

- (e) *It would be more efficient and desirable than could be accomplished by the use of the standard method of development.*

The features and benefits offered by this site as an optional method are significantly higher than if the project was developed as a standard method project. Development at the full 2 FAR allows for: a higher standard of development product architecturally and landscape architecturally; higher use of land as office space and public amenity areas which are greater than that provided by existing buildings on site; higher densities allow for most efficient use of land near transit and other urban amenities and generalized streetscape improvements to an area with increased pedestrian amenities ie streetscape and public use space.

- (f) *It would include moderately priced dwelling units in accordance with chapter 25A of this Code, if the requirements of that chapter apply.*

There is no residential component, this section does not apply to this submission.

- (g) *When a project plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from one lot to another or transfer densities within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C-6.2351 or 59-C-6.2352 (whichever is applicable), the project plan may be approved by the Planning Board based on the following findings:*

- (1) *The project will preserve an historic site, building, structure or area as shown on the Locational Atlas and Index of Historic Sites or the Master Plan for Historic Preservation; and/or*
- (2) *The project will implement an urban renewal plan adopted pursuant to Chapter 56 of the Montgomery County Code; and/or*
- (3) *The project will result in an overall land use configuration that is significantly superior to that which could otherwise be achieved.*

This project results in an overall land use configuration that is significantly superior to that which could otherwise be achieved. The size of building possible allows for the provision of amenities and other benefits for the employees of the proposed project and the surrounding projects and neighborhood.

(h) Any applicable requirements for forest conservation under Chapter 22A.

The forest conservation requirement will be met by on-site landscaping and off-site planting if required. The final FCP will be reviewed at the site plan review.

(i) Any applicable requirements for water quality resource protection under Chapter 19.

Half of the site drains to the District of Columbia and half to Montgomery County. As mentioned earlier, approvals from D.C. are under way.

Within Montgomery County, the storm water management concept request is pending conditional approval by the Montgomery County Department of Permitting Services. Approval for the final concept plan for stormwater management will be required prior to submittal of the site plan review application. The stormwater management concept proposes on-site water quality control via sandfilters or similar devices if feasible, and a waiver request for water quantity is sought because there will be no increase in runoff from the site.



P.O. Box 1160 • Silver Spring, Maryland • 20910-1160

October 6, 2000

Mr. William Hussmann, Chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
87 Georgia Avenue
Silver Spring, MD 20910

Re: Comments on the Newell-Kennett/Discovery.com Project

Dear Mr. Hussmann:

The Silver Spring Historical Society is as eager as other local organizations and citizenry to see South Silver Spring revitalized. When we read in the Silver Spring Gazette that the Discovery project at Newell and Kennett would incorporate the 1950 Blair Post Office on the site, we welcomed this mix of old and new.

As it now stands, however, plans for the project involve demolishing the Blair Post Office. This, we believe, would be a further loss of Silver Spring's historic fabric. It would obliterate an important physical remnant of our history and would miss an opportunity to build something that is more compatible with the physical character of the area and that creates a continuity between past and future.

We strongly urge the developer to consider preserving the Blair Post Office's Newell Street FACADE and a PORTION of its lobby, incorporating it into the new structure. Combined with the adjacent historic Acorn Park, which commemorates the founding of Silver Spring in 1840 by Francis Preston Blair, the retained Blair Post Office facade would, among other things, commemorate Silver Spring's founding father's son, Postmaster General Montgomery Blair. This would result in an attractive juxtaposition of historical context, one that would not only be appreciated by Discovery's employees, whose mission it is to encourage the public to explore the greater world around them, but appreciated by the Silver Spring community at-large. The proposed coffee/sundries shop to be built at that corner could incorporate the shop name "Blair Post Office ____."

①

This architectural configuration would seem compatible with the developer's plans to have setbacks along Newell and Eastern.

The Blair Post Office, with its mixed-materials facade characteristic of the late 1940s and early 1950s, served Silver Spring residents for nearly half a century. The post office lobby at the corner of Newell and Kennett predated the larger rear annex, which was constructed in 1955 on the site of Francis Preston Blair's 1842-45 mansion (see attached map). Construction of the post office in 1950 coincided with Silver Spring's evolution into a major suburb in the Washington metropolitan-area. It was the period that saw construction of the nearby Baltimore and Ohio Train Station, the Canada Dry Bottling Plant, and other industrial buildings along East-West Highway. The post office was part of the infrastructure built to serve Silver Spring's growing residential population, many housed in nearby garden apartments built about a decade earlier. Moreover, this post office was the site where, in 1956, the first foreign-built multiposition letter sorting machine, the Transorma, was installed and tested for the first time in an American post office (see attached article). Postal officials described this postal innovation as being "as history-making as the Pony Express" (Washington Post & Times Herald, September 21, 1956).

Constructed while the old Blair mansion was still standing, the Newell-Kennett corner of the post office building thus provides some continuity with an even more distant Silver Spring past that, for each new generation of Silver Spring citizens, becomes increasingly more cloudy. Just as the adjacent Acorn Park is a remnant of the professionally landscaped acres of the Blairs' 19th century Silver Spring estate, the post office facade and lobby would be a remnant of the mid-20th century economic transformation of Silver Spring.

In addition, the mitigation plan for the Silver Spring Armory demolition two years ago included an inventory of buildings in the vicinity of downtown Silver Spring that are at least 50 years old. Since the Blair Post Office was constructed in 1950, the building should be part of the inventory. It would be sadly ironic if the building were targeted for demolition even before the inventory got underway, particularly given its role in the development of Silver Spring.

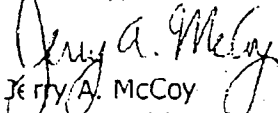
On October 2nd a meeting was held between members of the Silver Spring Historical Society, Montgomery Preservation Inc., and MNCPPC staff members Gwen Wright and Miguel Iraola to discuss preservation issues in Silver Spring. We were intrigued by an idea posited by Mr. Iraola of incorporating a "footprint" design of the Blair mansion within the flooring area of the new building to commemorate the spot where the mansion stood. As indicated on the attached map, the new Discovery.com building will completely overlay the mansion's original footprint.

We would like the developer to commemorate the location of the Silver Spring mansion by adopting Mr. Iraola's idea and also by conducting an archaeological investigation of the area to uncover any historical artifacts. The present asphalt-covered loading platform and adjacent parking lot sits directly in front and on the east side of the mansion's front entrance. Any historical artifacts uncovered by the developer could be incorporated into an on-site exhibit as was done during the construction of the MCI Arena in Washington, DC (the uncovered relics being displayed in the Discovery store located on the site!).

We are proposing that all of these measures become part of a preservation amenities package. The Discovery.com building is going to FOREVER change the character of this largely residential neighborhood. As that occurs, it is important to retain something that is both familiar and small-scale, so that the new structure is compatible with the surrounding area and acknowledges its 19th and 20th Century predecessors. When we lose familiar structures, we each lose something of our own personal history as well as that of our community's.

We hope that in planning for Silver Spring's future, we needn't turn our back on our history, of which physical structures are a key part. We would like to work with the developer and planning staff in arriving at a solution that preserves and commemorates the various past chapters of Silver Spring's history that this area represents, and we appreciate your considering our input and ideas.

Sincerely,

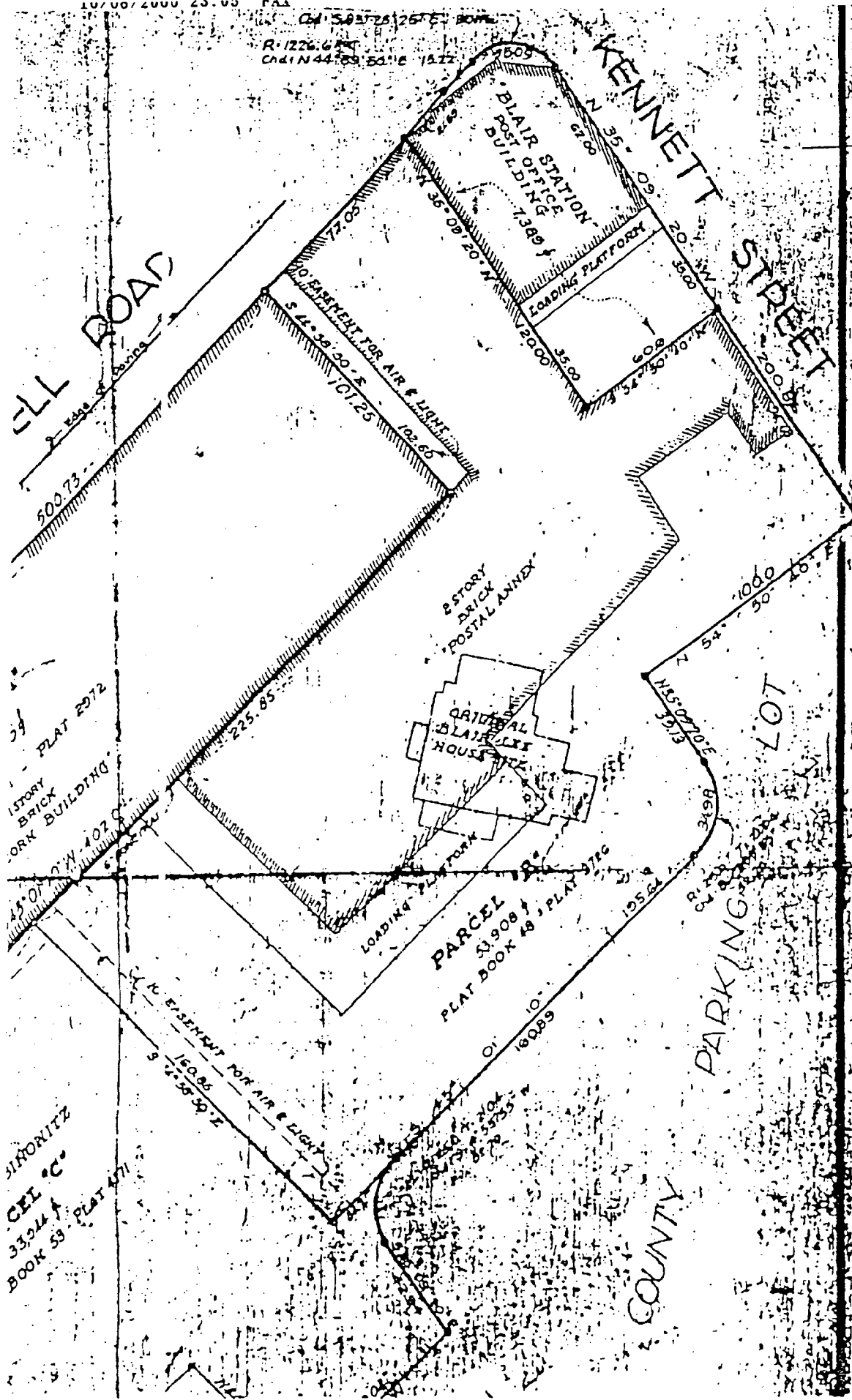


Jerry A. McCoy
President, Silver Spring Historical Society

CC: Miguel I. Iraola, Planner Coordinator, Community-Based Planning
Gwen Wright, Coordinator, Historic Preservation Planning
Blair Ewing, Montgomery County Council, Vice President

Attachments

CA 503726 25 E 80m
R 1226.674
Chd N 44° 29' 50" E 15.12



ELL ROAD

KENNEBEC STREET

PARKING LOT

COUNTY

2 STORY BRICK POSTAL ANNEX

ORIGINAL BLAIR STATION HOUSE

BLAIR STATION POST OFFICE BUILDING

LOADING PLATFORM

PARCEL 31,908 PLAT BOOK 48 PLAT 3716

3 STORY BRICK WORK BUILDING PLAT 2972

SIRORITZ CEL 'C' 33,044 PLAT 471 BOOK 53

The Federal Diary

New Gadget to Route Mail Faster Will Get Test Here

(Pictures on Page 26.)

By Jerry Kluttz
Staff Reporter

Letter mail will be sorted by them of the development, and machine at the Silver Spring to assure them that it would not cause the abolition of career jobs.

Postal officials say that the machine, called Transorma, is built by Werkspoor of Amsterdam, Holland. The firm has similar devices operating in several European post offices and in Canada, where they are reported to have proved of practical value.

Postal officials say that the machine, to be installed early next year, could prove to be as history-making as the pony express, the train, and the plan in speeding up mail handling.

Postmaster General Arthur E. Summerfield said the installation would represent "a major experimental step" in the department's new program to explore possible applications of automation in the postal service. He explained:

"No career postal employee's job will be affected adversely by this installation. Instead," he emphasized, "this is a part of our effort to reduce drudgery and eliminate old-fashioned hand methods of handling mail."

Department officials called in postal union leaders to tell

Under the present hand sorting method, which the Postmaster General describes as "outdated," a clerk sorts letters into mail bags and bins representing trams, planes, cities, states, etc.

An experienced operator will be able to sort an estimated 3000 letters an hour, or more than twice the average number handled by hand by a postal clerk. In addition, the Transorma will reduce to one sorting numerous letters which now must be sorted three times by hand.

Transorma is composed of a number of machines, each with a keyboard similar to that of an ordinary shorthand writing machine. Each machine is manned by an operator. Letters are sorted by Transorma on an assembly-line basis. They are dropped into a slot and are moved singly in front of an operator, who punches a symbol and routes each letter to the bin representing the city or state to which it is addressed.

The operator must be skilled, as he must remember up to 400 symbols, one for each of that number of cities and states.

WASHINGTON POST

+

TIMES HERALD

09/21/1956

Silver Spring was chosen for the operation of Transorma, Summerfield explained, because it is close to Washington and readily available for study by the department's technicians.

The Postmaster General said similar devices would be purchased if Transorma proves satisfactory. "The department," he said, "is maintaining an open-minded attitude on all improvements which may be practicable."

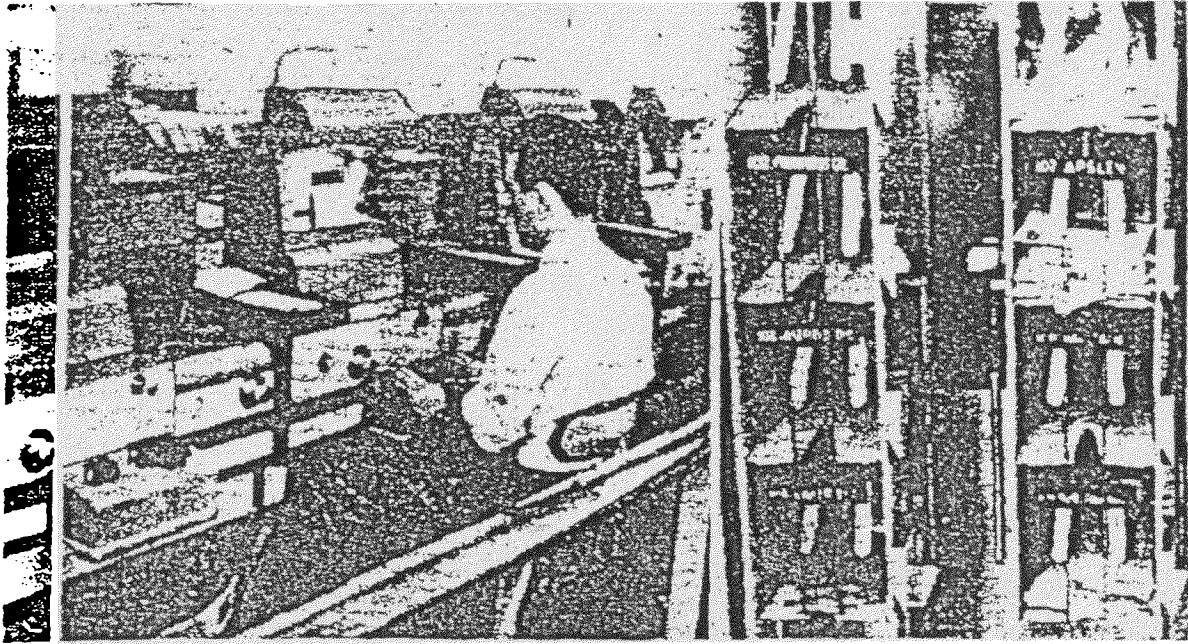
He revealed that his engineers are studying possible use of machines which can "read" as well as sort mail. This device is described as "highly experimental" and requires further development.

The Postmaster General also sees automatic handling of parcel post as a possibility, and the department is installing an experimental machine in the Baltimore post office.

Summerfield said that the improvements of automation and technology are necessary for the department to keep pace with the ever-growing mail load and to maintain the speed and efficiency of the postal system.

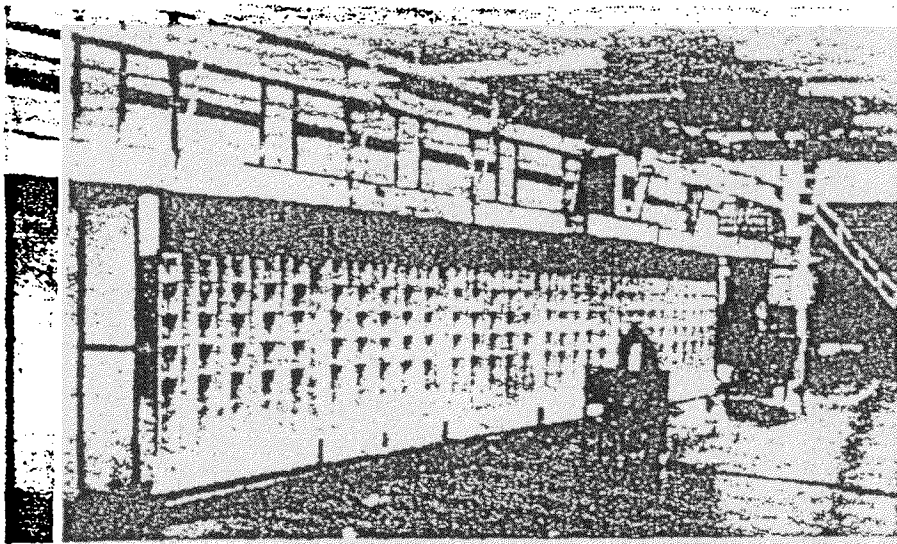
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Automation Comes to Post Office



A postal innovation which officials call as history-making as the pony express will come to the Silver Spring Post Office early next year with installation of an automatic letter sorter. The machine, called "Transorma," is manufactured by a Dutch firm and will be tested here for pos-

sible Nation-wide installation. Shown at left, above, is an operator who punches a symbol on each letter as it moves past him. At right, the letters respond to their symbols to enter the proper bin. Shown below is an assembled battery of the machines. (Story on Page 1.)



C. R. Allen Sr., Tax Specialist And Attorney

Clifford R. Allen Sr., 75, Washington attorney and tax specialist, died yesterday at the National Cancer Institute, Bethesda, after an illness of several months.

Mr. Allen, who lived at the Westchester Apartments, 4000 Cathedral ave. n.w., had been a resident of Washington since 1918. He had headed the Federal Income and Audit System Inc., with offices at 918 19th st. n.w., since 1934.

The son of the late Tennessee State Supreme Court Justice John T. Allen, Mr. Allen was born in Pulaski, Tenn.,

6

8031 Eastern Avenue #310
Silver Spring, MD 20910
October 5, 2000

Mr. William H. Hussmann, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hussmann:

I would like to address the Newell-Kennett project proposed for the corner of Newell Street and Eastern Avenue in Silver Spring. My concern is for the fate of the post office building. I do not oppose the Discovery project, but urge only that you consider retaining the post office facade and lobby.

My apartment complex is at the corner of Eastern and Newell, and the post office has been part of my neighborhood for the 18+ years I have lived there. It is a familiar part of the built environment in this area of Silver Spring, and has been since its construction 50 years ago. Despite the stepped-back configuration of the Discovery building above its first floor, this project will radically alter the character of the neighborhood that I have called home for all these years. Taken together, the former Caldor building and the proposed Discovery project, because of their size in comparison to adjacent buildings, will transform what is essentially a residential neighborhood into a commercial one. While it is true that the former manufacturing plant now occupying some of the Discovery space was also a commercial structure, its small scale and compatibility with the design of the surrounding buildings made it nonintrusive. It is friendly to the apartment complex next door.

In order to retain some of the human scale essential in structures intended for residential areas, would it not be appropriate to keep and adaptively reuse the post office facade and lobby? The facade, unlike the proposed setback, would at least retain the appearance of a small-scale structure. A coffee shop, newsstand, deli, or ice cream takeout are some possible uses for this part of the building. Such adaptive reuse would ensure that the overwhelming mass of the Discovery project is not as visually and aesthetically disruptive as it surely would be otherwise.

It is my understanding that the post office facade and lobby were built 50 years ago. That makes the post office eligible for inclusion in the inventory of Silver Spring historic sites that is about to be conducted by the Planning Board and the County Historic Preservation Commission. It would be tragic if the post office is demolished before the consultant hired to conduct the study has the opportunity to assess its value as a historic resource.

I would also like to suggest that the Planning Board's notification process be revisited, especially with respect to projects proposed near apartment buildings. I learned about the Discovery project in part from the local press, which reported that the post office facade and lobby would be saved. Because the Planning Board notifies only "owners," apartment residents are kept in the dark, and in the case of this particular project that means hundreds of people do not have the opportunity to comment. Had I been notified by the Planning Board, I would have realized the press report was inaccurate. Ironically, homeowners who do not even live in Montgomery County, but who live nearby, were notified of this project (as they should be), but the apartment residents who live in Montgomery County were not.

When the Newell Street post office was still in operation, an employee who was evidently fond of African violets placed pots of them of all sizes and colors—white, pink, blue, and purple—in the windows. It was an enchanting scene, and one that I can only dream might become reality again if the post office facade is saved.

Thank you for considering my views.

Sincerely,



Judy Reardon

cc: Gwen Wright

✓ Miguel I. Iraola



MONTGOMERY PRESERVATION

P.O. Box 4661 Rockville, Maryland 20849 - 4661

Executive Board

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Maria C. Hoey

Vice President

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Membership Events

Brooke Fox

Old House Parts

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Outreach co-chairs

Preservation Awards

Regina Hunt

Cathy Lyons

Publicity

Susan Soderberg

William Hussmann, Chairman
MNCPPC/Montgomery County Planning Board
28787 Georgia Avenue
Silver Spring, MD 20910-3760

October 6, 2000

Dear Mr. Hussmann,

Hence, another letter! I do hope we'll have the opportunity to talk more personally via telephone and even meet face to face. On behalf of Montgomery Preservation, Inc., I am writing about the old Blair post office.

We have learned of plans to demolish this building to make way for Discovery Communications' redevelopment project at Newell and Kennett streets. Like others, including groups interested in preserving our heritage, we strongly support the revitalization of downtown Silver Spring. We also believe that many of Silver Spring's heritage resources, like the Blair post office, can contribute to the success of these exciting redevelopment plans.

No doubt, you are already aware of this site's historic significance and its role in this area's suburban transformation. Particularly interesting is that this was the site where the first semi-automatic letter-sorting device, the Transforma, was placed into service in the United States. This, and that the building was constructed in 1950, certainly warrants its study for inclusion in the anticipated Silver Spring CBD inventory of historic sites.

As we look ahead, it is imperative that parts of our past be preserved to provide a link between past, present, and future. Our architectural heritage provides that link. Thus, we ask that efforts be made to preserve the post office facade and lobby so they can be reused and enjoyed by those who live in and visit the new Downtown Silver Spring.

We all want to see a revitalized Silver Spring. Let's ensure that Downtown Silver Spring is a place that evokes character, as well. The preservation and reuse of the old Blair post office will not only capture historic Silver Spring's character, but restore this area's economic vitality, as well. We welcome the chance to work together as this project progresses and thank you for your consideration. Call me at 301/476-7617, if you have any questions.

Sincerely,

Maria Hoey, President, Montgomery Preservation

cc: Miguel I. Iraola, Planner Coordinator, Community-Based Planning
Gwen Wright, Robin Zeik, HPC Staff

9

ERKILETIAN


REAL ESTATE SERVICES

Telephone: 703-845-9802

Telecopier: 703-845-8731

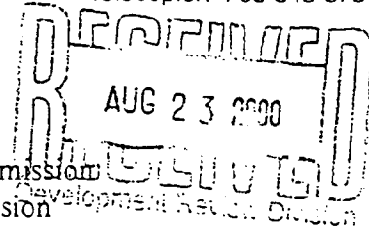
MEMORANDUM

TO: Larry Ponsford
Maryland-National Capital Park and Planning Commission
Department of Planning-Development Review Division

FROM: Thomas L. Woodhouse 
Kennett Street Venture L.C.
(Formerly - Caldor Property)

DATE: August 23, 2000

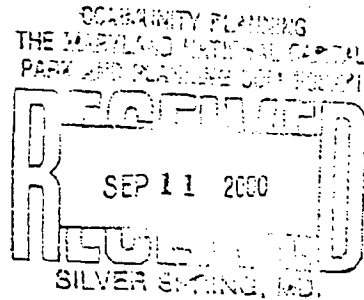
SUBJECT: File: 9-01001
Proposed Development 303,670 sq. ft. office etc.
Intersection of Newell Street with Kennett Street and Eastern Avenue,
South Silver Spring



We have received notice of the application for the project plan No. 9-01001, a property to be redeveloped in South Silver Spring. The undersigned represents Kennett Street Venture L.C., which owns the now redeveloped property bordered by the East West Highway, Newell Street and Kennett Street which was formerly known as the Caldor Building.

Kennett Street Venture L.C. endorses the redevelopment of the proposed application No. 9-01001. However, we have one issue that needs to be positively addressed and that is the lack of parking facilities for this area of South Silver Spring. Kennett Street Venture L.C. estimates that at least 1,100 parking spaces (2.5/1000 sq. ft.) will be required for the immediate area at Newell Street and Kennett Street, considering both office developments above noted. There exist several additional redevelopment opportunities in the same general area that would require more parking in addition to the 1,100 spaces currently needed.

This letter is a request for MNCPPC to undertake or provide an expansion of the existing parking facility in order to accommodate the 1,100 parking spaces as well as plan for future parking needs which would encourage future redevelopment in South Silver Spring.



CORPORATE OFFICES:

8035 13th Street
Suite 2
Silver Spring, MD
20910 - 4870

BRANCH OFFICE:

7826 Eastern Ave. NW
Suite 311
Washington, DC
20012 - 1324

Phone
301.562.1400
Fax
301.562.5945
EMail
gatewaycdc@aol.com
WebSite
www.gatewaycdc.com

September 7, 2000

Glenn Kreger
Maryland-National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Glenn:

Just a small update on the progress in the Gateway:

First, The Gateway Coalition and the GGARC Corporation favors the plan for the expansion of Discovery.com (Discovery Communications Inc.) along Eastern Avenue and Kennett Streets.

This project turns 160,000 square feet of vacant, hazardous, environmentally unhealthy, under utilized buildings and creates a new 300,000 square foot office building, bringing over 1300 new jobs and customers to the Gateway. This new influx of office employees combined with the Montgomery County Business Incubator project and the existing customer base at Walter Reed Army Medical Center, will provide the foundation of a solid retail base for the Georgia Avenue merchants. Also, the Montgomery County Kennett Street parking garage and the Gateway Special Parking Permit Program, (a joint venture with MC Government and GGARC), will accommodate parking for these new employees.

Also for your review are the two studies commissioned by DC Agenda and CUED. The DC Agenda final Vision Plan takes into account the growth in Silver Spring and South Silver Spring creating an outstanding goal to strive for in the years ahead. The CUED study will help GGARC in some of the potential interjurisdictional obstacles. I have thoroughly reviewed this study and note that there are solutions, such as the Memorandum of Understanding between the cities of San Leandro and Oakland, California in coordinating interjurisdictional revitalization activities.

It appears that the city/county officials in conjunction with the local CDC, met as a team and worked out the details of revitalization, public safety, parking, transportation, and other issues.

Gateway Georgia Avenue Revitalization Corporation is a interjurisdictional project between the District of Columbia Department of Housing and Community Development, the Montgomery County Department of Housing and Community Affairs, and Potomac Electric Power Company Washington DC.



Additional details of the projects will be published in the September/October Gateway News. If you have any questions about the project, please feel free to contact me at 301-562-1400.

Sincerely,



Jim Triebwasser, Executive Director
GGARC, Inc.

COMMUNITY PLANNING
THE MONTGOMERY COUNTY DISTRICTAL
BOARD
RECEIVED
SEP 11 2009
SILVER SPRING, MD.

Newell Kennett Streets Development
Community/County Meetings Schedule
000911.

Monday, August 21, 1:30pm

Planning Commission, Larry Ponsford leading
Location: Parks and Planning
Attending: Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper

Monday, September 11 at 12:00pm

DRC (county meeting) followed by meeting with Wynn Witthans
Location: 3rd floor big conference room at Parks and Planning
Attending: Willard Freeman, Jane Mahaffie, Doug Firstenberg
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper
Chuck Irish

Thursday, September 14, 6:30pm

Georgia Ave (business community – both DC and MD)
Location: 8035 13th Street
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Darryl Henderson
Jeff Lee

Tuesday, September 19, 7:30pm

Shepards Park Citizens Association Meeting
Location: Shepherds Park Elementary School, Kalmia & 14th Streets, N.W.
Washington, D.C. - Auditorium
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Eric Stultz
Jeff Lee

Thursday, September 21, 7:30pm

Gateway Coalition (citizen's group)
Location: Blair Mansion Inn, 7711 Eastern Avenue, Silver Spring, MD
Attending: Willard Freeman
Linowes & Blocher, LLP
Jeff Barber
Jeff Lee

Newell Kennett Streets Development
Community/County Meetings Schedule
000911

Wednesday, September 27, 7:30pm

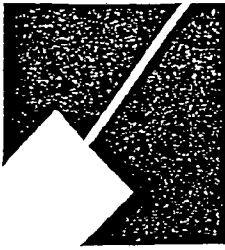
Central Business District Committee (regional advisory board)
Location: 8818 Georgia Avenue, S.S., MD - Front Conference Room
Attending: Doug Firstenberg
Linowes & Blocher, LLP
Eric Stultz
Jeff Lee

Tuesday, October 3, 7:00pm

ANC 4A (Advisory Neighborhood Commission for District 4A)
Location: 6001 Georgia Ave (4th District Police Headquarters)
Attending: Willard Freeman, Jane Mahaffie
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz (*tbd*)
Jeff Lee, Rhonda Dahlkemper

Thursday, October 26, *time tbd*

Planning Board Meeting
Location: Parks and Planning
Attending: Willard Freeman, Jane Mahaffie, Doug Firstenberg
Linowes & Blocher, LLP
Jeff Barber, Eric Stultz
Jeff Lee, Rhonda Dahlkemper
Chuck Irish



October 10, 2000

MEMORANDUM

TO: Wynn Witthans, Planner
Development Review Division

VIA: Ronald C. Welke, Coordinator
Transportation Planning

FROM: Ed Axler for Janet Gregor, Planner
Transportation Planning

SUBJECT: Project Plan No. 9-01001
Newell Kennett Streets Development
Silver Spring Central Business District Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject project plan.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this project plan:

1. Limit the project plan to general office use of 296,670 square feet and a high-turnover, sit-down restaurant use of 7,000 square feet.
2. At the time of subdivision review to create one lot from the four existing parcels:
 - a. Widen Newell Street to a minimum 31 feet of pavement along the site frontage to provide for two travel lanes and one parking lane (on the north-west side). Parking will not be allowed at anytime on the southeast side of Newell Street across the property frontage.
 - b. Participate in the Silver Spring Central Business District Transportation Management Organization by entering into an agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation.

- c. Utilize the parking available within the Silver Spring Parking District (employee parking is not provided on-site).

DISCUSSION

Site Location, Existing Uses, and Access

The subject site is located on the southeast side of Newell Street between Eastern Avenue (i.e., on District of Columbia border) and Kennett Street. The subject plan proposes to consolidate four parcels in Block B with the following existing structures and uses:

1. Part of Parcel 25-C (8051 Newell Street): Vacant former Blair Post Office of 4,537 square feet
2. Parcel A (8001 Newell Street): Warehouse of 41,004 square feet currently used to sell used hotel furniture
3. Parcel B (8045 Newell Street): Vacant warehouse and former post office annex of 30,950 square feet
4. Parcel C (7981 Eastern Avenue): Apparently vacant office building of 93,320 square feet

The vehicular site access is from Kennett Street with service vehicle access from Eastern Avenue.

Master Plan Roadway

According to the *Silver Spring Central Business District and Vicinity Sector Plan*:

1. Kennett Street is classified as a business district street with a 60-foot right-of-way.
2. Newell Street is classified as a business district street with a 70-foot right-of-way and designated for "green street" landscaping. Although the existing right-of-way is only 60 feet, 10 feet of additional feet right-of-way would be dedicated by future subdivision applicants for properties on the northwest side of Newell Street.

Eastern Avenue with a 90-foot right-of-way is under the control of the District of Columbia.

Local Area Transportation Review

General office use of 296,670 square feet and a high-turnover, sit-down restaurant of 7,000 square feet would generate 480 peak-hour trips during the weekday morning peak

period (7:00 to 9:00 a.m.) and 491 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.). A traffic study (to analyze the traffic impact at nearby intersections) is required because the proposed land uses generate 50 or more peak-hour trips during the weekday morning and evening peak periods.

Based on the results of the submitted traffic study dated July 28, 2000, the calculated CLVs at the nearby intersections are as shown in the table below. For the existing traffic condition, the traffic generated by the used furniture sales on Parcel A was accounted for in the existing traffic counts (i.e., collected in the second week of June 2000 which was two weeks before public schools closed for the summer). The traffic study used a conservative assumption that the three other buildings were vacant and not reusable and, therefore, did not reduce the site-generated traffic by traffic generated by reused buildings.

Intersection	Peak Hour	Traffic Condition		
		Existing	Background	Total
Georgia Avenue, Burlington Avenue - 13th Street & East-West Highway	Morning	1493	1,531	1,617
	Evening	1,402	1,475	1,633
13 th Street & Kennett Street	Morning	219	330	580
	Evening	183	278	519
13 th Street & Eastern Avenue	Morning	522	522	522
	Evening	480	480	480
Eastern Avenue & Newell Street	Morning	395	398	405
	Evening	405	419	450
Eastern Avenue & Blair Mill Road	Morning	462	467	467
	Evening	494	496	496
Blair Mill Road, East-West Highway & Newell Street	Morning	620	631	732
	Evening	642	693	797
East-West Highway & Colesville Road	Morning	956	1,016	1,107
	Evening	1,183	1,232	1,294

The CLV at all intersections does not exceed the congestion standard of 1,800 for the Silver Spring Central Business District Policy Area. Therefore, no intersection improvements are required.

Policy Area Review/Staging Ceiling Condition

In the Silver Spring Central Business District Policy Area, the remaining capacity is 1,888 jobs as of August 31, 2000, under the *FY 01 Annual Growth Policy*. An office building of 296,670 square feet and restaurant of 7,000 square feet could create 1,336 jobs in the non-residential pipeline.

EA:RW:cmd

cc: Todd Brown
Tom Huff
Chris Kabatt
Tom Pogue
Tom Robertson
Lonnie Rorie

Proj.P 9-01001 Newell Kennett Streets Dev.wpd

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This space is left vacant for a letter from the Montgomery County Government which responds to the following requirement in the Zoning Ordinance

Sec. 59-D-2.1. Application.

An application for the optional method of development on land classified in any of the above zones must be filed with the Planning Board by a person with a financial, contractual or proprietary interest in the property. If land or rights-of-way is owned or controlled by the State of Maryland, the County, or other political subdivision, government entity or agency, or the Washington Metropolitan Area Transit Authority ("WMATA"), a person may file an application for the land if the application includes an agency agreement or other written authorization from the government entity, agency or WMATA authorizing the person to include the public land or rights-of-way as part of the application. If a property lies entirely in an area designated as an urban renewal area under Chapter 56, the landowner, contract purchaser, a legal entity, or individual holding legal interest, whether in whole or in part, may file a site plan application that may include any other property also located entirely in the urban renewal area. Five additional copies of the application must be included for the use of the public. The applicant for the optional method of development has the burden of proof, which includes the burden of going forward with the evidence and the burden of persuasion on all questions determined by the Planning Board.



OFFICES OF THE COUNTY EXECUTIVE

Douglas M. Duncan
County Executive

October 12, 2000

Bruce Romer
Chief Administrative Officer

Mr. Willard O. Freeman
Mr. Douglas M. Firstenberg
Newell-Kennett Streets Venture LLC
Two Bethesda Metro Center
Suite 220
Bethesda, Maryland 20850

Re: Project Plan No. 9-01001

Dear Messrs. Freeman and Firstenberg:

The purpose of this letter is to authorize Newell-Kennett Streets Venture LLC to include land adjacent to Garage 9, as shown on Project Plan 9-01001, in the Project Plan Application. Please be advised that ultimate private use of the County's land is subject to public notice and comment. The County Executive must consider all comments of record prior to final determination of whether to approve any private use of the land. In addition, the proposed use of the land must not interfere with the location, use, maintenance, repair, and reconstruction of any existing facilities and is predicated on the parties agreeing upon the terms and conditions of any such use.

This letter will be followed by an agency authorization within 10 business days.

We look forward to having you in downtown Silver Spring.

Sincerely,

William M. Mooney, Jr.
Assistant Chief Administrative Officer

DANA LEE DEMBROW
20th Legislative District

Chairman
County Affairs Committee
Montgomery County Delegation

Chairman
Civil Law Subcommittee
House Judiciary Committee



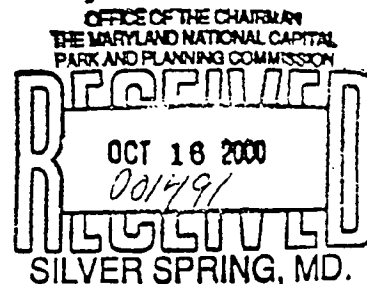
THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
220A Lowe House Office Building
Annapolis, Maryland 21401-1991
301-858-3045 · 410-841-3045
E-Mail Dana_Dembrow@house.state.md.us
Fax 301-858-3002 · 410-841-3002

District Office
2917 Schubert Drive
Silver Spring, Maryland 20904-6893
Phone and Fax 301-890-0225

October 12, 2000

Mr. William Hussmann, Chairman
Montgomery County Park and Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



Re: Blair Post Office Sub-Station signage

Dear Mr. Hussmann:

This office joins the Silver Spring Historical Society and others in supporting their proposal to incorporate the existing signage from the Blair Post Office Sub-Station into the new facility at the location planned by Discovery Communications. We are very pleased that Discovery is moving its headquarters to Silver Spring, and hope they will work with the citizens to preserve some of the history of the area, and particularly the facade from the historic Montgomery Blair Post Office.

Thank you for your consideration of our views.

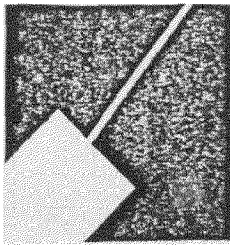
Sincerely yours,

A handwritten signature in cursive script, appearing to read "Dana Lee Dembrow".

Dana Lee Dembrow

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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 17, 2000

MEMORANDUM

TO: Wynn Witthans
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Countywide Planning Division

SUBJECT: Blair Station Postoffice at Kennett and Newell

The Blair Station Postoffice building at Kennett and Newell Streets is not identified on the *Locational Atlas and Index of Historic Sites* or the *Master Plan for Historic Preservation*. It has never been researched or evaluated for historic designation.

According to correspondence recently received from a citizen, portions of the postoffice building (lobby/entrance area) were constructed in 1950. However, the majority of the building was, in all likelihood, constructed after 1955 - when the Francis Preston Blair home, Silver Spring, which existed on the site, was demolished.

Recent buildings - usually defined as those structures which are younger than 50 years - are very difficult to assess from an historic perspective. Generally, they must possess outstanding historic or architectural significance to be considered to merit historic designation. Historic preservation planning staff is not aware of any such outstanding significance associated with the Blair Station Postoffice building. Given this, and given that Silver Spring's civic history in relation to postal service has already been acknowledged by the existing *Master Plan for Historic Preservation* designation of Silver Spring's 1930s-era postoffice on Georgia Avenue, it would be difficult to make a convincing case for historic designation of the Blair Station Postoffice.

However, the land on which the postoffice sits is one of the most historically important sites in the County. Francis Preston Blair's home, Silver Spring, was not only associated with a nationally-significant historic figure, but it also was the scene of critical Civil War activity. There are few other sites with this level of historic interest in the County.

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For this reason, historic preservation planning staff strongly recommends that a Phase I Archeological Survey of the site be conducted as part of the optional method development of the property. The purpose of such a study would be to assure that any important archeological resources associated with the Francis Preston Blair home are not destroyed or lost during development. The study should not delay the schedule for the development project and will not preclude development of the site. And, the study could result in the preservation of important artifacts from the earliest period in Silver Spring's history. Archeological staff from the Historic Preservation Section will attend the Planning Board's meeting on this issue to answer questions that the Board may have about what is involved in a Phase I Archeological Survey.