

36/5-95A Acorn Park  
(Silver Spring/Acorn Urban Park)

36/5

# Fallen acorn grows into summer retreat

SS GAZETTE 3/16/05

Last week we asked readers the significance of this piece of Silver Spring art.

The acorn gazebo, located in Acorn Park on Newell Street in south Silver Spring, was constructed in the 1850s. It is believed to be part of Francis Preston Blair's estate, named "Silver Spring" after his discovery of a mica-flecked spring on that site in the early 1840s.

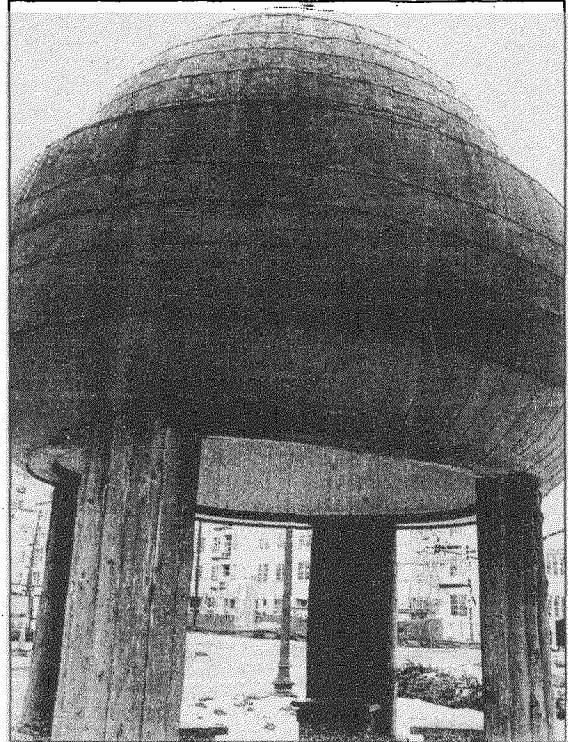
Workmen from the former Caldor site, where Discovery Communications now has a facility, helped restore the park and the gazebo in the late 1990s in partnership with the Maryland-National Capital Park and Planning Commission. They brought in antique cedar posts to help support the structure.

Blair, who came to Maryland to be an editor of the former Washington Globe newspaper, discovered the spring with his daughter Elizabeth and their horse Selim. They were riding near what is now Georgia Avenue when Selim threw Blair to the ground and ran off, getting caught in some branches near the spring. In some retellings of the tale, the story goes that an acorn fell on the horse's head and scared him. Some also say the gazebo was built in the shape of an acorn because Blair proposed to his wife under an oak tree.

Blair liked the area so much he decided to build a summer home there. Today, the park is all that remains of his estate.

If there's a piece of public art you'd like to see featured in The Gazette, please e-mail [ikaboutit@gazette.net](mailto:ikaboutit@gazette.net) with your suggestion.

- Meredith Hooker



Laurie DeWitt/The Gazette

The acorn gazebo on Newell Street in south Silver Spring marks the site of the original "silver spring."

SS GAZETTE

# Developer disputes assessment of town plans

3/16/05

In the March 9 story on the Clarksburg Town Center development ("Clarksburg town center plans getting better, residents say"), Bozzuto Homes Inc. is said to have "... built condominiums that exceed that height and builders propose building more condominiums and townhouses in excess of the height restriction."

This is incorrect. What is correct, is that Bozzuto has received site plan approval from the Park and Planning Commission, received building permits from the county, received final inspection and approval for occupancy, and received a finding from the planning commission staff that we are not in violation of the height restriction, which is four stories, not specifically "45 feet in height."

We are not only dismayed by the Clarksburg Town Center Advisory Committee's contention that we are in violation, but we do not find it appropriate that this issue is being used as leverage, according to one CTCAC member. "We want

them to issue a violation .... We hope to use that, a fine or something, and put that back into the community," (committee co-chair Carol) Smith said.

Also, we do not find there is any merit to the idea that these buildings are too tall or exceed what is typical for a traditional neighborhood development (TND) such as Clarksburg Town Center. Our long experience in the Kentlands and King Farm communities are excellent examples of the success our buildings have achieved in those neighborhoods. Both have an abundance of four-story buildings. TNDs in fact are based on traditional urban planning principles emanating from the late 19th and early 20th centuries, when town center building heights were limited to four and five stories as a practicality of that period. It is unfortunate that these facts also seem to be ignored in the CTCAC comments.

We at Bozzuto have pride in our corporate values including having concern for the community in

which we build, and we find it disturbing that some Clarksburg Town Center residents are unhappy with the homes we have built. We stand by the high quality of our homes on the grounds of good design, customer satisfaction, and our full compliance with zoning law.

Clark Wagner, Greenbelt

The writer is vice president/director of development services at Bozzuto Homes Inc.

39

# **PUBLIC NOTICE**

## **MARYLAND DEPARTMENT OF TRANSPORTATION**

SS GAZETTE STATE HIGHWAY ADMINISTRATION

3/15/05 **LOCATION/DESIGN APPROVAL RECEIVED**

On October 18, 2004, the Federal Highway Administration of the US Department of Transportation granted "Location Approval" for the proposed Alternate 7 Modified for MD 97/Brookeville in Montgomery County.

The Maryland State Highway Administrator has considered and granted Design Approval for the proposed improvement in accordance with approved "Certification Acceptance Procedures" on February 8, 2005.

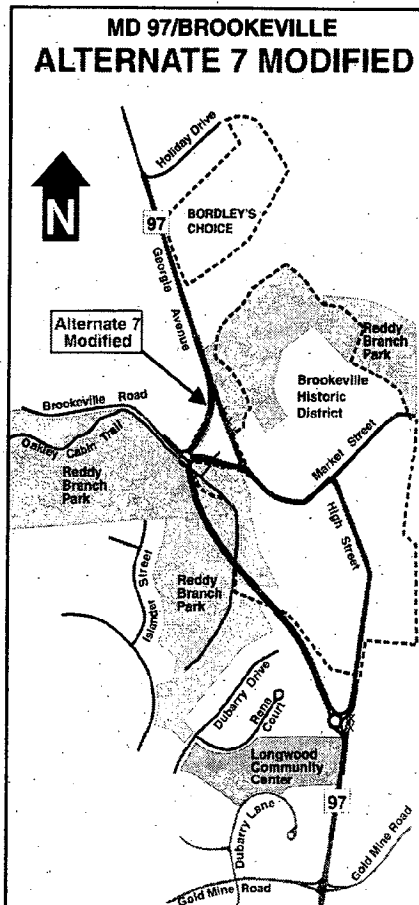
Alternate 7 Modified provides a 0.72-mile long bypass for commuter traffic on the west side of Brookeville. The alternate crosses Brookeville Road west of existing MD 97 at a four-legged roundabout where two legs are for the bypass through traffic and two legs are for access to Brookeville Road. The alternate connects to existing MD 97 north of the intersection with Brookeville Road. The portion of existing MD 97 between this new connection and the Reddy Branch Bridge would be closed. Consequently, southbound motorists destined for the Town of Brookeville must pass through the roundabout at Brookeville Road to access existing MD 97 in Historic Brookeville. It has not been determined if the MD 97 bridge over Reddy Branch Stream will be removed in conjunction with the closing of this portion of MD 97. Additional evaluation will be completed in detailed design because this bridge is National Register Eligible.

Having received "Location and Design Approval", Final Design will be completed and engineering plans will be prepared once funding for this phase has been identified.

Comments received at and subsequent to the October 3, 2001 Combined Location/Design Public Hearing were evaluated and made a part of the "Final Environmental Impact Statement" (FEIS). The "Location Design Public Hearing Transcript" and the "FEIS" adopted in support of Location and Design Approvals, are available for public inspection at the following locations during normal business hours:

Olney Community Library  
3500 Olney-Laytonsville Road  
Olney, MD 20832  
(301) 570-1232  
10:00 a.m. to 8:30 p.m. Monday - Thursday  
10:00 a.m. to 5:00 p.m. Friday  
9:00 a.m. to 5:00 p.m. Saturday

A-0408  
March 15, 16 & 17, 2005

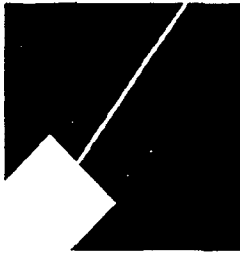


38

Maryland State Highway Administration  
Resource Center - 6th Floor  
707 North Calvert Street  
Baltimore, MD 21202  
(410) 545-5553  
8:00 a.m. to 4:30 p.m. Monday - Friday

Neil J. Pedersen  
State Highway Administrator

M-NCPPC



36/5 # 8  
7-29-99  
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

June 10, 1999

**MEMORANDUM**

TO: Larry Ponsford, Coordinator  
Development Review Division

VIA: Ronald C. Welke, Coordinator  
Transportation Planning

FROM: Shahriar Etemadi, Planner  
Transportation Planning

SUBJECT: Project Plan # 8-94030  
Silver Spring, Lot 4, Block C  
Caldor Building (Discovery)

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This memorandum is Transportation Planning staff's adequate public facilities review of the subject application.

**RECOMMENDATION**

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

1. Limit the development to 152,090 square feet of office use
2. Provide 40 feet of right-of-way from the center line of East-West Highway (MD 410) along the frontage of the property.
3. Provide 35 feet of right-of-way from the center line of Newell Road along the frontage of the property

**Local Area Transportation Review**

A traffic study was prepared as part of the requirements for the Local Area Transportation Review to assess the impact of the proposed development on the area transportation system. Staff

agrees with the conclusion of the study that the seven affected intersections in the study area will operate within the congestion standard (1800 CLV) established for the Silver Spring Central Business District (CBD) Policy Area.

Seven intersections surrounding the site were identified for evaluation in the traffic study. Five approved but unbuilt developments in the area were identified as the pipeline development affecting the area roadways. The generated traffic from the pipeline developments was added to the existing and the site generated trips to determine the impact of total future traffic on the intersections. As shown below, all intersections operate within 1,800 CLV and therefore the proposed development meets the requirements of LATR.

Intersection	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
1. Georgia Ave./E-W Hwy./13th St./Burlington Ave.	1,500	1,692	1,537	1,725	1,559	1,796
2. Kennett Street and 13th Street	167	236	167	236	278	330
3. Eastern Avenue and 13th Street	507	521	507	521	507	521
4. Eastern Avenue and Newell Street	440	538	440	538	443	541
5. Eastern Avenue and Blair Mill Road	437	538	457	549	457	549
6. East-West Hwy./Blair Mill Road/Newell Street	464	772	506	842	543	887
7. East-West Hwy. and Colesville Road	968	1,208	1,24	1,320	1,38	1,345

Policy Area Review/ Staging Ceiling Analysis

The subject area is located in the Silver Spring CBD policy area which has a remaining capacity of 1,894 jobs and 5,140 housing units as of March 31, 1999.

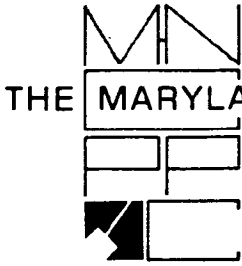
SE:cmd

cc: Dan Hardy

Discovery - Project Plan 8-94030.wpd.wpd

*file*

Corrected Opinion Mailed: July 29, 1997



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation  
(Motion of Comm. Richardson, seconded by Comm. Aron, with a vote of 5-0; Comms. Richardson, Aron, Floreen, Baptiste and Hussmann voting in favor).

MONTGOMERY COUNTY PLANNING BOARD  
CORRECTED  
OPINION

Preliminary Plan 1-94057

NAME OF PLAN: CALDOR

On 01-14-94, CALDOR C/O TROUT ET AL, submitted an application for the approval of a preliminary plan of subdivision of property in the CBD1 zone. The application proposed to create 1 lots on 78587.00 SQ FEET of land. The application was designated Preliminary Plan 1-94057. On 04-14-94, Preliminary Plan 1-94057 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-94057 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-94057, subject to the following conditions:

As part of the application for preliminary plan review, the applicant proposed including areas of ROW associated with existing Newell Road and park land currently owned and maintained by the Montgomery County Parks Department. In order for the area of the Newell Road ROW to be included in the preliminary plan application, the applicant necessarily initiated procedures with the Montgomery County Council to abandon such public ROW. The areas of the park and road ROW are depicted on "Attachment I".

As compensation for park land being included in the preliminary plan application the applicant must convey to the Parks Department a portion of the abandonment totalling not less than 2,430 square feet, if the abandonment is approved by the Council, at or before the time of record plat. The area being conveyed to the Parks Department is shown on Attachment I. The net result will be an increase in the area of park land and the creation of a better usable parcel of land for park purposes. The Parks Department need not exchange its property unless and until the abandonment is approved and it has received suitable assurances that the applicant will convey the area of new park land.

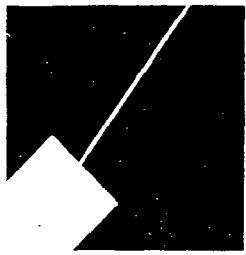
In conditionally approving the preliminary plan, the Planning Board incorporates all applicable findings and conclusions set forth in

its opinion, including the technical staff report, for the associated Project Plan 9-94001.

APPROVAL, including the abandonment of a portion of Newell Road, subject to:

- 1) Agreement with Planning Board to limit development to 133,290 square feet of retail use with a total of 333 jobs. Applicant shall implement a Transportation System Management Program pursuant to the FY 94 Annual Growth Policy which established the Transportation Management District (TMD) in the Silver Spring CBD. Agreement shall specify goals as outlined in Transportation Planning Division memo dated 4-6-94
- 2) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation. Applicant must meet all conditions prior to recording of plat or MCDEP issuance of sediment and erosion control permit
- 3) County Council resolution for the abandonment of Newell Road to be provided prior to site plan approval
- 4) The relocation and reconstruction of Newell Road to be phased and approved by MCDOT and MDSHA. Easements necessary to accomplish the reconstruction of Newell Road shall be identified on the record plat
- 5) Record plat to reference area of abandonment of Newell Road and acceptance of right-of-way by M-NCPPC to be included with existing park property
- 6) Dedication of East-West Highway (MD Rt. 410) 40' off center line per Silver Spring CBD Sector Plan
- 7) Conditions of MCDEP stormwater management approval dated 4-4-94
- 8) Submit amendment/revision to approved mandatory referral for Garage No. 9 prior to or together with site plan approval
- 9) Prior to applicant receiving use and occupancy permit for retail facility, Garage No. 9 must be accepted by MCDOT
- 10) No clearing, grading or recording of plat prior to site plan approval
- 11) Access and other right-of-way improvements to be approved by MCDOT and MDSHA
- 12) The approval of Preliminary Plan No. 1-94057 is dependent on applicant proceeding the Project Plan No. 9-94001
- 13) Other necessary easements
- 14) This preliminary plan will remain valid until August 26, 1997. 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.

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  
MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 9, 1999

SITE PLAN REVIEW: #8-94030A

PROJECT: Caldor / Discovery Creative and Technical Center

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*Action: Approval, subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Richardson, with a vote of 5-0.*

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The date of this written opinion is July 9, 1999. Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 8, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On June 24, 1999, Site Plan Review #8-94030A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved project plan for the optional method of development;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.



The Montgomery County Planning Board APPROVES Site Plan Review #8-94030A, which consists of 152,090 gsf of office use, subject to the following conditions:

1. Television studio uses subject to adoption by the Montgomery County Council of Zoning Text Amendment #99002, which would classify the proposed uses in combination as "Radio and Television Broadcasting Studio"
2. Applicant to join the Silver Spring Transportation Management District to reduce the single occupant vehicles in the area.
3. Revise Preliminary Plan to remove restriction on use and jobs
4. On Kennett, add choker and address drainage problem at loading dock
5. Correct East-West Highway plan dimensioning to show 40' ROW off center line
6. Revise landscape plan per staff report project description, for staff approval prior to Signature Set
7. Conditions of prior approval of Site Plan #8-94030 remain in full force and effect, unless specifically nullified by these amendments.
8. Update Acorn Park Maintenance Agreement at time of Signature Set
9. Standard Conditions dated October 10, 1995:
  - A. Site Plan Enforcement Agreement to delineate updated Transportation Management Agreement and park maintenance agreement
  - B. Signature set of site, landscape/lighting and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
    1. Methods and location of tree protection;
    2. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
    3. The development program inspection schedule.
    4. environmental setting protecting the historic resource or site.
  - C. No clearing or grading prior to M-NCPPC approval of signature set of plans.

G:\SPOPINIO\8-94030A

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: [REDACTED], 1999

SITE PLAN REVIEW: #8-94030A

PROJECT: Caldor / Discovery Creative and Technical Center

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*Action: Approval, subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Richardson, with a vote of 5-0.*

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The date of this written opinion is [REDACTED]. Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before [REDACTED] (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

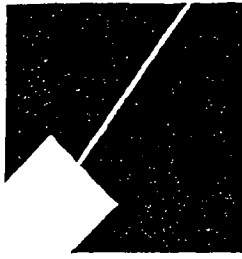
On June 24, 1999, Site Plan Review #8-94030A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved project plan for the optional method of development;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-94030A, which consists of 152,090 gsf of office use, subject to the following conditions:

1. Television studio uses subject to adoption by the Montgomery County Council of Zoning Text Amendment #99002, which would classify the proposed uses in combination as "Radio and Television Broadcasting Studio"
2. Applicant to join the Silver Spring Transportation Management District to reduce the single occupant vehicles in the area.
3. Revise Preliminary Plan to remove restriction on use and jobs
4. On Kennett, add choker and address drainage problem at loading dock
5. Correct East-West Highway plan dimensioning to show 40' ROW off center line
6. Revise landscape plan per staff report project description, for staff approval prior to Signature Set
7. Conditions of prior approval of Site Plan #8-94030 remain in full force and effect, unless specifically nullified by these amendments.
8. Update Acorn Park Maintenance Agreement at time of Signature Set
9. Standard Conditions dated October 10, 1995:
  - A. Site Plan Enforcement Agreement to delineate updated Transportation Management Agreement and park maintenance agreement
  - B. Signature set of site, landscape/lighting and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
    1. Methods and location of tree protection;
    2. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
    3. The development program inspection schedule.
    4. environmental setting protecting the historic resource or site.
  - C. No clearing or grading prior to M-NCPPC approval of signature set of plans.

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

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 9, 1999

PROJECT PLAN REVIEW #9-94001A

PROJECT NAME: Caldor / Discovery Creative and Technical Center

*Action: Approval of 152,090 gsf of office. Motion to approve the application was made by Commissioner Bryant, seconded by Commissioner Richardson, with a vote of 5-0.*

The date of this written opinion is July 9, 1999 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this Project Plan shall remain valid until August 8, 2001, as provided in Section 59-D-2.7.

On June 24, 1999, Project Plan Review #9-94001A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

- (a) *It would comply with all of the intents and requirements of the zone.*
- (b) *It would conform to the approved and adopted sector plan or an urban renewal plan approved under Chapter 56.*
- (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.*
- (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.*

- (e) *It would be more efficient and desirable than could be accomplished by the use of the standard method of development.*
- (f) *It would include moderately priced dwelling units in accordance with chapter 25A of this Code, if the requirements of that chapter apply.*
- (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.*~~
- (h) *Any applicable requirements for forest conservation under Chapter 22A.*
- (i) *Any applicable requirements for water quality resource protection under Chapter 19.*

Therefore the Board approves Project Plan #9-94001A with the following conditions:

1. Television studio uses subject to adoption by the Montgomery County Council of Zoning Text Amendment #99002, which would classify the proposed uses in combination as "Radio and Television Broadcasting Studio"
2. Applicant to join the Silver Spring Transportation Management District to reduce the single occupant vehicles in the area.
3. Revise Preliminary Plan to remove restriction on use and jobs
4. Revise landscape plan per staff report project description, for staff approval prior to Site Plan Signature Set
5. Conditions of prior approval of Project Plan #9-94001 remain in full force and effect, unless specifically nullified by these amendments.



**Thursday, June 24, 1999, 1:00 P.M.**

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, [www.mncppc.org](http://www.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.mncppc.org](http://www.mncppc.org)

- 10:00 a.m.**                    **GENERAL MEETING AND LUNCH** (*Third Floor Conference Room*)  
Program Coordination, Legal, Legislation and Administrative Items, and Executive Session - Lease Negotiations
- 1:00 p.m.**                    Roll Call  
Approval of Minutes  
Commissioners' Reports  
Directors' Reports  
Reconsideration Requests
- 1:15 p.m.**                    1. **Board of Appeals Petition No. S-2390** (Special Exception) - Farm and Home Service, Inc., applicant, requests a special exception to permit the operation of a retail and wholesale horticultural nursery; RDT Zone; 23000 Davis Mill Road, Germantown - *Approval with conditions.*
2. **Board of Appeals Petition No. S-2391** (Special Exception) - Farm and Home Service, Inc., applicant, requests a special exception to permit the operation of a farm supply store for the display and selling of farm products, farm tools, and domestic products; RDT Zone; 23000 Davis Mill Road, Germantown - *Approval with conditions.*
3. **Proposed Filing Fees for Subdivision, Site, and Project Plans for FY 00**; and interim revisions to application forms, check lists, and submission requirements - *Approval.*
- \*4. **Preliminary Plan Review No. 1-99065 - Wheaton Haven**; RT-10 Zone; 22 lots requested; 2.57 acres; west side of Horde Street, across from Alberti Drive; Kensington-Wheaton - *Approval with conditions.*
- \*5. **Site Plan Review No. 8-99034 - Wheaton Haven**; RT-10 Zone; 22 townhouse units requested; 2.57 acres gross tract area; west side of Horde Street, across from Alberti Drive; Kensington-Wheaton - *Approval with conditions.*



- \*6. **Preliminary Plan Review No. 1-99062 - Maple Ridge at White Oak;** RT-8 Zone; 1 lot requested; 7.08 acres; west side of Lockwood Drive, approximately 100 feet south of Arrington Drive; Fairland-White Oak - *Approval with conditions.*
- \*7. **Site Plan Review No. 8-99031 - Maple Ridge at White Oak;** RT-8 Zone; 105 domiciliary care units requested; 7.08 acres gross tract area; west side of Lockwood Drive, approximately 100 feet south of Arrington Drive; Fairland-White Oak - *Approval with conditions.*
- \*8. **Preliminary Plan Review No. 1-99063 - Maple Ridge;** RT-8 Zone; 4 lots requested (4 units); 1.06 acres; southwest quadrant, Lockwood Drive and Oak Leaf Drive; Fairland-White Oak - *Approval with conditions.*
- \*9. **Preliminary Plan Review No. 1-99076 - Grosvenor Village;** PD-25 Zone; 3 lots requested (860 dwelling units with retail); 30 acres; southeast quadrant, Tuckerman Lane and Rockville Pike (MD 355); Grosvenor - *Approval with conditions.*

\*10. **Record Plats**

\*11. **Project Plan Amendment No. 9-94001A - Caldor/ Discovery Creative and Technical Center;** CBD-1 Zone; 152,090 square feet office requested; 1.75 acres gross tract area; southeast quadrant, East-West Highway and Newell Road; Silver Spring CBD - *Approval with conditions.*

\*12. **Site Plan Amendment No. 8-94030A - Caldor/Discovery Creative and Technical Center;** CBD-1 Zone; 152,090 square feet office requested; 1.75 acres gross tract area; southeast quadrant, East-West Highway and Newell Road; Silver Spring CBD - *Approval with conditions.*

13. **Mandatory Referral No. 99001-WSSC-1 - Potomac Solids Handling Facility;** River Road, Potomac - *Conditional approval.*

5:45 p.m. **D I N N E R**

7:30 p.m. 14. **North and West Silver Spring Master Plan (Public Hearing Draft),** Worksession #3 (Montgomery Hills - Staff presentation of proposed concept and public comment to follow) - *Discussion.*

\*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**

- June 19 - 3:00 p.m., Hadley's Playground Dedication, Falls Road Local Park, 12600 Falls Road, Potomac, MD (4:00 p.m., Ribbon Cutting)
- 21 - 7:00 p.m., Western Montgomery Citizen Advisory Board, Bethesda-Chevy Chase Services Center
- 21 - 7:15 p.m., Upcounty Citizen Advisory Board, Regional Services Center, Germantown, MD
- 23 - 7:30 p.m., Potomac Master Plan Advisory Group, Rockwood-Brooke Hall, 11001 MacArthur Blvd., Potomac, MD
- 23 - 7:30 p.m., Historic Preservation Commission Meeting, MRO Auditorium

Notices and Reminders (Continued)

- |             |            |   |   |
|-------------|------------|---|---|
| <b>June</b> | 24 -       | 1:00 p.m.,  | Montgomery County Planning Board Meeting, MRO, Auditorium   |
|             | 24 -       | 7:30 p.m.,  | MCPB Worksession #3 on North and West Silver Spring Master Plan (Montgomery Hills), MRO Auditorium          |
| <b>July</b> | 1 -        | 9:30 a.m.,  | Montgomery County Planning Board Meeting, MRO Auditorium  |
|             | 1 -        | _____   | Project Plan No. 9-98001- Highlands of Clarksburg, MRO Auditorium   |
|             | 5 -        | <b>Holiday,</b>   | <b>Independence Day</b>   |
|             | 7 -        | 7:15 p.m.,  | East County Citizen Advisory Board, Eastern Montgomery Regional Services Center, 13436 New Hampshire Avenue |
|             | 8 -        | 9:30 a.m.,  | Montgomery County Planning Board Meeting, MRO Auditorium  |
|             | 8 -        | 7:30 p.m.,  | MCPB Worksession #4 on North and West Silver Spring Master Plan, MRO Auditorium                             |
|             | 12 -       | 7:00 p.m.,  | Silver Spring Regional Citizens Advisory Board Meeting, MRO Auditorium                                      |
|             | 12 -       | 7:15 p.m.,  | Upcounty Citizen Advisory Board, Regional Services Center, Germantown, MD                                   |
|             | 14 -       | 7:30 p.m.,  | Historic Preservation Commission Meeting, MRO Auditorium  |
|             | 15 -       | 9:30 a.m.,  | Montgomery County Planning Board Meeting, MRO Auditorium  |
|             | 15 -       | 4:00 p.m.,  | Downtown Silver Spring Urban District Advisory Committee, Lee Building, 2nd Floor Conference Room           |
|             | 15 -       | 7:30 p.m.,  | Presentation of Staff Drafts for East Silver Spring and Takoma Park Master Plans, MRO Auditorium            |
|             | 19 -       | 7:00 p.m.,  | Western Montgomery Citizens Advisory Board Meeting, Bethesda-Chevy Chase Services Center                    |
|             | 20 -       | 7:45 p.m.,  | Bethesda Urban Partnership, Board of Directors, 7906 Woodmont Avenue, Bethesda                              |
|             | 20 -       | 7:15 p.m.,  | Mid-County Citizens Advisory Board Meeting, 2424 Reddie Drive   |
|             | 21 -       | 9:30 a.m.,  | Full Commission Meeting, PRA Auditorium   |
|             | 21 -       | 7:00 p.m.,  | Northern Recreation Board Meeting, Upcounty Services Center (tentative)                                     |
|             | 22 -       | 9:30 a.m.,  | Montgomery County Planning Board Meeting, MRO Auditorium  |
|             | 22 -       | _____   | MCPB Final Worksession on North and West Silver Spring Master Plan, MRO Auditorium                          |
|             | 28 -       | 7:30 p.m.,  | Potomac Master Plan Advisory Group, Rockwood Manor-Brooke Hall, 11001 MacArthur Blvd., Potomac              |
| 28 -        | 7:30 p.m., | Historic Preservation Commission Meeting, MRO Auditorium                |   |
| 29 -        | 1:00 p.m., | Montgomery County Planning Board Meeting, MRO Auditorium                |   |
| 29 -        | _____      | Project Plan No. 9-99002 - Chevy Chase Center, MRO Auditorium           |   |
| 31 -        | 9/26/99    | Butterfly Show at Brookside Gardens, 1800 Glenallen Avenue, Wheaton, MD |   |



M-NCPCC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

May 21, 1999

**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 May 24, 1999

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

#7-99055	Old Anglers Cove (Lots 10-13)
#7-99056	Leisure World
#1-99046	6935 Arlington Road
#1-99070	Shady Grove Plaza
[8-99037]	
#1-99075	Ohev Sholom Talmud Tora Congregation
#1-99078	Aljon Property
#1-99079	Kellbrodean Estates
#1-99080	Avery Village
#8-99041	Tyner Property
#8-99039	Kaiser Property-Seneca Meadows Corporate Center

The following subdivision plan involves identified historic resource:

#9-94001A Caldor/Discovery Creative & Technical Center - This involves *Master Plan*  
[8-94030A] Resource #36/5 - Acorn Gazebo. The issues concerning the integration of the historic resource into the new project were all addressed in the original Project Plan and Site Plan. Outstanding issues are the on-going maintenance of the park, and the operation of the Silver Spring.

Development Review Division Transmittal

DATE MAILED: 5/7/99

TO:

*Ugo*

Site Plan Review #8-94030 A Project Plan #9-94001 A

Zone: CBD-1

Project: CALDCR - DISCOVERY CHANNEL

Location: SILVER SPRING

SCHEDULE

Development Review Committee: 5/24/99  
Tentative Planning Board Agenda: 6/29/99

ACTION

- Information
- Review and Comments by
- Other

ENCLOSURES

Copy of: Supporting Material As Appropriate

RESPONSE

- No Comment
- Comments Attached/Separate Cover
- Comments as follows:

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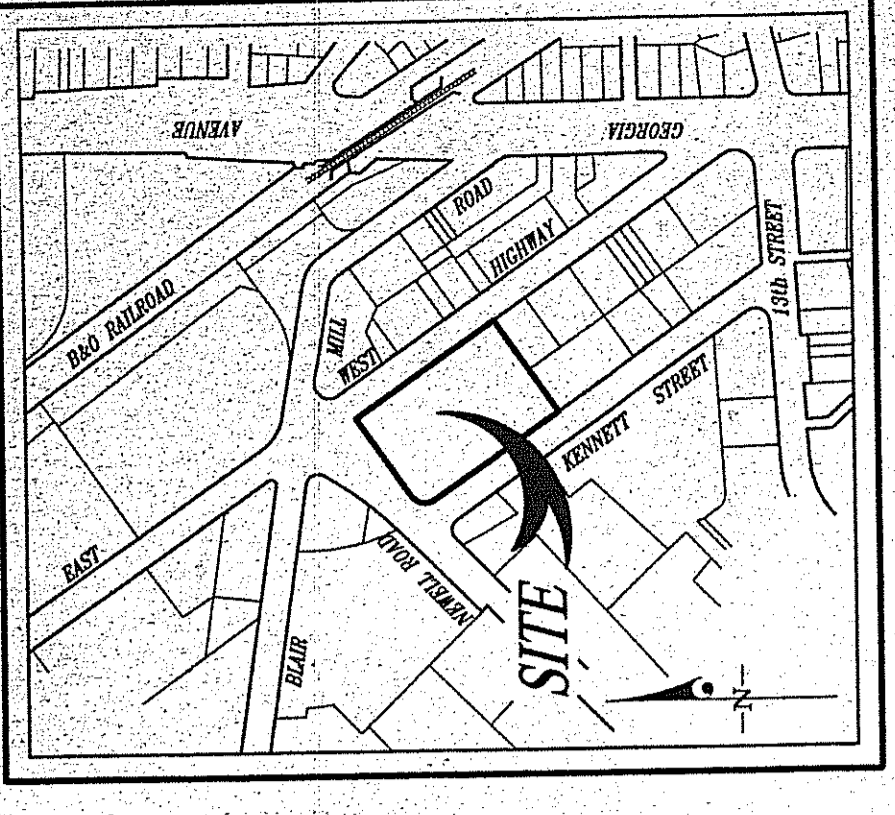
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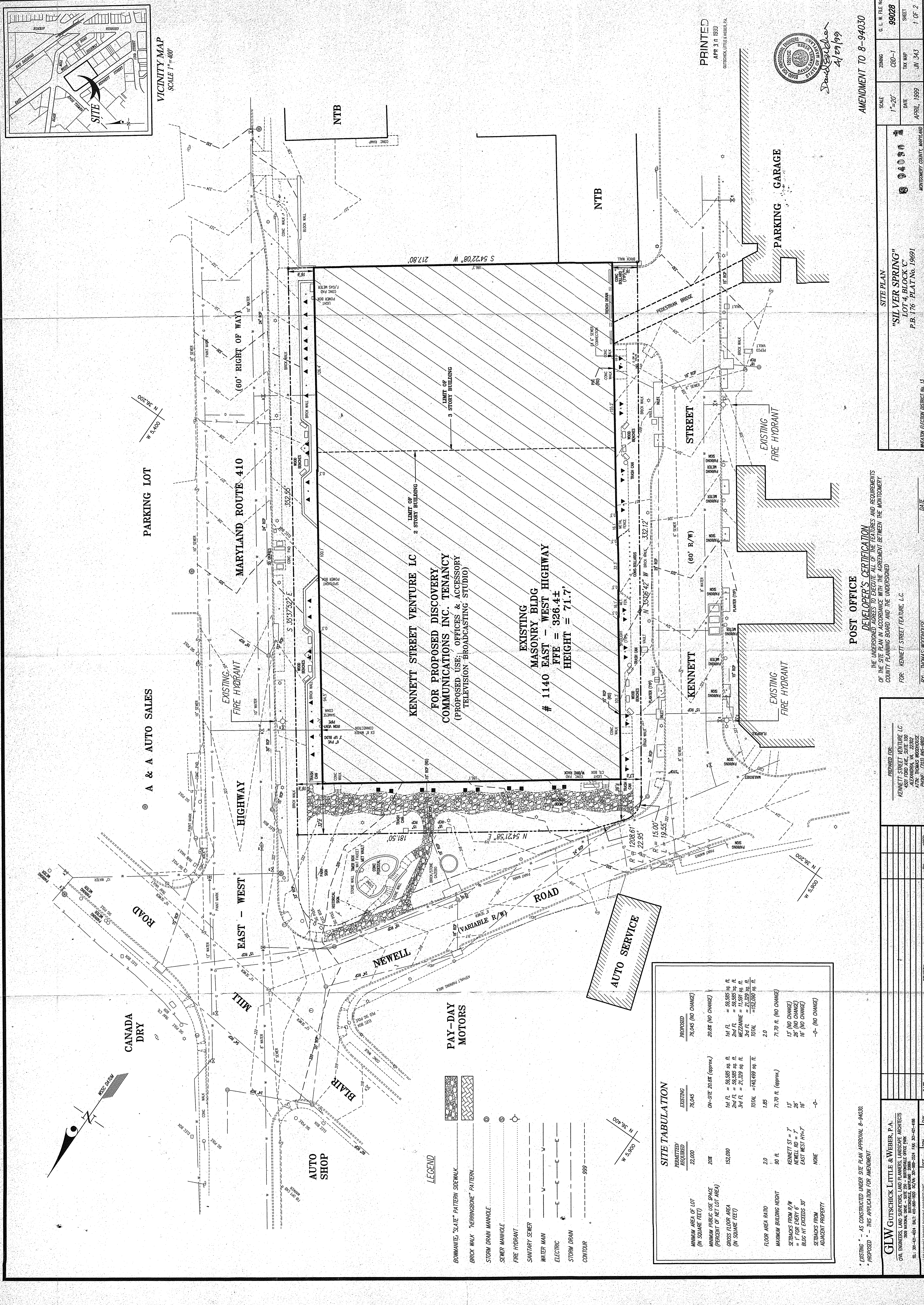
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For more information, contact: LARRY PONSFORD at (301)495-4595.



VICINITY MAP  
SCALE 1"=400'



PARKING LOT

A & A AUTO SALES

CANADA DRY

MARYLAND ROUTE 410

EAST - WEST HIGHWAY

MILL

AUTO SHOP

KENNETT STREET VENTURE LC  
FOR PROPOSED DISCOVERY  
COMMUNICATIONS INC. TENANCY  
(PROPOSED USE: OFFICES & ACCESSORY  
TELEVISION BROADCASTING STUDIO)

EXISTING  
MASONRY BLDG  
# 1140 EAST - WEST HIGHWAY  
FFE = 326.4±  
HEIGHT = 71.7'

AUTO SERVICE

PARKING GARAGE

MINIMUM AREA OF LOT (IN SQUARE FEET)	PROPOSED	EXISTING	PERMITTED/REQUIRED
MINIMUM PUBLIC USE SPACE (PERCENT OF NET LOT AREA)	20.0%	20.0%	20%
GROSS FLOOR AREA (IN SQUARE FEET)	152,000	152,000	152,000
FLOOR AREA RATIO	2.0	1.85	2.0
MAXIMUM BUILDING HEIGHT	90 ft.	71.70 ft. (approx.)	71.70 ft. (NO CHANGE)
SETBACKS FROM R/W FOR EVERY FLOOR EXCEPT 30'	KENNETT ST = 7'	13'	13' (NO CHANGE)
	NEWELL RD = 7'	26'	26' (NO CHANGE)
	EAST WEST HWY = 7'	16'	16' (NO CHANGE)
SETBACKS FROM ADJACENT PROPERTY	NONE	0-	0- (NO CHANGE)

PAY-DAY MOTORS

LEGEND

- BOMANITE "SLATE" PATTERNS SIDEWALK.....
- BRICK WALK "HERRINGBONE" PATTERNS.....
- STORM DRAIN MANHOLE.....
- SEWER MANHOLE.....
- FIRE HYDRANT.....
- SANITARY SEWER.....
- WATER MAIN.....
- ELECTRIC.....
- STORM DRAIN.....
- CONTOUR.....

SITE TABULATION

PERMITTED/REQUIRED	EXISTING	PROPOSED
22,000	76,045	76,045 (NO CHANGE)
20%	20.0%	20.0% (NO CHANGE)
152,000	152,000	152,000 (NO CHANGE)
2.0	1.85	2.0
90 ft.	71.70 ft. (approx.)	71.70 ft. (NO CHANGE)
KENNETT ST = 7'	13'	13' (NO CHANGE)
NEWELL RD = 7'	26'	26' (NO CHANGE)
EAST WEST HWY = 7'	16'	16' (NO CHANGE)
NONE	0-	0- (NO CHANGE)

AMENDMENT TO 8-94030

POST OFFICE DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL OF THE FEATURES AND REQUIREMENTS OF THE SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

FOR: KENNETT STREET VENTURE, L.C.  
BY: THOMAS WOODHOUSE

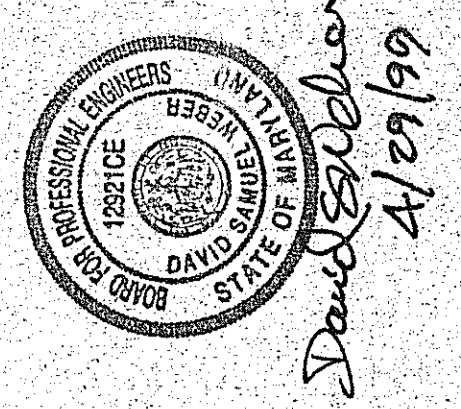
PREPARED FOR:  
KENNETT STREET VENTURE, L.C.  
1601 PROBYN DRIVE, SUITE 100  
ALEXANDRIA, VA 22302  
ATTN: THOMAS WOODHOUSE  
PHONE: (703) 845-8602

DATE	CHK.	APPR.	REVISION

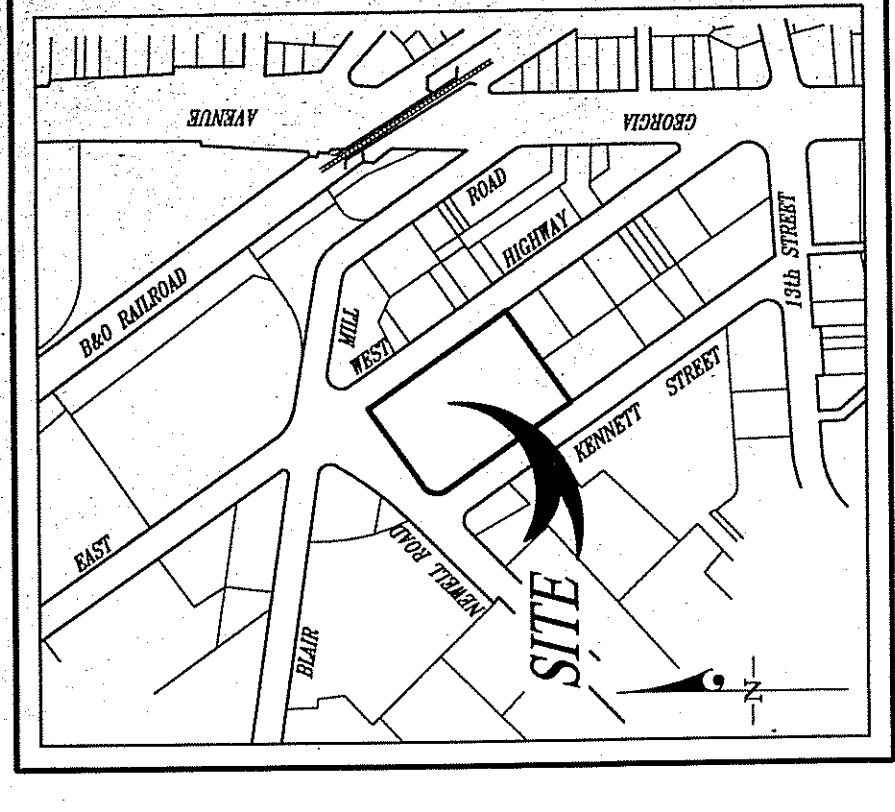
\* EXISTING - AS CONSTRUCTED UNDER SITE PLAN APPROVAL 8-94030  
PROPOSED - THIS APPLICATION FOR AMENDMENT

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
1000 WOODLAND DRIVE, SUITE 200 - BIRMGHAM OFFICE PARK  
BIRMINGHAM, ALABAMA 35202  
TEL: 334-471-4601 FAX: 334-471-4188  
WWW.GLW.COM

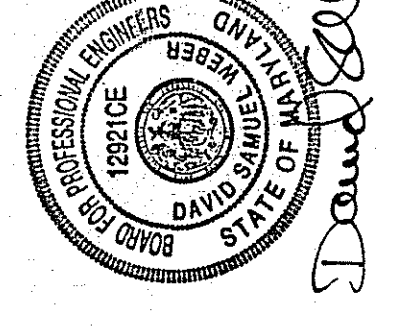
G. L. W. FILE NO.	ZONING	SCALE	SHEET
99028	CRD-1	1"=20'	1 OF 2
TAX MAP	DATE	SITE PLAN	
JUN 343	APRIL, 1999	"SILVER SPRING" LOT 4, BLOCK 'C' P.B. 176 - PLAT No. 19691	
MONTGOMERY COUNTY, MARYLAND		WESTON ELECTRON DISTRICT No. 13	



David S. Weber  
4/27/99

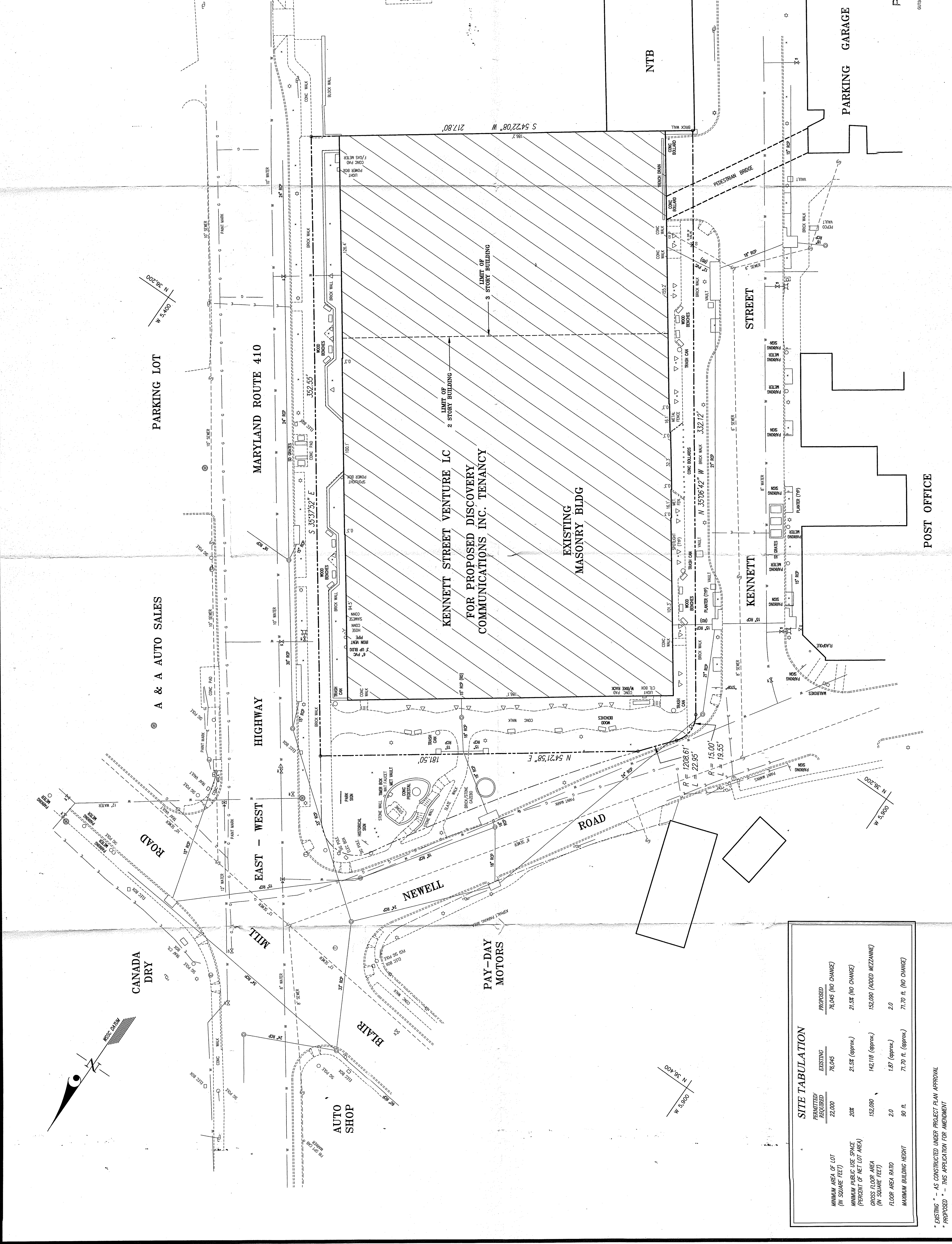


VICINITY MAP  
SCALE 1"=400'  
9 84001



PRINTED  
APR 15 1999  
GUTSCHICK LITTLE & WEBER, P.A.

PROJECT PLAN EXHIBIT	SCALE	ZONING	G. L. W. FILE NO.
"SILVER SPRING"	1"=20'	CBD-1	99028
LOT 4, BLOCK C	DATE	TAX MAP	SHEET
P.B. 176 PLAT. NO. 19891	MARCH, 1999	JN 343	1 OF 1
MONTGOMERY COUNTY, MARYLAND			



	PERMITTED	EXISTING	PROPOSED
MINIMUM AREA OF LOT (IN SQUARE FEET)	22,000	76,045	76,045 (NO CHANGE)
MINIMUM PUBLIC USE SPACE (PERCENT OF NET LOT AREA)	20%	21.5% (approx.)	21.5% (NO CHANGE)
GROSS FLOOR AREA (IN SQUARE FEET)	152,000	142,118 (approx.)	152,000 (ADDED MEZZANINE)
FLOOR AREA RATIO	2.0	1.87 (approx.)	2.0
MAXIMUM BUILDING HEIGHT	90 ft.	71.70 ft. (approx.)	71.70 ft. (NO CHANGE)

\* EXISTING \* - AS CONSTRUCTED UNDER PROJECT PLAN APPROVAL  
\* PROPOSED \* - THIS APPLICATION FOR AMENDMENT

GLW GUTSCHICK LITTLE & WEBER, P.A.  
ONE ENGINEERS LANE SUITE 200 - BETHESDA OFFICE PARK  
3900 MONROE DRIVE - SUITE 200 - BETHESDA, MD 20814  
TEL: 301-461-0604 FAX: 301-461-1108  
WWW.GLW.COM

PREPARED FOR:  
KENNETH STREET VENTURE LC  
4001 SILVER SPRING ROAD  
ALEXANDRIA, VA 22304  
ATTN: THOMAS WOODHOUSE

NO.	REVISION	DATE	BY	APP.

POST OFFICE

PARKING GARAGE

NTB

NTB

PARKING LOT

A & A AUTO SALES

CANADA DRY

PAY-DAY MOTORS

AUTO SHOP

KENNETH STREET VENTURE LC  
FOR PROPOSED DISCOVERY  
COMMUNICATIONS INC. TENANCY

EXISTING  
MASONRY BLDG

MARYLAND ROUTE 410

HIGHWAY

EAST - WEST

MILL

NEWELL

BLAIR

KENNETT STREET

KENNETT

ROAD

N 36°20' W 5°40'

N 36°20' W 5°40'

N 36°40' W 5°00'

S 54°22'08" W 217.80'

S 35°37'52" E 352.55'

N 54°21'58" E 181.50'

R = 1208.61  
L = 22.95'

R = 15.00'  
L = 19.55'

N 35°06'42" W 332.72'

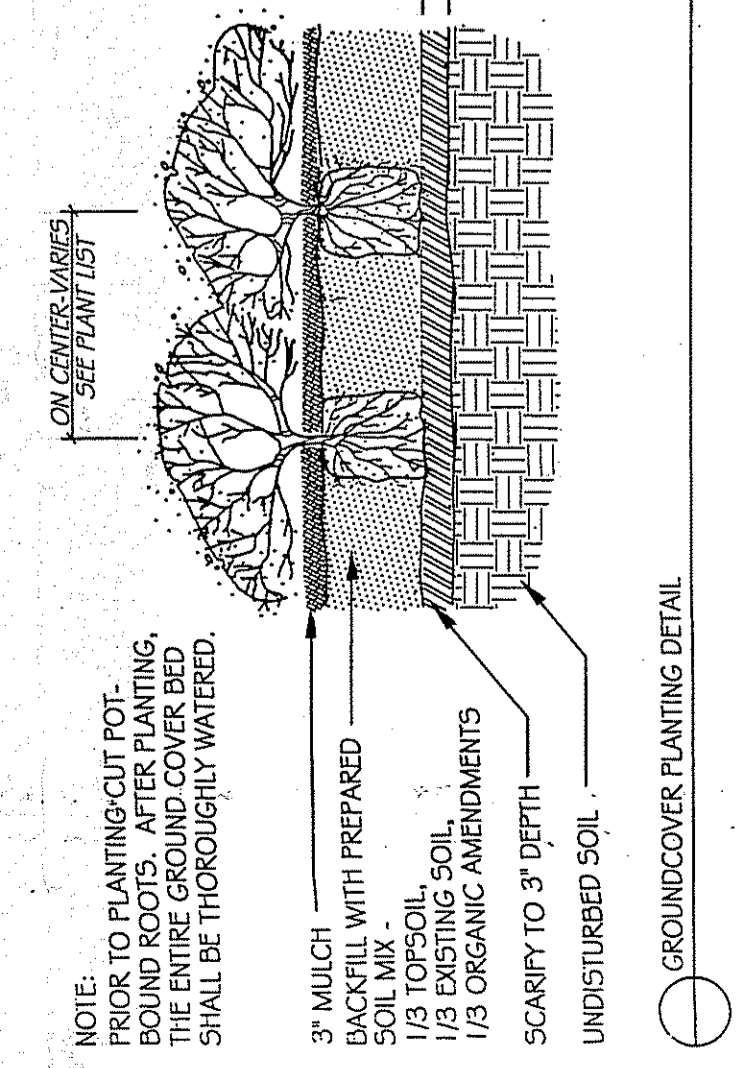
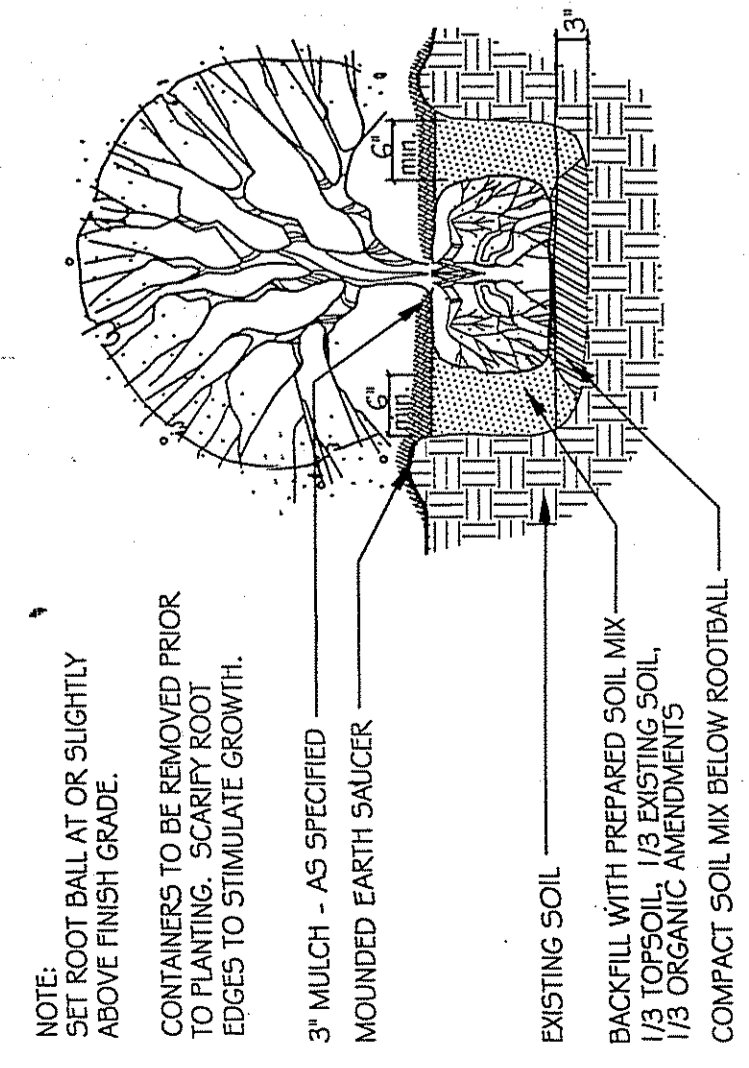
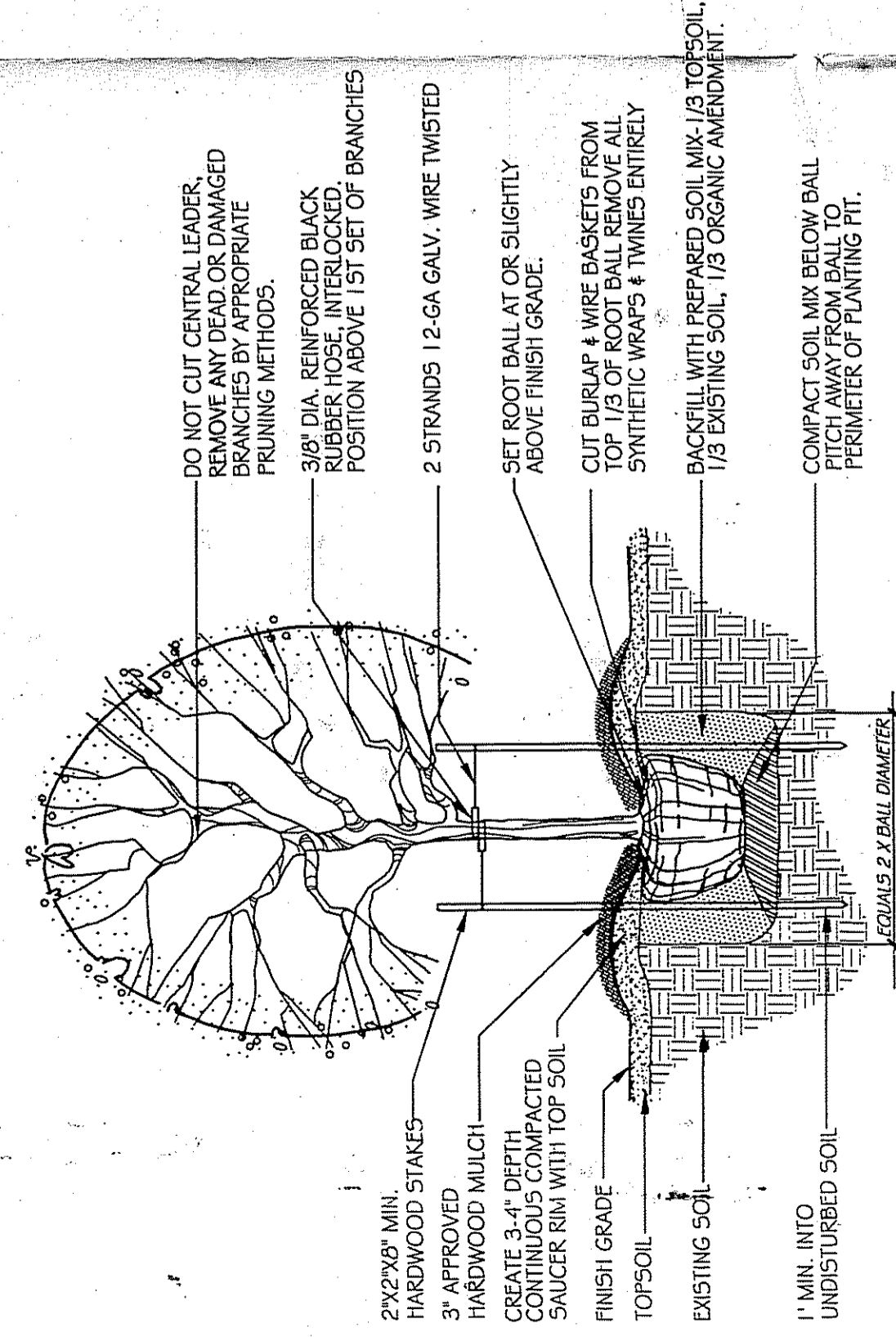
LIMIT OF 3 STORY BUILDING

LIMIT OF 2 STORY BUILDING

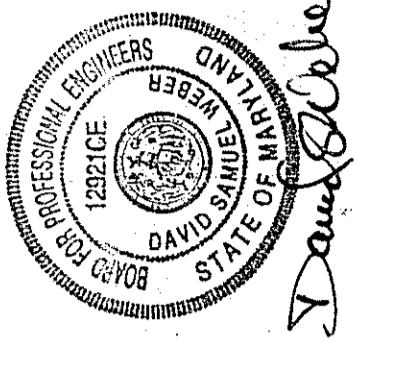
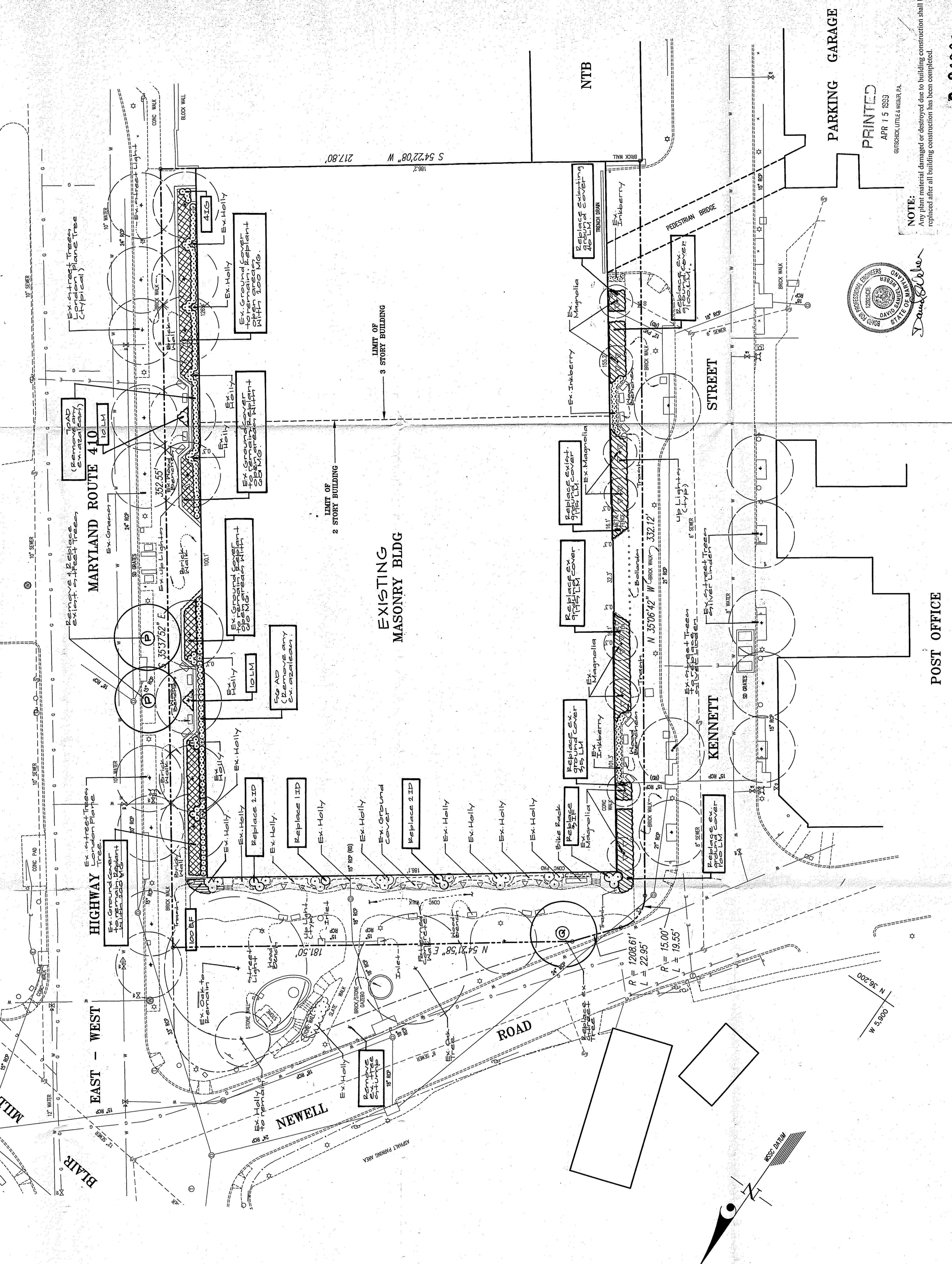
LIMIT OF 3 STORY BUILDING

**PLANT LIST**

KEY QTY	NAME - BOTANICAL/COMMON	SIZE	ROOT	COMMENTS
<b>SHADE TREES</b>				
P 2	Platanus occidentalis London Plane	3 - 3.5' cal.	B & B	Straight Central Leader
Q 1	Quercus alba (Northern) Red Oak	3.5 - 4' cal.	B & B	Straight Central Leader
<b>SHRUBS</b>				
AD 126	Azalea 'Delaware Valley White' Delaware Valley White Azalea	18 - 24" sp.	Cont.	
ID 5	Ilex cornuta 'Ducula' Ducula Holly	24 - 30" ht.	Cont.	
IF 3	Ilex x attenuata 'Fosteri' Fosteri Holly	5 - 6' ht.	B & B/Cont.	
IG 4	Ilex glabra 'Compacta' Holly	24 - 30" ht.	Cont.	
<b>PERENNIAL AND GROUNDCOVERS</b>				
EF 100	Euonymus fortunei 'Coloratus' Wintergreen	2.25 PP	Cont.	
LM 645	Liriodendron tulipifera 'Big Blue' Big Blue Liriodendron	1 gal.	Cont.	
MG 520	Ophiopogon japonicus Meadow Grass	2.25 PP	Cont.	



- PLANTING NOTES**
- All plants provided by Contractor to be nursery grown and furnished in accordance with AAN "American Standards for Nursery Stock" ANSI Z60.1.
  - All trees to be planted in accordance with the following conditions:
    - Stock will be accepted.
    - Plant material substitution will not be allowed unless contractor can prove market unavailability at the time of construction. If substitutions must be made, they shall be approved in writing by the architect.
    - The Contractor shall notify all utility companies (five (5) days prior to beginning work.
    - Any damage to the existing utilities, buildings, paving, curb and walls, and vegetation, by the Contractor, (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the Contractor at his expense.
    - All areas disturbed during construction are to be seeded unless noted otherwise.
    - All cuts and pines shall be planted during the spring planting season only.
    - All trees shall be planted in accordance with the following conditions:
      - Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition.
      - All Plant bed shall be mulched with 3" shredded hardwood mulch.



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APR 15 1999  
GURTSCHICK LITTLE & WEBBER, P.A.

NOTE:  
Any plant material damaged or destroyed due to building construction shall be replaced after all building construction has been completed.

SCALE 1"=20'  
DATE MARCH, 1999  
JOB NO. 94001

LANDSCAPE PLAN	SCALE	ZONING	G. L. W. FILE No.
"SILVER SPRING"	1"=20'	CD-1	99028
LOT 4, BLOCK C	DATE	TAX MAP	SHEET
P.B. 176 PLAT No. 19691	MARCH, 1999	JUN 343	1 OF 1

PREPARED FOR:  
KENNETT STREET VENTURE, LLC.  
4501 100th AVE. SUITE 400  
ALEXANDRIA, VA 22302  
ATTN: THOMAS WOODHOUSE

DES.	DRN.	CHK.	DATE	BY	APPR.

GLW GUTSCHICK LITTLE & WEBBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, AND PLANNERS, LANDSCAPE ARCHITECTS  
300 MARINA CENTER DRIVE  
BETHESDA, MARYLAND 20814  
TEL: 301-471-4244 FAX: 301-471-4188

8041 Kennett Street  
Silver Spring, Maryland

Application for

AMENDMENT TO PROJECT PLAN NO. 9-94001

Optional Method Development  
(formerly Caldor)

Prepared For:

Kennett Street Venture, L.C.  
April 1999

8041 Kennett Street  
Silver Spring, Maryland

Application for

AMENDMENT TO PROJECT PLAN NO. 9-94001

Optional Method Development  
(formerly Caldor)

Prepared For:

Kennett Street Venture, L.C.

April 1999

Amendment to Project Plan No. 9-94001

Optional Method Development Application for  
Kennett Street Venture, L.C.

Submitted by:

Kennett Street Venture, L.C.  
4501 Ford Avenue, Suite 100  
Alexandria, Virginia 22302-1435  
703-845-9805

April 1999



## **Project Team**

**APPLICANT:**

Kennett Street Venture, L.C.  
Contact: Thomas Woodhouse  
4501 Ford Avenue, Suite 100  
Alexandria, Virginia 22302-1435  
Telephone: 703-845-9805

**ZONING ATTORNEY:**

Linowes and Blocher LLP  
Contacts: Stephen Z. Kaufman, Esquire  
Todd D. Brown, Esquire  
1010 Wayne Avenue, Suite 1000  
Silver Spring, Maryland 20910-5600  
Telephone: 301-588-8580

**ARCHITECT:**

M. Arthur Gensler, Jr. & Associates, Inc.  
Contact: Jeffrey Purvis  
2020 K Street, N.W.  
Washington, D.C. 20006  
Telephone: 202-721-5200

**CIVIL ENGINEER:**

Gutschick, Little & Weber  
Contact: David S. Weber  
3909 National Drive, Suite 250  
Burtonsville, Maryland 20866  
Telephone: 301-421-4024

**TRAFFIC CONSULTANT:**

Wells & Associates, LLC  
Contact: Martin J. Wells  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102  
Telephone: 703-917-6620

**TABLE OF CONTENTS**

	<u>Page</u>
I. INTRODUCTION	
A. Letter of Introduction .....	1
B. Application .....	3
C. Summary of Proposal .....	7
II. EXISTING CHARACTERISTICS OF THE SITE AND SURROUNDING PROPERITES	
A. Narrative Description of Site and Surrounding Property .....	12
B. Names and Addresses of Adjacent Property Owners .....	17
III. PROJECT PLAN	
A. Narrative Description of the Project .....	19
B. Parking and Loading .....	19
C. Architectural Design and Facade Fenestration .....	24
D. Public Amenities and Improvements .....	24
IV. SECTOR PLAN CONFORMANCE .....	26
V. CONFORMANCE TO THE ZONING ORDINANCE .....	30
VI. UTILITY ANALYSIS .....	33
VII. TRAFFIC IMPACT ANALYSIS: SUMMARY OF CONCLUSIONS .....	41
FIGURES	
1. Subdivision Plat for Lot 4, Block C, Silver Spring Subdivision.....	8
2. Preliminary Plan No. 1-94057 .....	9

**TABLE OF CONTENTS (cont.)**

	<u>Page</u>
3. CBD Boundary *	13
4. Existing Zoning **	14
5. Approved Public Amenity Plan (for Caldor)	15
6. Existing Land Uses **	16
7. Project Plan Amendment	20
8. Conceptual Building Elevations	21
9. Conceptual Building Elevations	22
10. Conceptual Building Elevation	23
11. Rendered Landscape Plan	25
12. CBD Districts *	27
13. Recommended Zoning **	28
14. Existing Water Lines	34
15. Existing Sewer Lines	36
16. Existing Storm Drains	38
17. MCDPS Stormwater Management Approval Letter	39
18. Other Existing Utilities	40

- Sources:
- \* Silver Spring CBD Sector Plan (April 1993)
  - \*\* Silver Spring CBD Sector Plan Update - Public Hearing Draft (July 1998)

April 16, 1999

Stephen Z. Kaufman  
301.650.7056  
Todd D. Brown  
301.650.7113

**I. INTRODUCTION**

**A. Letter of Introduction**

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

Re: Optional Method of Development Application for Kennett Street Venture, L.C:  
Amendment to Project Plan No. 9-94001 (formerly, Caldor)

Dear Mr. Hussmann:

In accordance with Section 59-D-2, et seq., of the Montgomery County Code 1994 (as amended) Kennett Street Venture, L.C. ("Venture"), contract purchaser of the property which is the subject of this application, submits this application for amendment to approved Project Plan No. 9-94001 ("Application") for 8041 Kennett Street, Silver Spring, Maryland (the "Property"). In addition to the original Application, twenty (20) copies of the Application are included for use by the public.

This Application consists of a proposal for the redevelopment and reuse of the former Caldor Store located between East-West Highway, Kennett Street and Newell Road in South Silver Spring. The proposal is for a composite of uses classified by the Montgomery County Department of Permitting Services as "Offices, business" and accessory television broadcasting studio uses. Upon the anticipated adoption by the Montgomery County Council of Zoning Text Amendment No. 99002, the proposed uses will be classified in combination as "Radio and Television Broadcasting Studio".

Venture has entered into a long-term lease with Discovery Communications, Inc. ("Discovery") for the Property. Discovery intends to establish a number of uses on the Property, including the

William H. Hussmann, Chair

April 16, 1999

Page Two

Discovery Creative and Technical Center which will consist of the hub for all of the Discovery Communication, Inc.'s computer operations. The Property will also house production and editing facilities, a videotape library, business offices and potential accessory studio uses as permitted in the CBD-1 Zone.

This redevelopment project will consist principally of interior renovations to the existing building constructed on the Property. The Application also proposes exterior improvements to the building, including facade renovations and the addition of a number of windows to the building. Significantly, the substantial amenity package provided by The Caldor Corporation as a part of Project Plan No. 9-94001 and Site Plan No. 8-94030 will remain in place, including the Silver Spring Memory Wall, the extensive renovations to the Silver Spring Acorn Park, the undergrounding of utilities, and the installation of streetscaping along East-West Highway and Kennett Street, including street trees, brick pavers, landscaping and Washington Globe street lamps.

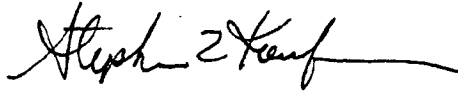
Within two weeks of the transmission of this Application, Venture will be submitting an application to amend Site Plan No. 8-94030 consistent with the proposal described herein. Venture respectfully requests that the Project Plan Amendment Application and the Site Plan Amendment Application be processed simultaneously and scheduled for public hearing on the same date.

The required Project Plan Amendment Application filing fee (\$1,000.00) and fee for two (2) signs (\$140.00) to be posted on the Property are remitted in the single enclosed check in the amount of \$1,140.00.

If you have any questions regarding the enclosed, please do not hesitate to contact us.

Respectfully submitted,

LINOWES AND BLOCHER LLP



Stephen Z. Kaufman



Todd D. Broyn



# APPLICATION

## Project Plan Review - AMENDMENT

For M-NCPPC Staff Use Only			
Date Application Received	_____	PPR File Number	_____
Date Application Complete	_____ by _____	NR/FSD Number	_____
DRC Meeting Date	_____	Fee (Attach Fee Worksheet)	_____
Hearing Date	_____	Sign Deposit	_____
PPR Deadline	_____	Fees Received By	_____

### I. PROJECT INFORMATION:

Name of Proposed Project Plan Silver Spring Lot4, Block C

Name of Preliminary Plan Caldor No. 1- 94057

If previously Approved Project Plan, Number 9-94001

Date of Opinion 6/9/94

Status:  Void  
 Extended to (date) \_\_\_\_\_  
 Withdrawn  
 Amended by this application

If no prior preliminary plan, check either:

- Preliminary Plan currently being reviewed
- Lot already recorded
- Loophole Property? (refer to MCG Bill #1-88, concerning timely APF review prior to issuance of a building permit)

If Plat recorded, M-NCPPC Plat No. 2-95103

If special exception/variance Case #S- \_\_\_\_\_ or #A- \_\_\_\_\_ date adopted \_\_\_\_/\_\_\_\_/\_\_\_\_

Tax Account Number 1. 03100232 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

Tax Map Page Number JN 343

either: on \_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_

or : S.E. quadrant, intersection of MD Rte. 410 and Newell Road  
N.E.S.W etc. Street Name Street Name Street Name

Planning Area Silver Spring CBD

Incorporated Municipality or Special Taxing District, if applicable Parking Lot/Urban Districts

Is site on Locational Atlas and Index of Historic Sites?  Yes  No

Is site on Master Plan of Historic Preservation?  Yes  No 3

II. DATA SUMMARY TABLE:

Site Area:			
Gross area of Site Plan (22,000 sq. ft. min.)	1.7457	ac.	76,045
Area dedicated to Public Use	N/A	ac.	
Total net area of Project Plan	1.7457	ac.	76,045
Area by Zone: Zone 1: <u>CBD-1</u>			
	1.7457	ac.	76,045
Zone 2:		ac.	
Zone 3:		ac.	

GROSS FLOOR AREA (Sq. Ft.)	<i>Required/Allowed</i>	<i>Proposed</i>
Retail	_____	_____
Office	_____	_____
Residential	_____	_____
Other	152,090	152,090
<b>Total</b>	152,090 (max.)	152,090

DWELLING UNITS		
Efficiency	N/A	_____
1 Bedroom		_____
2 Bedroom		_____
3+ Bedroom		_____
<b>Total</b>		_____

DENSITY		
Floor Area Ratio (FAR)	2.0 (max.)	2.0
Dwelling Units Per Acre	N/A (max.)	_____

BUILDING HEIGHT (Ft.)	90 (max.)	71.7 (max.)
-----------------------	-----------	-------------

PARKING SPACES		
Retail	N/A (min.)	_____
Office	(min.)	_____
Residential	(min.)	_____
Other	(min.)	_____
<b>Total</b>	(min.)	_____

PUBLIC USE SPACE (Sq. Ft. & PERCENT OF NET LOT)			
On-Site Area	15,209 (20% min.)	18,880 Sq. Ft.	24.8 % (including Memory Wall)
Off-Site Area		22,262 Sq. Ft.	29 % (per Site Plan Review No. 8-9403)
<b>Total</b>	15,209 (20% min.)	41,142 Sq. Ft.	53.8 %

**III. SIGNS:**  
 Sign Deposit - In accordance with the Zoning Ordinance Regulations, signs must be posted on the property within 3 days of application and maintained in good condition by the applicant until the final disposition of the application. The signs are obtained from M-NCPPC's Design, Zoning, and Preservation Division. A deposit of \$70.00 per sign is required, and a refund of \$60.00 per sign is furnished upon return of the sign.

V. APPLICANT INFORMATION:

1. Applicant (~~Owner~~ Contract Purchaser)

Kennett Street Venture, L.C.  
 Name  
 4501 Ford Avenue, Suite 100  
 Street Address  
 Alexandria Virginia 22302  
 City State Zip Code  
 ( 703 ) 845-9802 ( 703 ) 845-8731  
 Phone No. Fax No.

2. Developer (if different from Owner above)

Name  
 Street Address  
 City State Zip Code  
 ( ) ( )  
 Phone No. Fax No.

3. Engineer

David Weber Gutschick, Little & Weber  
 Name  
 3909 National Drive, Suite 250  
 Street Address  
 Burtonsville Maryland 20866  
 City State Zip Code  
 ( 301 ) 421-4024 ( 301 ) 421-4186  
 Phone No. Fax No.

4. Architect

Jeffrey Purvis M. Arthur Gensler, Jr. & Associates, Inc.  
 Name  
 2020 K Street, NW  
 Street Address  
 Washington D.C. 20006  
 City State Zip Code  
 ( 202 ) 721-9200 ( 202 ) 872-8587  
 Phone No. Fax No.

5. Landscape Architect

Name  
 Street Address  
 City State Zip Code  
 ( ) ( )  
 Phone No. Fax No.

6. Attorney

Stephen Z. Kaufman/Todd Brown Linowes and Blocher LLP  
 Name  
 1010 Wayne Avenue, Suite 1000  
 Street Address  
 Silver Spring Maryland 20910  
 City State Zip Code  
 ( 301 ) 588-8580 ( 301 ) 495-9044  
 Phone No. Fax No.

Signature of applicant (Owner or Contract Purchaser):

*Thomas & Wolfe U.P.*  
 Kennett Street Venture L.C. Date: *Apr. 14, 1999*



**APPLICATION**

**Fee Schedule/Worksheet**

To Be Completed By Applicant

Application Number: 9-94001-A  
 Applicant: Kennett Street Venture, L.C.  
 Proposed Project Name: \_\_\_\_\_

Pre-Application Submission: Staff review only \$400 = \$ \_\_\_\_\_  
 Staff and Planning Board Review \$600 = \$ \_\_\_\_\_

NR/FSD Natural Resources Inventory/Forest Stand Delineation:  
 Single-Family Residential \$100 = \$ \_\_\_\_\_  
 Multi-Family, Commercial, Industrial, Institutional, Religious \$200 = \$ \_\_\_\_\_

Forest Conservation Plan:  
 Single-Family Residential \$50 plus \$15/lot x \_\_\_\_\_ lots = \$ \_\_\_\_\_  
 Multi-Family, Commercial, Industrial, Institutional, Religious \$100 plus \$30/acre x \_\_\_\_\_ acres = \$ \_\_\_\_\_

Preliminary Plan of Subdivision: Residential  
 1 - 9 units \$1,000 = \$ \_\_\_\_\_  
 10 - 49 units \$2,000 = \$ \_\_\_\_\_  
 50 or more \$1,000 plus \$20 x \_\_\_\_\_ (# of units) > 50 units = \$ \_\_\_\_\_

Commercial/Industrial  
 up to 9,999 s.f. \$1,500 = \$ \_\_\_\_\_  
 10,000 to 24,999 s.f. \$2,000 = \$ \_\_\_\_\_  
 25,000 s.f. or more \$1,000 plus \$0.02 x \_\_\_\_\_ s.f. > 25,000 s.f. = \$ \_\_\_\_\_

Institutional/Religious \$1,000 = \$ \_\_\_\_\_

Amendments to Approved Plans \$1,000 = \$ \_\_\_\_\_  
 Extensions of Approved Plans \$600 = \$ \_\_\_\_\_  
 Variation from Subdivision Regulations \$600 = \$ \_\_\_\_\_

Project Plan: Residential (D.U.s) \$1,700 plus \$17 x \_\_\_\_\_ (# of dwelling units) = \$ \_\_\_\_\_  
Commercial (GFA) \$1,700 plus \$0.015 x \_\_\_\_\_ s.f. = \$ \_\_\_\_\_

Amendments \$1,000 = \$ 1,000.00  
 Extensions \$600 = \$ \_\_\_\_\_  
 Sign deposit \$70.00 per sign (sign ref. no: \$60.00)

Site Plan: Residential  
 1 - 9 units \$2,000 = \$ \_\_\_\_\_  
 10 or more units \$1,000 plus \$20 x \_\_\_\_\_ (# of units) > 10 units = \$ \_\_\_\_\_

Commercial/Industrial  
 up to 9,999 s.f. \$2,000 = \$ \_\_\_\_\_  
 10,000 s.f. or more \$1,000 plus \$0.02 x \_\_\_\_\_ s.f. > 10,000 s.f. = \$ \_\_\_\_\_

Institutional/Religious \$2,000 = \$ \_\_\_\_\_

Amendments to Approved Plans \$1,000 = \$ \_\_\_\_\_  
 Extensions of Approved Plans \$600 = \$ \_\_\_\_\_

Record Plat: \$12.5 x \_\_\_\_\_ (# of plats) = \$ \_\_\_\_\_

Please make checks payable to: M-NICPPC

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ TOTAL: = \$ 1,000.00

C. Summary of Proposal

This Application requests an amendment to approved Project Plan No. 9-94001 under the Optional Method of Development in the CBD-1 Zone. The project ("Project") is being developed by Kennett Street Venture, L.C. ("Venture"). The Property has been leased to Discovery Communications, Inc. ("Discovery") and will be occupied as the initial phase of Discovery's consolidation in the Silver Spring CBD.

The Property is improved with a 3-story building that was formerly occupied by The Caldor Corporation. The Property is comprised of 76,045 square feet and is located near the southeast quadrant of the intersection of Newell Road with East-West Highway. The Property is bordered on the northeast by East-West Highway; on the northwest by the reconstructed Silver Spring Acorn Park; on the southwest by Kennett Street, opposite reconstructed Montgomery County Garage No. 9; and on the southeast by property occupied by the National Tire and Battery Service Center. The Property is more particularly known as Lot 4, Block C, as shown on a plat of subdivision entitled "Silver Spring" recorded among the Land Records of Montgomery County, Maryland in Plat Book 176, as Plat No. 19691. A copy of the recorded subdivision plat is attached as Figure 1. A copy of the approved preliminary plan is attached as Figure 2.

The Property will be occupied by Discovery pursuant to a long-term lease with the property owner. Discovery will establish a number of uses on the Property, including the Discovery Creative and Technical Center consisting of the hub for all of Discovery's computer operations. Additional uses to be established will include production and editing facilities, a videotape library, business offices, and potential accessory studio uses. The anticipated date of occupancy is January 1, 2000. As a consequence, this important and currently vacant site in South Silver Spring will establish Discovery's initial presence in the Silver Spring Central Business District.

The improvements constructed on the Property by The Caldor Corporation pursuant to Project Plan No. 9-94001, Preliminary Plan No. 1-94057 and Site Plan No. 8-94030 (sometimes collectively, "Approvals") will be modified somewhat and will be reoccupied by Discovery. The Project will provide much needed pedestrian activity in South Silver Spring and along the East-West Promenade. In this respect, the level of pedestrian activity along the East-West Promenade recommended by the Silver Spring CBD Sector Plan has not been fully realized, even when the Property was devoted to retail use. Discovery's presence in South Silver Spring should help reverse this condition. The Project may also encourage additional spin-off development by communication, production and entertainment companies wishing to capitalize on Discovery's presence in Silver Spring.

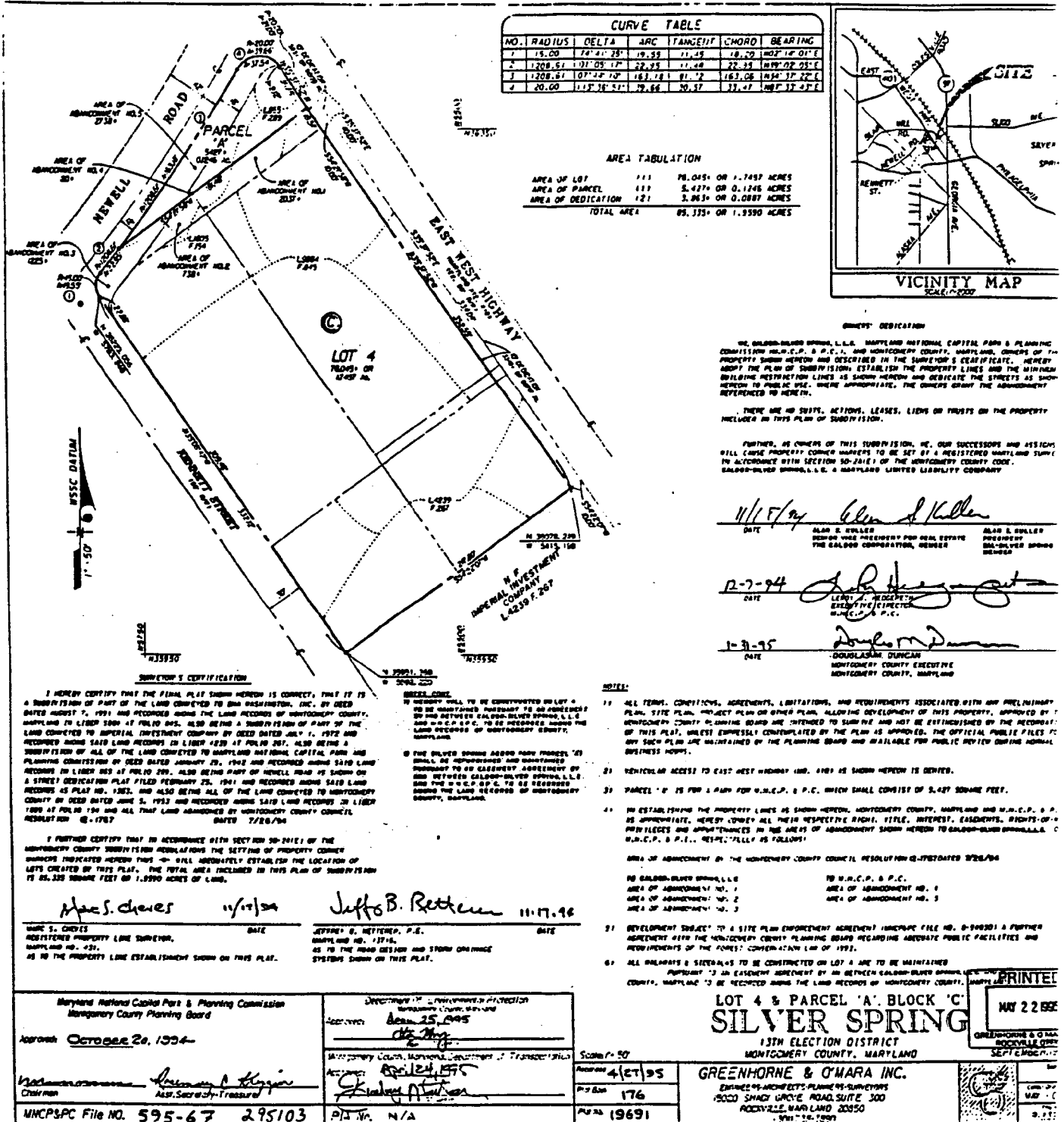



Figure 1



The Project will retain the extensive public amenity improvements constructed pursuant to the original Approvals. These amenities include well-designed pedestrian pathways along East-West Highway, Kennett Street, and adjacent to and through the Silver Spring Acorn Park. Amenities also include the Silver Spring Memory Wall depicting representational images based on the history of Silver Spring, the refurbished Acorn Park, street trees, Washington Globe street lights and additional landscaping. It is anticipated that Discovery's tenancy in the currently vacant building will encourage additional use and enjoyment of the Memory Wall and the Acorn Park and, as noted, will promote additional pedestrian activity in this segment of the East-West Promenade.

The Project will utilize the existing 3-story structure containing 140,499 square feet. Internal mezzanine space will be added to increase the gross floor area of the building to approximately 152,090 square feet. To promote and encourage the use of reconstructed Garage No. 9 and maximize the County's return on its significant investment, the main point of ingress and egress to the Project will continue to be from Kennett Street. However, to emphasize and promote pedestrian activity along East-West Highway, the existing point of ingress only located along the East-West Highway building elevation will be expanded to provide egress from the Project as well. A third point of ingress and egress to the Project will be accessed via the pedestrian bridge over Kennett Street, which will continue to connect the second floor of the building with Garage No. 9. Consistent with the recommendations of the Sector Plan, and, as noted previously, the extensive streetscaping, including street trees, landscape planters, brick pavers and Washington Globe street lights will be retained to further the goals of the Sector Plan and to help complete the Plan's vision for the East-West Promenade.

The interior of the existing building will be reconfigured and renovated to accommodate the uses to be established within the Project. The exterior of the building will also be modified. The most significant and beneficial external modifications will consist of the addition of windows on building elevations and the conversion of the ingress only entrance on East-West Highway to provide both ingress and egress to the Project. The new windows will create a more interesting and attractive building. The windows will also convey a sense of activity within the building consistent with the urban environment in which it is located. As noted above, the addition of an egress opportunity along East-West Highway will help activate that section of the East-West Promenade. Additional external modifications are anticipated to include improvements to the building entrances to enhance their appearance and better reflect the activity within the building.



The project, including the external modifications and initial internal modifications, will be developed in a single phase. Subsequent internal modifications may occur to accommodate tenant needs. The project is not dependent on any capital projects.

## II. EXISTING CHARACTERISTICS OF THE SITE AND SURROUNDING PROPERTIES

### A. Narrative Description of Site and Surrounding Property

#### 1. Site Characteristics.

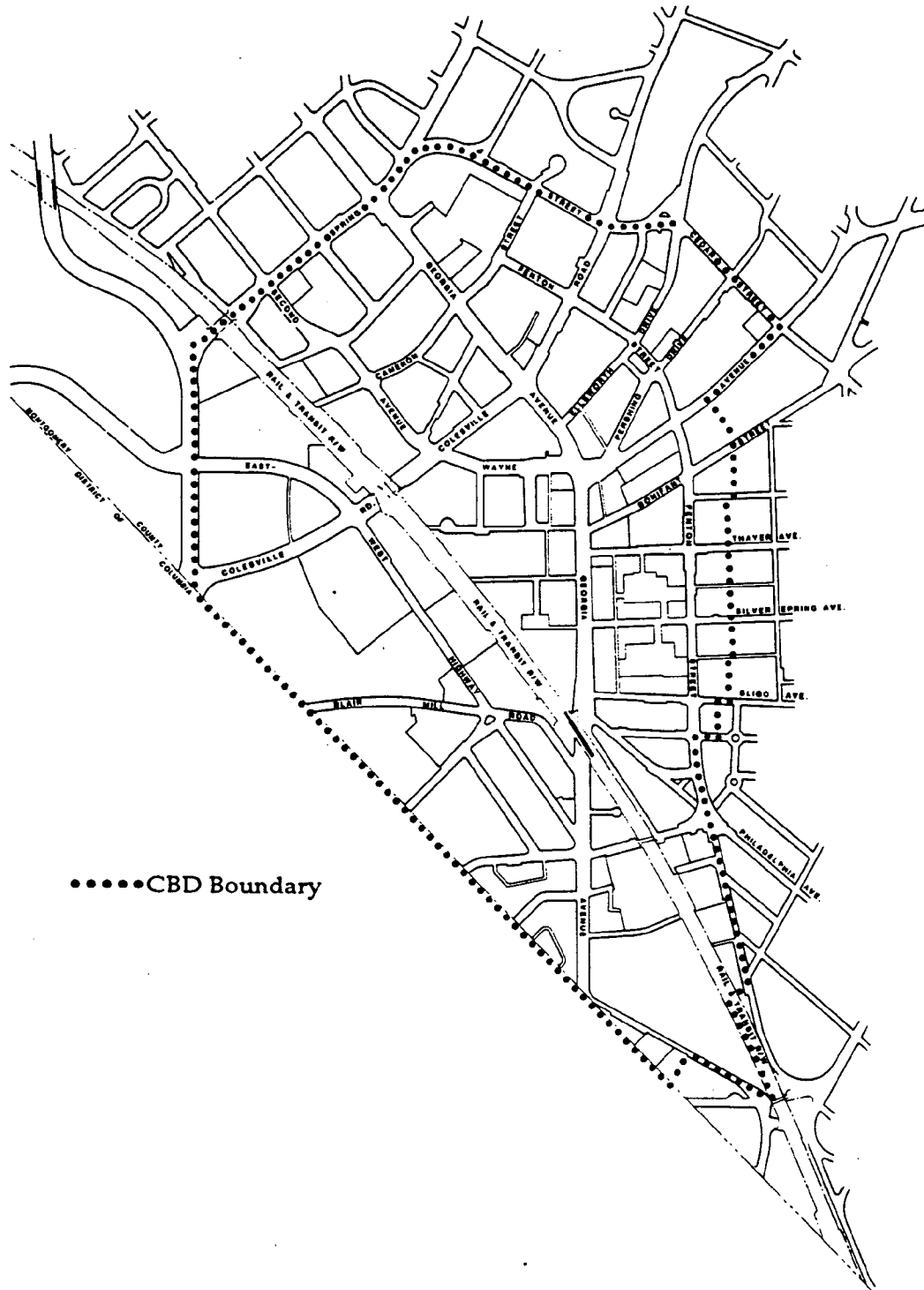
The Property lies within the boundaries of the Silver Spring CBD Sector Plan and is zoned CBD-1. A copy of the CBD boundary is attached as Figure 3. A copy of an existing zoning map for the Property and South Silver Spring is attached as Figure 4. The Property consists of 76,045 square feet located on the south side of East-West Highway, near the intersection of East-West Highway with Newell Road. It is bounded by East-West Highway on the northwest and Kennett Street on the southeast. The Property is within easy walking distance of the Silver Spring Metro stop and future Silver Spring transit center (1,700 feet). The Property also has direct pedestrian access to Montgomery County Garage No. 9 which contains 600 recently constructed parking spaces.

The Property is improved with a 3-story building containing 140,499 square feet. The building constructed on the site was only recently completed in 1996, but has been vacant for a year. Areas on the Property adjacent to the building are improved with pedestrian paths and landscape/streetscaping materials. A copy of the approved Landscape and Lighting Plan for the Property is attached as Figure 5.

#### 2. Surrounding Zoning and Land Use.

The area surrounding the Property is classified in the CBD Zones. The properties located across East-West Highway are zoned CBD-R2. The properties east of the Property between East-West Highway and Kennett Street are classified CBD-1. The properties located immediately west of the Property are also classified CBD-1. The properties on the south side of Kennett Street are classified CBD-0.5. See Figure 4.

Existing land uses include a series of commercial uses on the same block east of the Property; Garage 9, a Silver Spring Postal Facility, and a small hotel on the south side of Kennett Street; and automobile-related uses, the Canada Dry Bottling Plant and new commercial uses north of the site across East-West Highway. The existing land uses are depicted on Figure 6.



400 0 400  
200 800 feet

CBD BOUNDARY

Figure 2.3



# SOUTH SILVER SPRING EXISTING ZONING

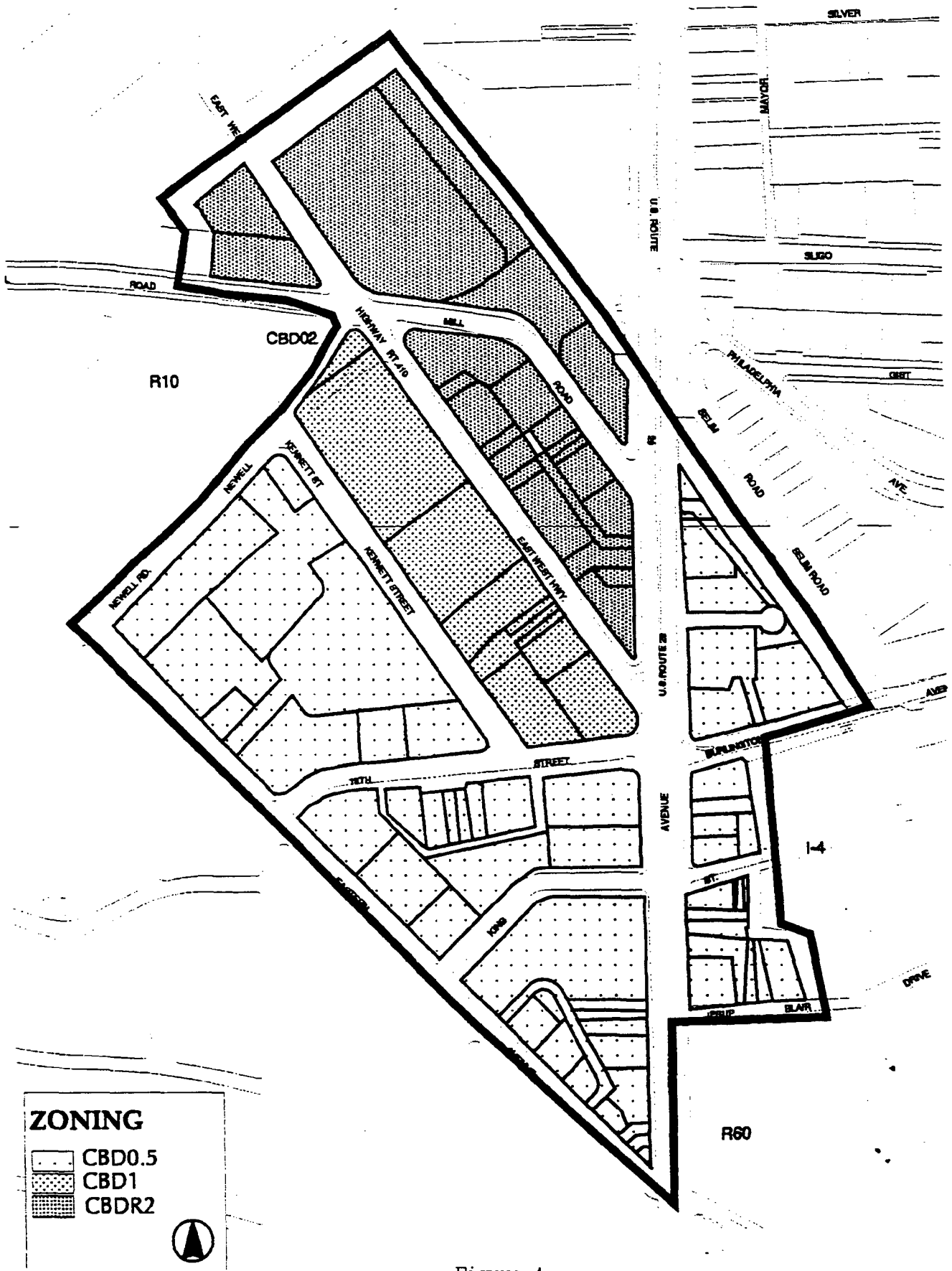


Figure 4

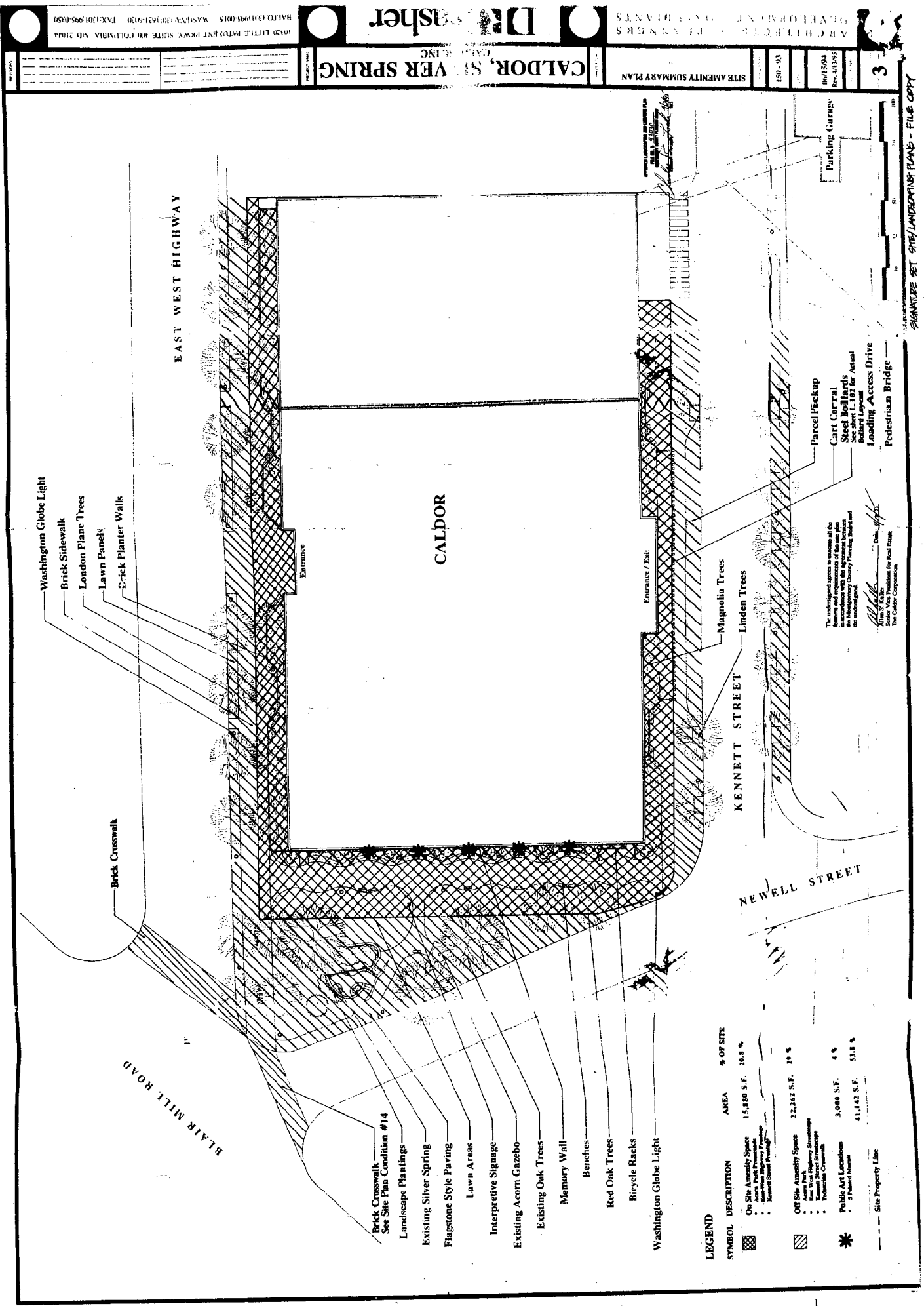
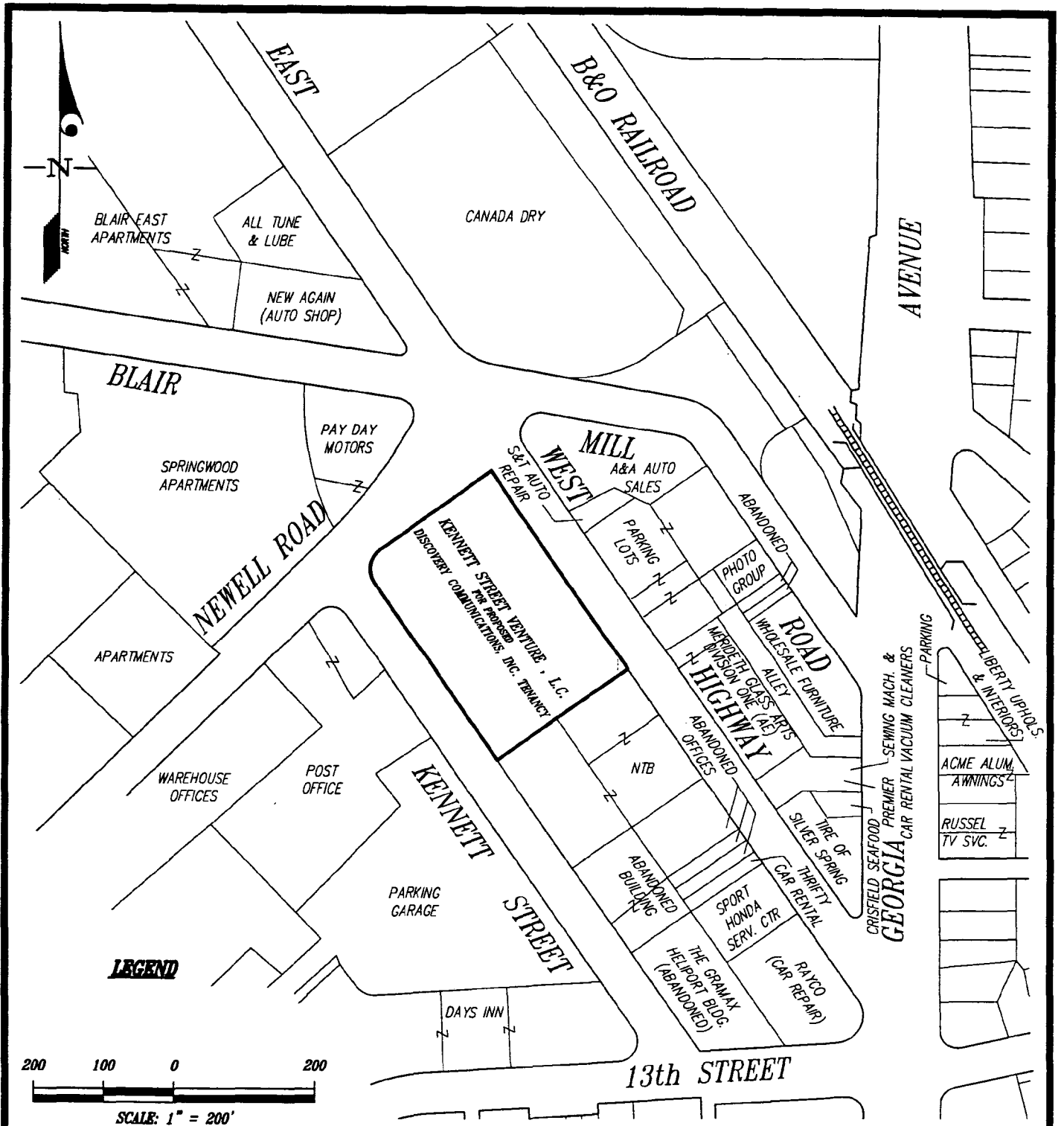


Figure 5



**SKETCH OF**  
**LAND USE PLAN**  
**KENNETT STREET VENTURE, L.C.**  
**FOR PROPOSED**  
**DISCOVERY COMMUNICATIONS, INC. TENANCY**  
  
**MONTGOMERY COUNTY, MARYLAND**

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REFERENCE :		
PLAT BOOK	176	PLAT No. 19691
DRAWN BY :	SJG/ CAD	DATE : APRIL 1999
CHECKED BY :	ISW	SCALE : 1"=200'
		G.L.W. FILE No.  <b>99028</b>

Figure 6

B. Names and Addresses of Adjacent Property Owners and Citizens Associations

Tax Account No.	Name	Address	Lot/Parcel	Block
<b>Subject Property</b>				
13-03100232	Caldor-Silver Spring LLC c/o Dave Anderson	20 Glover Ave. Norwalk, CT 06820	P969	
<b>JN 33</b>				
13-03100243	MNCPPC and Montgomery County	8787 Georgia Ave. Silver Spring, MD 20910	N916	
13-00979310	E. Brooke Lee Jr. C/o David L. Scull	8401 Connecticut Ave. #1202 Chevy Chase, MD 20815	N975	
13-00980865	Robert R. Crans et al	1200 East West Highway Silver Spring, MD 20910	N917	
13-00979274	Silver Spring Auto City Inc.	1200 East West Highway Silver Spring, MD 20910	N864	
13-00973585	C. D. Potomac Realty Group	1201 - 34 East West Hwy. Silver Spring, MD 20910	P815	
13-00967276	Imperial Investments c/o Martens Companies	4800 Wisconsin Ave. NW Washington, DC 20016	P914	
13-00952628	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P913	
13-00976258	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P923	
13-00976247	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P967	
13-00976225	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P978	
13-00976236	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P979	
13-00976305	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P980	
13-00976203	Blair Mill LLC	1100 Blair Mill Rd. Silver Spring, MD 20910	P981	
<b>JN 23</b>				
13-02681366	Spring Wood Joint Venture c/o RFI Assoc.	7200 Wisconsin Ave. Suite 1006 Bethesda, MD 20814	N892	

<b>JN 32</b>				
13-00980887	Imperial Investments c/o Martens Companies	4800 Wisconsin Ave. NW Bethesda, MD 20814	N006	
13-00976065	Iglesia De Dios Pentacostal La Nueva Jerusalem	6116 Executive Blvd. #625 Washington, DC 20011	N049	
13-00957494	Roselea Crivella et al	1908 Stratton Rd. Silver Spring, MD 20910	N060	
13-00972570	Montgomery County	EOB 101 Monroe St. Rockville, MD 20850	N057	
13-01045300	Ruth Adams et al tr c/o Signet Bank	PO Box 26311 Richmond, VA 23260	N001	
13-01046714	E. Brooke Lee tr c/o David L. Scull	8401 Connecticut Ave. #1202 Chevy Chase, MD 20815	N002	
<b>Homeowners and Civic Associations</b>				
751	Silver Spring - Takoma Park Traffic Coalition	Charles Wolff, Co- President 635 Bennington Dr. Silver Spring, MD 20910		
848	PROGRESS (Silver Spring CBD Area)	Mike Kraft, Chair 120 Dale Dr. Silver Spring, MD 20910	301-565- 2119	
923	Concerned Neighbors Inc.	Icie Goodwin 7481 - 7 <sup>th</sup> Street NW Washington, DC 20012	202-892- 8295	
26	North Takoma Citizens Association	Jim Benfield, Co-Chair 519 New York Ave. Takoma Park, MD 20912	202-783- 5594	
27	East Silver Spring Citizens Association	Robert Colvin, President 841 Gist Ave. Silver Spring, MD 20910	301-585- 8326	
717	Spanish Speaking People of Bethesda	Pedro Porro, President 5729 Bradley Blvd. Bethesda, MD 20814	202-622- 1918	
675	Greater Bethesda- Chevy Chase Coalition	Cathie Titus, Co-Chair 8616 Fenway Dr. Chevy Chase, MD 20817	301-365- 2930	
668	Allied Civic Group	John Robinson, President 9616 Old Spring Rd. Kensington, MD 20895	202-208- 0808	

### III. PROJECT PLAN

#### A. Narrative Description of the Project

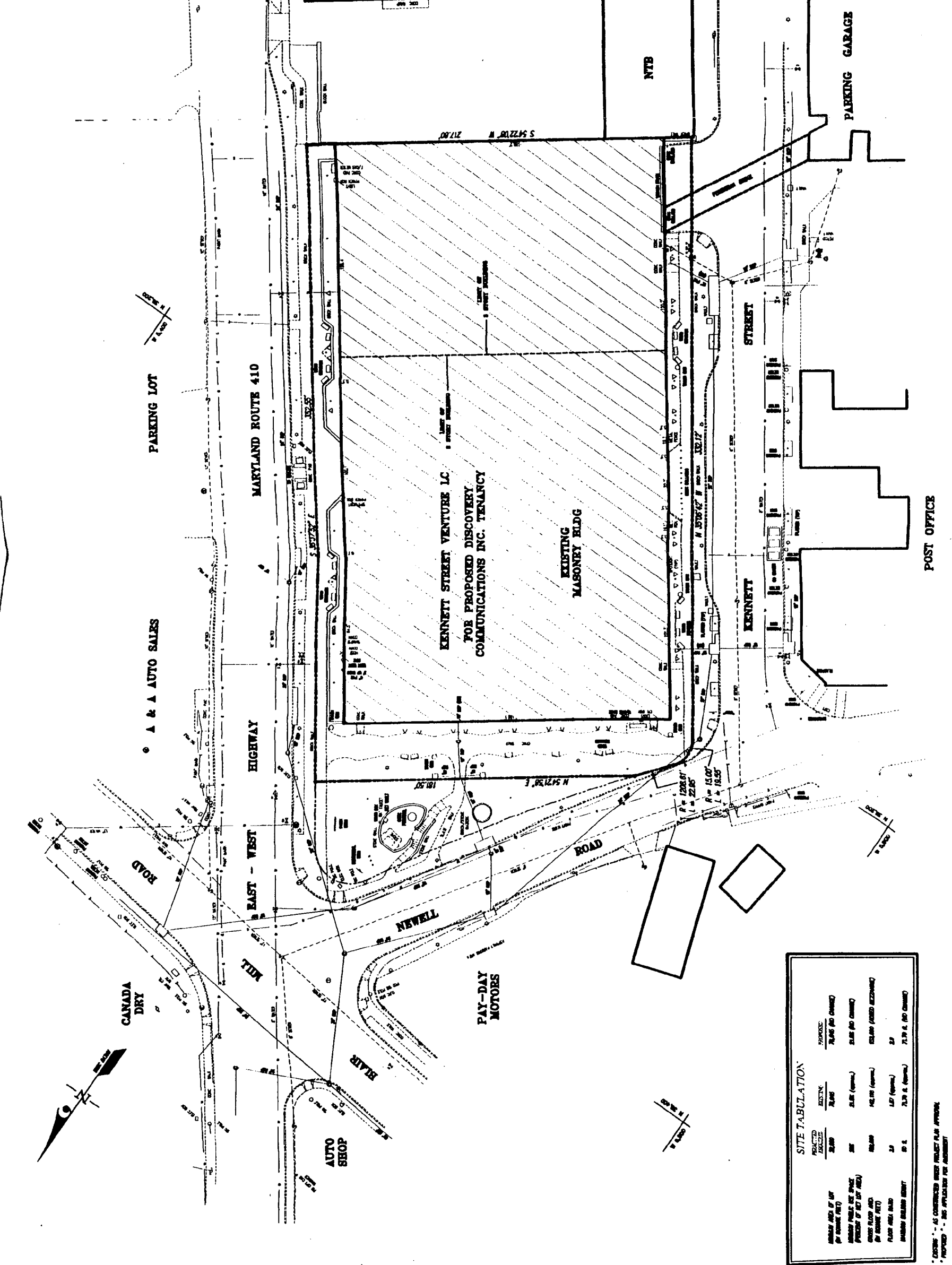
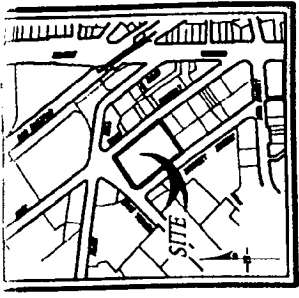
The proposed development consists of the renovation and reoccupation of a vacant 140,499 square foot building formerly occupied by the Caldor department store. The public amenities provided in connection with Project Plan No. 9-94001, Preliminary Plan No. 1-94057 and Site Plan Review No. 8-94030 have been installed and will remain in place as a part of this Project. Existing agreements among the property owner, Montgomery County and the Maryland-National Capital Park and Planning Commission concerning the use and maintenance of the public amenities are binding on the successors and assigns of the property owner. These agreements will therefore continue in full force. A copy of the proposed project plan amendment is attached as Figure 7.

The interior of the building will be modified to accommodate the proposed uses which include the Discovery Creative and Technical Center consisting of computer operations, production and editing operations, videotape library, business offices, and potential accessory studio uses. The exterior of the existing building will also be modified somewhat, with the primary changes being the incorporation of windows on building elevations and the addition of a point of egress from the Project to East-West Highway. Conceptual building elevations are attached as Figures 8, 9 and 10.

#### B. Parking and Loading

The Property is located within the Silver Spring Parking Lot District. No on-site parking is proposed. However, the existing on-site loading facility will remain in use.

As previously noted, the Property is located about 1,700 feet from the Silver Spring Metro station and Silver Spring transit center. The Applicant anticipates significant transit ridership. In addition, reconstructed Montgomery County Garage No. 9 will remain connected to the building with the existing pedestrian bridge over Kennett Street. Access to the second floor of the building will be obtained via the pedestrian bridge. Garage No. 9 contains 600 parking spaces.



**SITE TABULATION**

PROPERTY	PLANNED	EXISTING	PROPOSED
SQUARE FEET OF LOT	2,800	2,800	2,800
SQUARE FEET OF IMPROVEMENTS	0	0	0
SQUARE FEET OF PAVED SURFACE	0	0	0
SQUARE FEET OF CURB	0	0	0
SQUARE FEET OF DRIVEWAY	0	0	0
SQUARE FEET OF SIDEWALK	0	0	0
SQUARE FEET OF OTHER	0	0	0
TOTAL	2,800	2,800	2,800

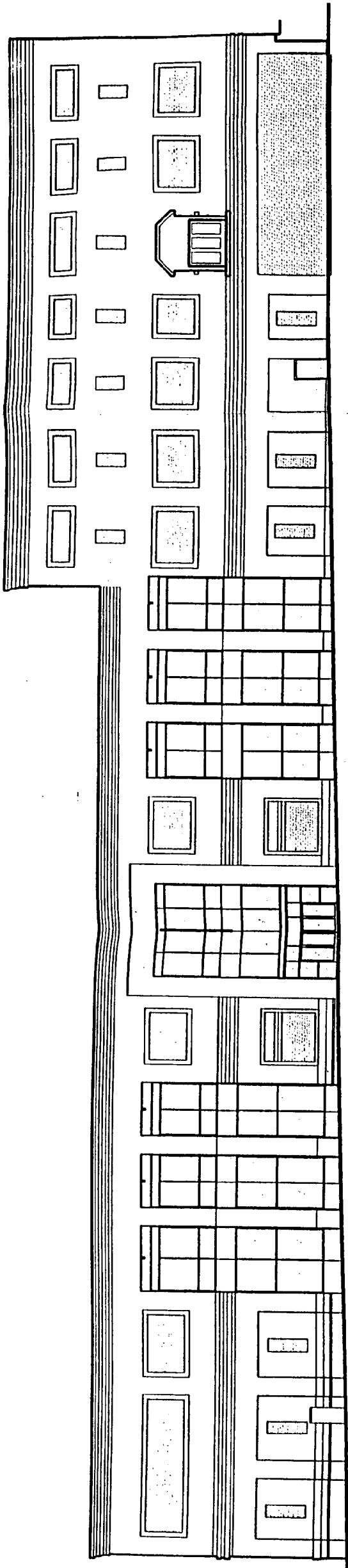
**GLW GUTSCHRICK LITTLE & WEBER, P.A.**  
ENGINEERS, ARCHITECTS, PLANNERS  
100 N. MARKET STREET, SUITE 200  
PHILADELPHIA, PA. 19107  
TEL: 215-595-1234

**KENNETT STREET VENTURE LC**  
100 N. MARKET STREET, SUITE 200  
PHILADELPHIA, PA. 19107  
TEL: 215-595-1234

PROJECT PLAN EXHIBIT  
"SILVER SPRING"  
LOT 4, BLOCK "C"  
P.B. 176 PLAT No. 1989

DATE	1-27	SHEET	1 OF 1
SCALE	AS SHOWN	DATE	MARCH, 1989
BY	GLW	CHECKED	GLW
APP'D		DATE	3-30-89

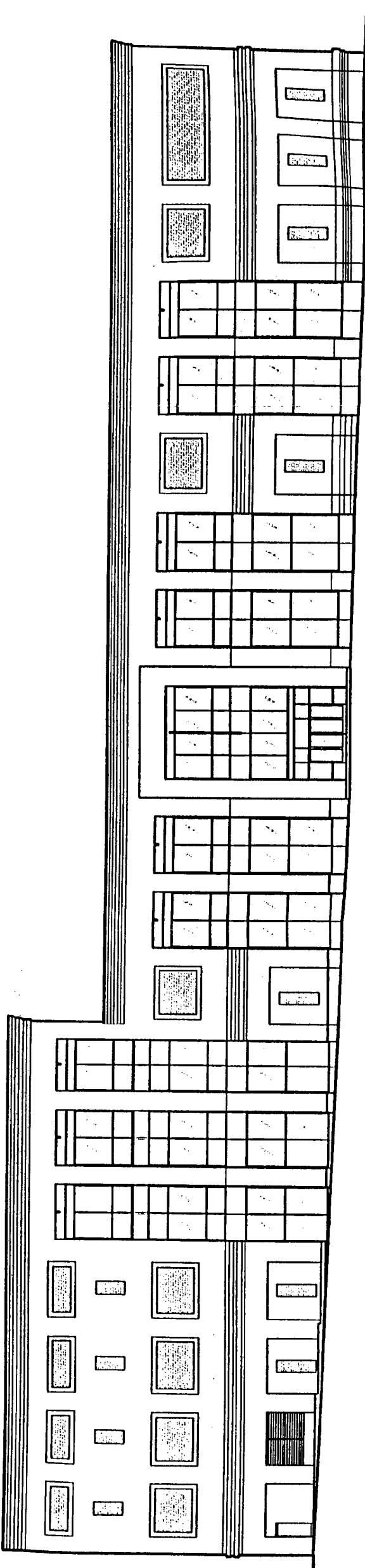
Figure 7



**SOUTH ELEVATION - KENNETT STREET**

SCALE: 3/8"=1'-0"

1



**NORTH ELEVATION - EAST-WEST HIGHWAY**

SCALE: 3/8"=1'-0"

2

**CREATIVE & TECHNICAL CENTER**

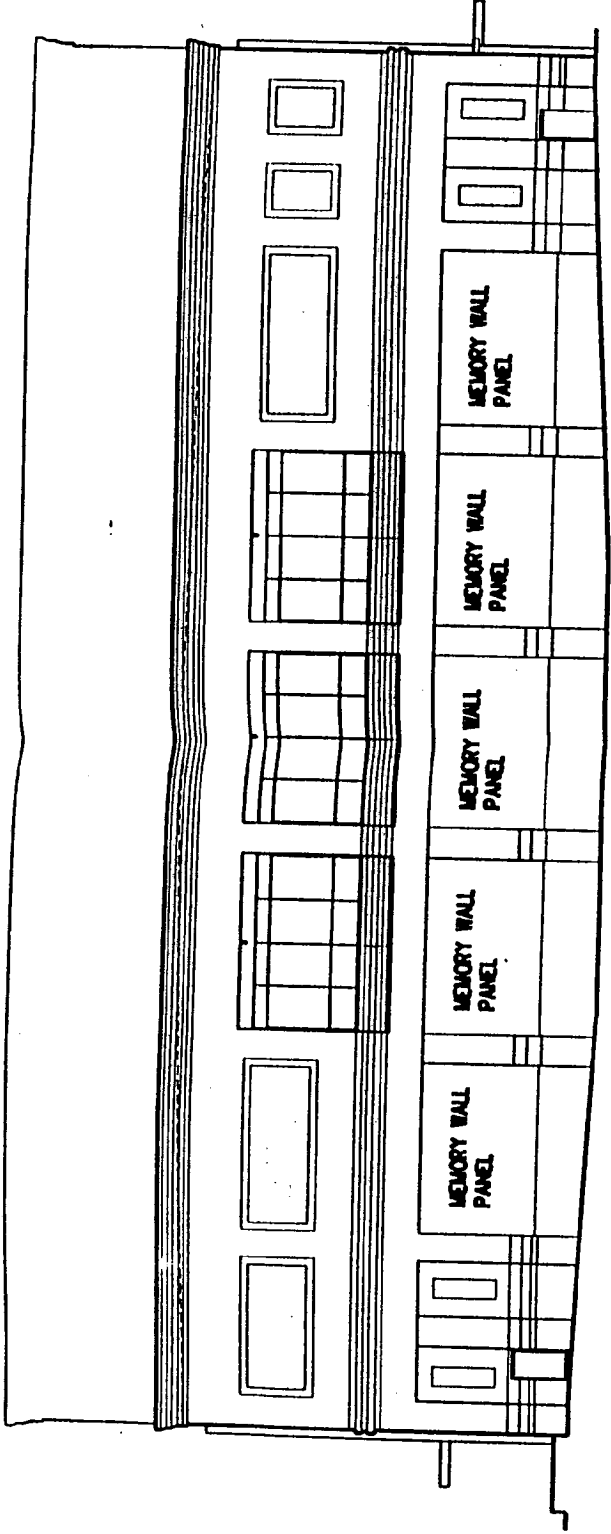
SILVER SPRING, MD

APRIL 12, 1999

Gensler

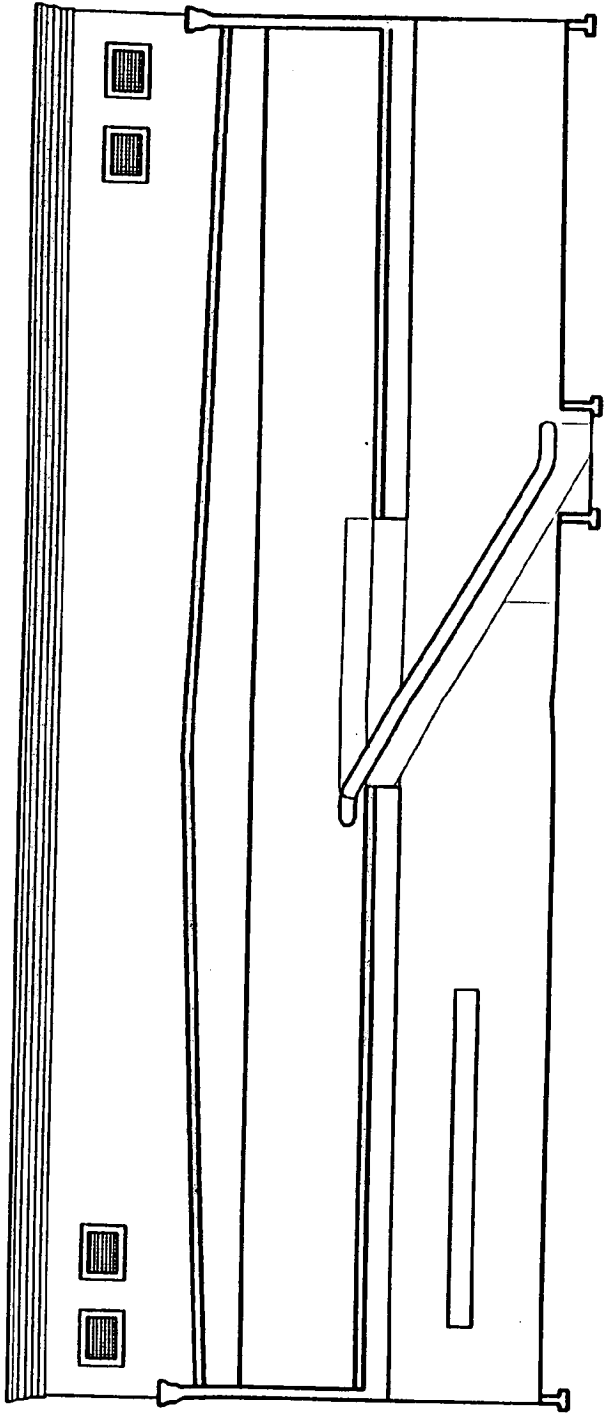
01 2000 2 1/2" x 11"





WEST ELEVATION - NEWELL STREET  
SCALE: 3/8"=1'-0"

1



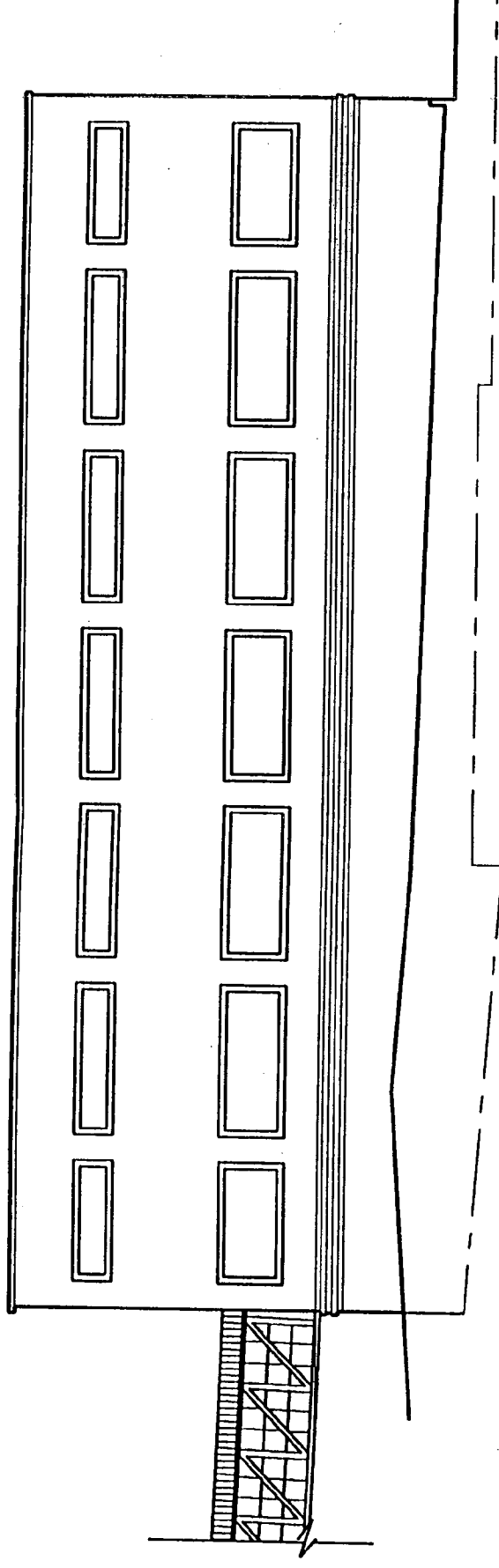
SECTION  
SCALE: 3/8"=1'-0"

2

CREATIVE & TECHNICAL CENTER  
SILVER SPRING, MD

APRIL 12, 1999  
Gensler

Figure 9



EAST ELEVATION  
SCALE: 3/8"=1'-0"

1

**CREATIVE & TECHNICAL CENTER**  
SILVER SPRING, MD

APRIL 12, 1999

Gensler

0. 1/4" = 1'-0"

Figure 10

C. Architectural Design

The architectural design expresses a sophisticated office building character appropriate to Discovery's Creative and Technical Center with exterior elements and materials that enrich its near downtown neighborhood. The exterior of the building is a reflection of the changed use and functions of its interior. Much of the building's existing red brick veneer and beige brick accent medallions and banding will remain, but with the addition of one, two, and three-story high metal-framed tinted glass windows occurring at selected locations on the building. The existing mural panels depicting historical scenes of Silver Spring will remain in place along the Newell Road side of the building.

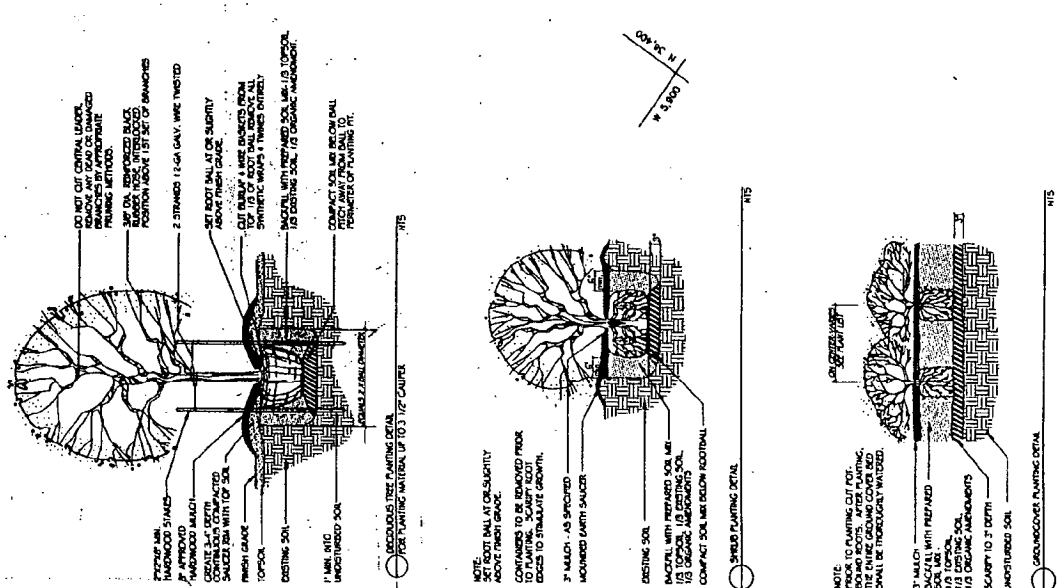
A feature of the East-West Highway and Kennett Street elevations will be the renovation of the existing entrances as two-story glazed openings with a brick masonry surround, flat roof canopy and decorative metal attachments.

D. Public Amenities and Improvements

All public amenities provided in connection with the previously approved Project Plan, Preliminary Plan and Site Plan approvals will remain in place. Amenities include improvements to the East-West Promenade, comprised of a 15-foot sidewalk with brick pavers, a double row of trees, planters, Washington Globe lighting and benches; extensive renovation and refurbishment of the Silver Spring Acorn Park; the Silver Spring Memory Wall; and extensive streetscaping along Kennett Street consistent with the mixed-street concept identified in the Sector Plan. Streetscaping has been provided along the building frontage and on the opposite side of Kennett Street adjacent to the Post Office facility. Elements include shade trees, flowering trees, benches, planters and lighting. A copy of the rendered project plan amendment is attached as Figure 11.

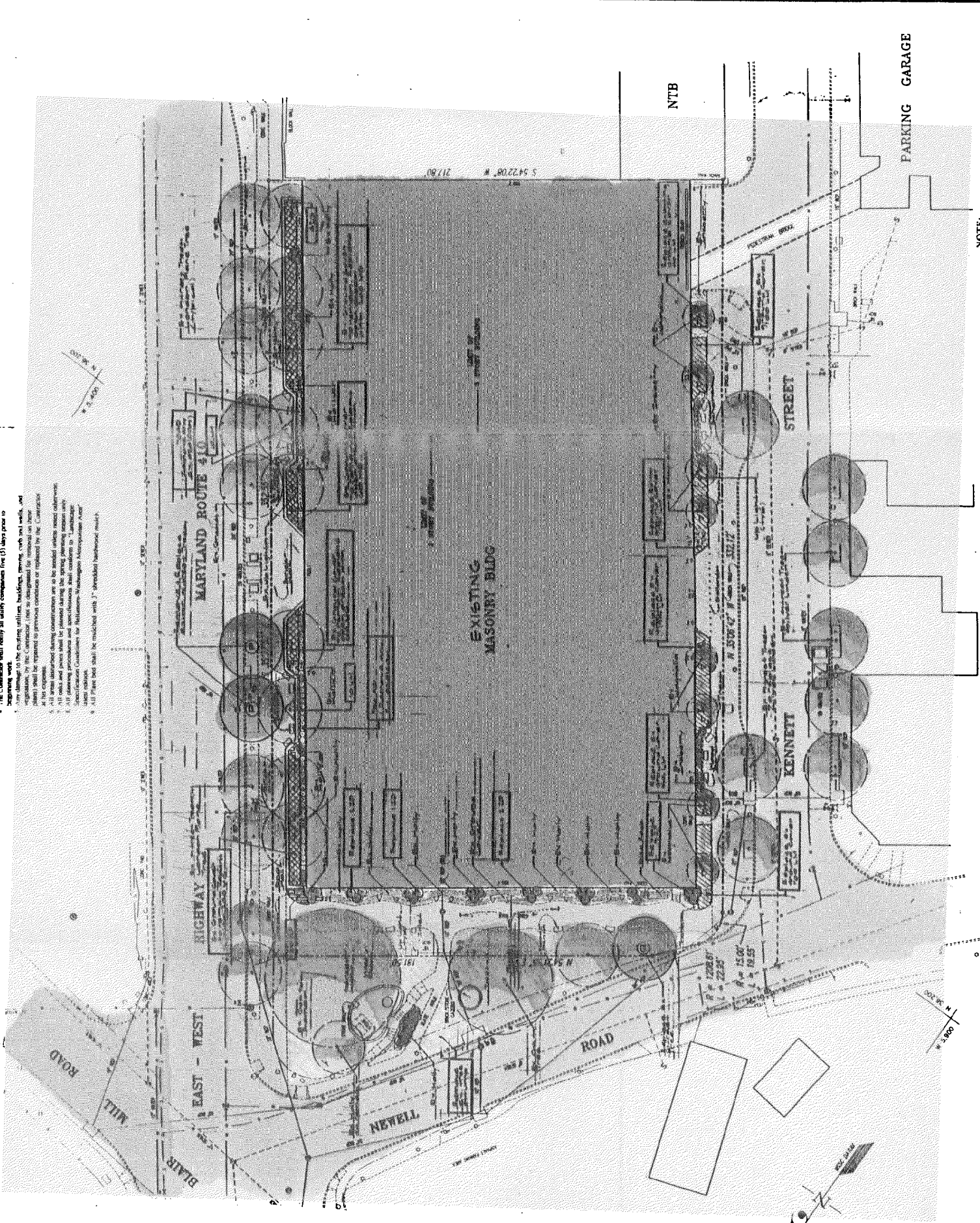
**PLANT LIST**

KEY	QTY	NAMES, RETAINANCE COMMENTS	SIZE	MOUL	COMMENTS
P	2	Plantain	3'-17" H	8.8.5	Single Canal Lander
O	1	Orange	3'-17" H	8.8.5	Single Canal Lander
AD	15	Adiantum	18" x 24" W	Com	
DD	1	Dianthus	24" x 24" W	Com	
DP	1	Dianthus	1'-4" H	8.8.5	8.8.5
DD	4	Dianthus	24" x 24" W	Com	8.8.5
PERENNIALS					
SP	150	Sparganium	1.23 W	Com	
LA	45	Lamb	1.84	Com	
MO	120	Moss	1.23 W	Com	



**PLANTING NOTES**

- All plants provided by Contractor to be properly grown and furnished in accordance with "ANSI American Standards for Nursery Stock" (ANSI Z60.1).
- All trees to be banded with white banded tree wrap for protection.
- Plant material substitution will not be allowed unless contractor can prove material availability at the time of construction. All substitutions must be approved in writing by the owner or Landscape Architect.
- Contractor shall verify all utility companies (see (1) sheets prior to excavation work.
- Any damage to the existing utilities, headlight, sewer, water and gas, and irrigation by the Contractor, shall be repaired or replaced by the Contractor.
- All areas disturbed during construction are to be seeded within 14 days of completion.
- All trees and plants shall be placed during the spring planting season only.
- All planting procedures and specifications shall conform to "Landscape Construction for Residential Construction" published by the International Association of Landscape Contractors.
- All Plant beds shall be mulched with 2" thick black landscape mulch.



**NOTE:** Any plant material damaged or destroyed due to building construction shall be replaced after all building construction has been completed.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS AND ARCHITECTS  
 100 N. MARKET STREET, SUITE 200  
 WASHINGTON, D.C. 20005  
 (202) 462-1100

**KENNETT STREET VENTURE, LLC**  
 400 N. MARKET STREET, SUITE 200  
 WASHINGTON, D.C. 20005  
 (202) 462-1100

**LANDSCAPE PLAN**  
**"SILVER SPRING"**  
 LOT 1, BLOCK C  
 P.B. 176 PLAT. NO. 19691

SCALE: 1"=20'  
 DATE: MARCH, 1999  
 SHEET: 1 OF 1

Figure 11

#### IV. SECTOR PLAN CONFORMANCE

The Project lies within the East-West Promenade District of the Approved and Adopted Silver Spring Central Business District Sector Plan (April 1993) ("Sector Plan"). (Figure 12). The Sector Plan recommends CBD-1 zoning for the Property (Figure 13). The uses to be established within the Project are permitted within the CBD-1 Zone. We also note the Sector Plan is currently being updated. The Public Hearing Draft Sector Plan ("Draft Sector Plan") also recommends retaining the existing CBD-1 zoning for the Property.

The Sector Plan emphasizes that the proximity to the Silver Spring Metro is a major asset for the East-West Promenade District. p. 150. The Sector Plan further encourages the renovation and reuse of vacant buildings as a specific objective for the East-West Promenade District. With respect to the Property, the Sector Plan states:

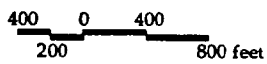
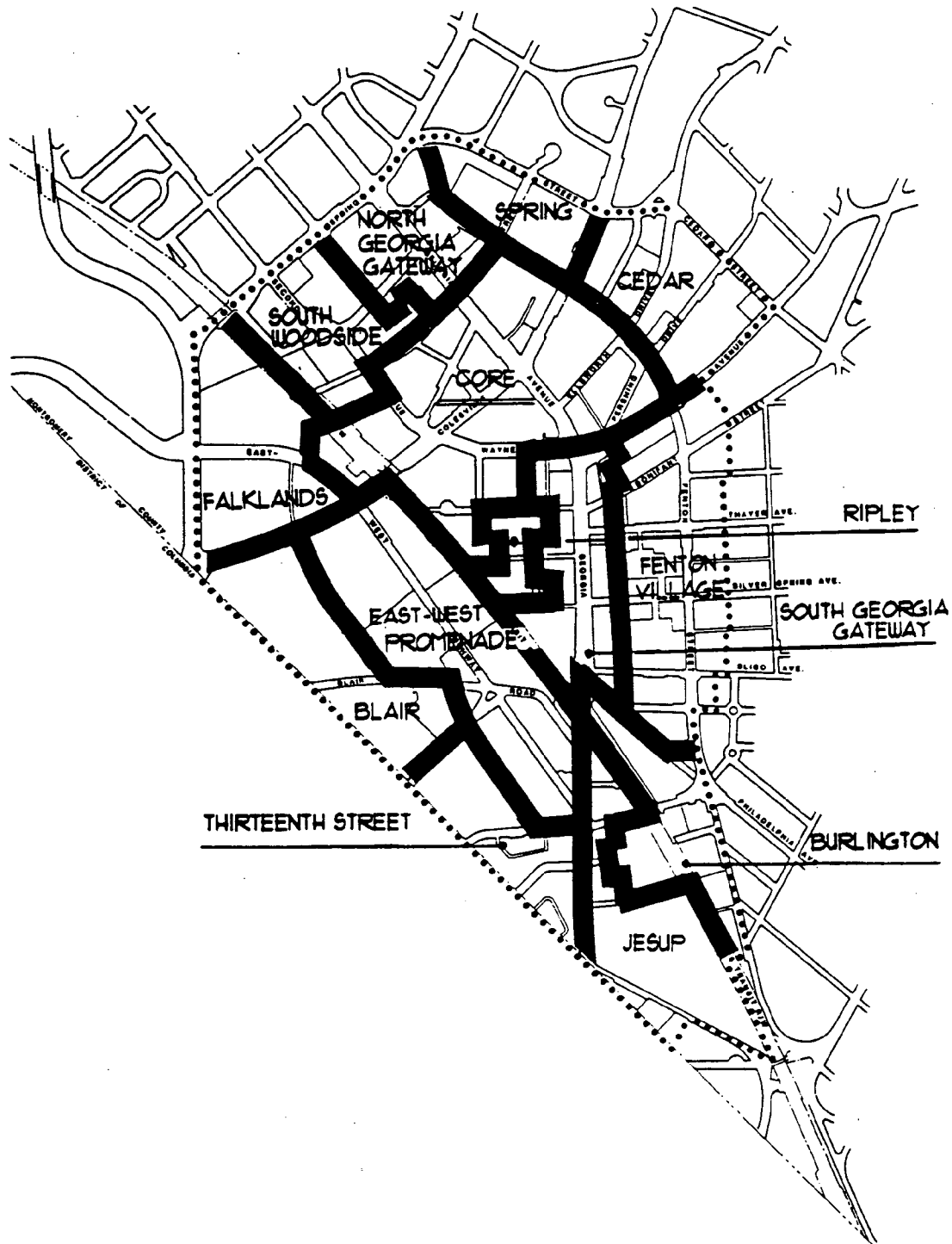
***Redevelopment Opportunities: Reuse of the vacant structures in this block is highly desirable. McArdle Printing [the "Property"] is recommended for consideration as a possible retail site or a new location for a relocated Silver Spring Government Center. p. 158.***  
(emphasis supplied)

The Amended Project Plan will accomplish the important Sector Plan objectives of reutilizing vacant structures, maximizing transit ridership and retaining the streetscape and pedestrian friendly design recommended by the Sector Plan along East-West Highway, Kennett Street, and within the Acorn Park.

The Transportation Plan section of the Sector Plan identifies three principal means of providing for adequate transportation, including:

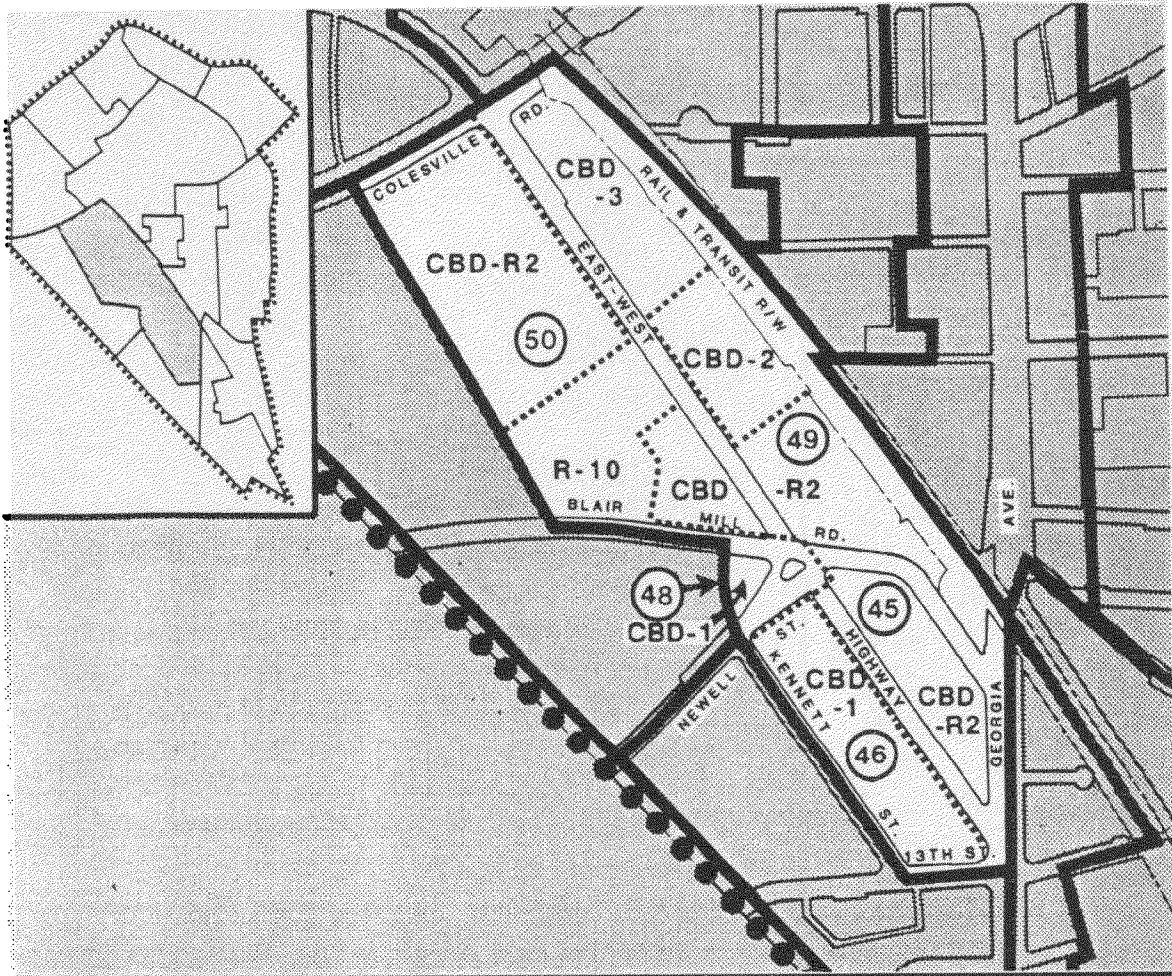
1. *Manage the demands being made on the transportation system by increasing the availability and use of public transit and carpooling; and*
3. *Make the CBD a pedestrian friendly place where the facilities for vehicular traffic are balanced by quality facilities for pedestrians. (p. 216)*

The Project achieves these objectives by locating non-retail, business uses within walking distance of the Silver Spring Metro. Unlike the previous retail use whose patrons were highly dependent on automobile access, the proposed use is anticipated to generate significant transit ridership. As recognized by the Sector Plan, its location near the Silver Spring Metro is a major asset.



THE CBD DISTRICTS

Figure 35



NOT TO SCALE

RECOMMENDED ZONING FOR THE EAST-WEST PROMENADE

Figure 4.39

Table 12

THE EAST-WEST PROMENADE  
COMPARISON OF RECOMMENDED ZONING (COLUMNS)  
TO EXISTING ZONING (ROWS) (SQUARE FEET OF NON-R.O.W. LAND)

Existing Zoning	Recommended Zoning					Total Existing
	CBD-1	CBD-2	CBD-3	CBD-R2	R-10	
CBD1	233,993	0	0	488,839	179,794	902,626*
CBD2	0	119,048	0	291,153	0	410,201
CBD3	0	0	167,957	0	0	167,957
<b>Total Recommended</b>	<b>233,993</b>	<b>119,048</b>	<b>167,957</b>	<b>779,992</b>	<b>179,794</b>	<b>1,480,784</b>

The Project also helps achieve the pedestrian-friendly place recommended by the Sector Plan by retaining the extensive pedestrian facilities constructed pursuant to Project Plan No. 9-94001, Preliminary Plan 1-94057 and Site Plan Review No. 8-94030. The pedestrian pathways and streetscaping elements to be retained by the Project will encourage pedestrian activity and transit ridership.

The Sector Plan also discusses the importance of the Silver Spring Transportation Management District. (see pp. 217-19.) As successor to The Caldor Corporation, the Applicant will be subject to and will work with its tenant to achieve the transit goals set forth in the July 12, 1995 Traffic Mitigation Agreement between Caldor, the County and the Planning Commission.



## V. CONFORMANCE TO THE ZONING ORDINANCE

Section 59-C-6.212 of the Montgomery County Zoning Ordinance states the purposes which the CBD Zones are designed to accomplish. The following discussion analyzes how the Project conforms to these purposes:

*(a) To encourage development in accordance with an approved and adopted master plan 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 Amendment encourages development that is in conformance with the Sector Plan in the following manner: (1) by establishing the reuse of a vacant building; (2) by encouraging transit ridership through the uses proposed; and (3) by retaining the strong pedestrian connections to East-West Highway and the Silver Spring Metro. We note the Sector Plan recommends use of the Property for a "possible" retail site. However, experience indicates this recommendation may not identify the most appropriate use for the Property. Furthermore, by facilitating the consolidation of Discovery in the Silver Spring Central Business District, the Project achieves the Sector Plan's goal of promoting redevelopment in South Silver Spring. The Project is also consistent with the objectives of the Draft Sector Plan, including supporting redevelopment that could create a coherent district with long-term market viability and redefining and restructuring the economic activity in South Silver Spring. As previously noted, the establishment of this facet of Discovery's operations in South Silver Spring may encourage additional investment by communication, production and entertainment businesses wishing to capitalize on Discovery's presence.

*(b) To 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 provides a flexible response to the market and regulatory conditions that resulted in Discovery's decision to consolidate its operations in Silver Spring. Discovery has a strong desire to locate its Creative and Technical Center in close proximity to its main business offices in the CBD Core. Therefore, development of the Project will serve to meet the express needs of a major corporation coming to Silver Spring. Once implemented, the Project may provide an incentive for additional redevelopment in the area.

(c) *To encourage designs which produce a desirable relationship between individual buildings and the Central Business District, between the buildings and the circulation system, and between the Central Business District and adjacent areas.*

The Project retains an architectural design previously determined to be compatible with the architecture of Silver Spring, both historic and current. The proposed facade improvements, including the addition of windows on building elevations, will create an even more desirable relationship between the building and the adjacent areas. The pedestrian pathway system will continue to provide access to East-West Highway and will continue to link the Project to the Silver Spring Metro and the balance of the CBD.

(d) *To promote the effective use of transit facilities in the Central Business District and pedestrian access thereto.*

The Project is within 1,700 feet of the Silver Spring Metro and Transit Center. The development of the transit-friendly uses proposed within the Project should promote additional transit ridership. The pedestrian improvements constructed pursuant to the previous Project Plan, Preliminary Plan and Site Plan approvals will be retained, thus assuring safe, convenient and attractive access to the Silver Spring Metro and Transit Center.

(e) *To promote improved pedestrian and vehicular circulation.*

The Project retains the extensive pedestrian pathway and streetscaping improvements constructed pursuant to Project Plan No. 9-94001, Preliminary Plan No. 1-94057 and Site Plan Review No. 8-94030. No changes to the existing vehicular circulation system are proposed.

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

This criterion is inapplicable. However, by facilitating additional employment opportunities in Silver Spring, the Project may help stabilize the adjacent residential areas.

(g) *To encourage land assembly and the most desirable use of land in accordance with a Sector Plan.*

The Project utilizes the land assemblage achieved pursuant to Preliminary Plan No. 1-94057. The Project also facilitates the consolidation of Discovery within the Silver

Spring CBD. The proposed uses are permitted in the CBD-1 Zone which the Sector Plan recommends for the Property. In addition, the Draft Sector Plan recognizes that additional housing in South Silver Spring may be difficult to realize for a variety of reasons, and the previous retail use of the Property may have been premature in the area. The Project therefore proposes the most desirable use of land in accordance with the Sector Plan and achieves the additional benefit of facilitating Discovery's relocation efforts.

Additional intent of the CBD-1 Zone (Section 59-C-6.213) states that:

- (a) *In the CBD-0.5, CBD-R1 and CBD-1 Zones it is further the intent:*
  - (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; and*
  - (2) *To provide a density and intensity of development which will be compatible with adjacent land uses outside the Central Business Districts.*

The Project will compliment the existing and proposed uses surrounding it. Its proximity to the Silver Spring Metro and Transit Center and Venture's retention of the strong pedestrian linkage via East-West Highway will facilitate its use. The bulk and height of the existing building will not change. The addition of numerous windows to the building facade will enhance the compatible relationship to surrounding uses previously established through the architecture of the Project.

Section 59-C-6.23 describes the development standards applicable to the CBD-1 Zone. The table contained in the Project Plan section of this report summarizes the requirements and features provided in the Project.

VI. UTILITY ANALYSIS

The existing site is a vacant Caldor Store constructed in 1996.

**A. Water Service**

The proposed development is located within the Washington Suburban Sanitary District (WSSD), which places it under the jurisdiction of the Washington Suburban Sanitary Commission (WSSC) for potable water supply. The site is in water service category W-1, indicating that service can be provided by connection to the existing public water system adjacent to the property.

The existing public system in the vicinity of the site, as shown in the attached Figure 14, consists of a 10" main along East-West Highway from Newell Road to Georgia Avenue and an 8" main in Newell Road. There is also an 8" water main in Kennett Street running from Newell Road to Georgia Avenue. There are existing fire hydrants on the East-West Highway and Kennett Street frontage. The existing 8" water connection to the building can be relocated or supplemented, if necessary, by connections to any of the water mains described above. Existing waterlines are shown on Figure 14.

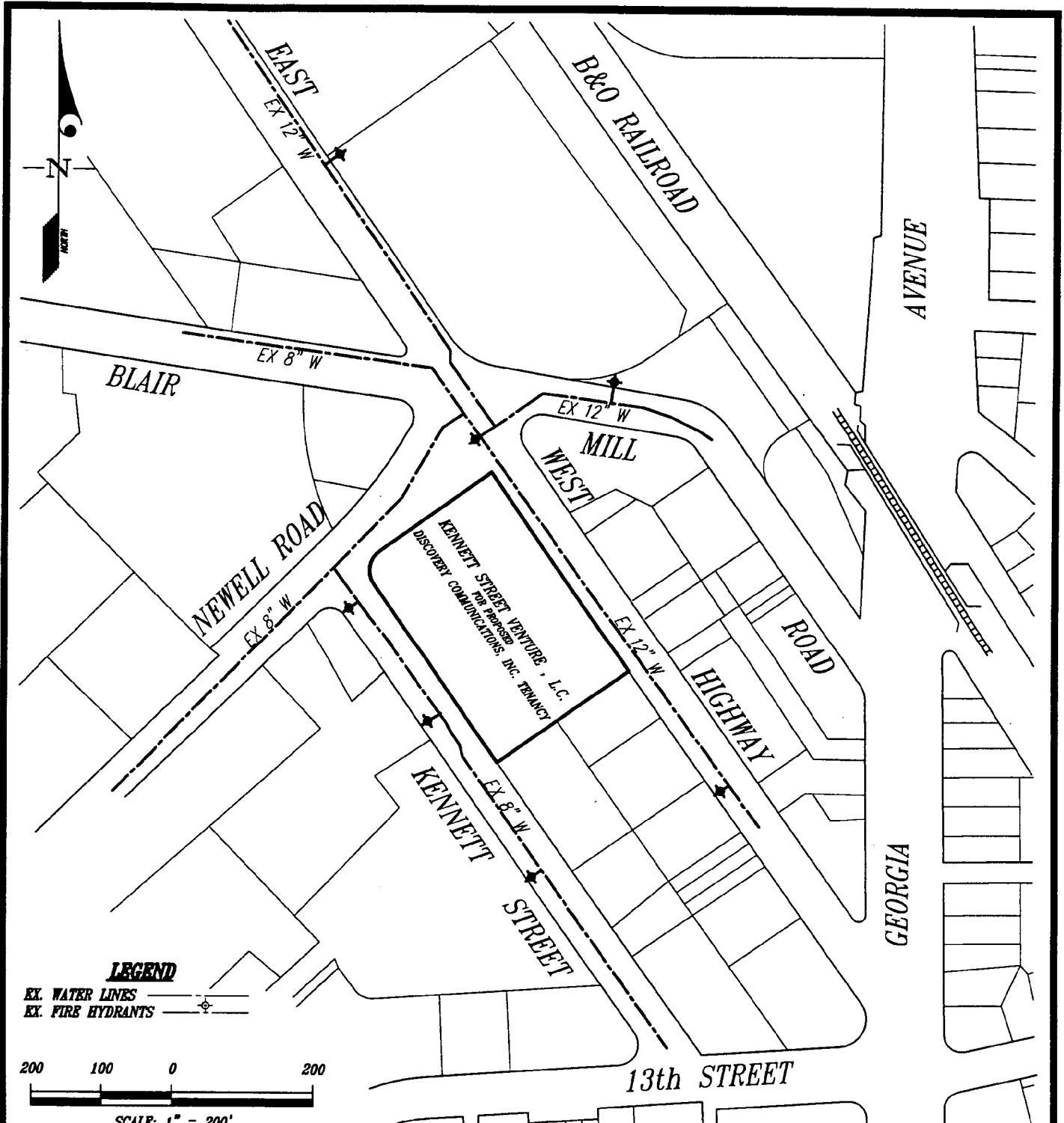
The Subject Property lies within the "Montgomery County Main" pressure zone and is served by the North Woodside standpipe storage facility, located at Seminary Place and Riley Place, approximately 1-1/4 miles from the site. This storage facility has a maximum capacity of 7.5 million gallons (MG) and a usable capacity of 2.5 MG. Maximum and minimum hydraulic gradients for the area are reported to be 520 and 433 respectively. The elevation of the existing site ranges between 320 and 332 feet. Static water pressures at ground elevation are expected to be adequate for the Discovery Communications, Inc. use. Estimated peak daily water demand (excluding fire flow) for the Project was computed using WSSC methods. The estimated demand is shown in Table 1.

**TABLE 1**

**ESTIMATED WATER DEMAND\*  
PROPOSED DISCOVERY COMMUNICATIONS, INC.**

	<u>Average Demand (GPD)</u>
Office Building (max. 152,090 sq. ft.)	14,145

\* Excluding fire flow



SKETCH OF  
**EXISTING WATER LINES**  
**KENNETT STREET VENTURE, L.C.**  
 FOR PROPOSED  
**DISCOVERY COMMUNICATIONS, INC. TENANCY**

MONTGOMERY COUNTY, MARYLAND

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REFERENCE :  
 PLAT BOOK 176 PLAT No. 19691

DRAWN BY : SJG/CAD DATE : APRIL 1999 G.L.W. FILE No.  
99028

CHECKED BY : TSW SCALE : 1"=200'

Figure 14

At the present time, there are no reported flow or pressure problems in the vicinity of the site. It is anticipated that water flow and pressure will be adequate for the Project.

**B. Sewer Service**

The Subject Property is located within the WSSC, Rock Creek Basin, and falls under the jurisdiction of WSSC. The sewer service category for the site is S-1, indicating that the proposed development can be served by a connection to existing sewer lines.

An existing 10" public sewer extends along East-West Highway and connects to an existing 12" sewer in Blair Mill Road. There is also a 6" public sewer in Kennett Street that connects to an 8" public sewer in Newell Road. This line connects to the existing 12" sewer in Blair Mill Road. Existing sewer lines are shown on Figure 15.

Estimated peak sewage flow for the Project was computed by using WSSC methods. The estimated peak flow is shown in Table 2.

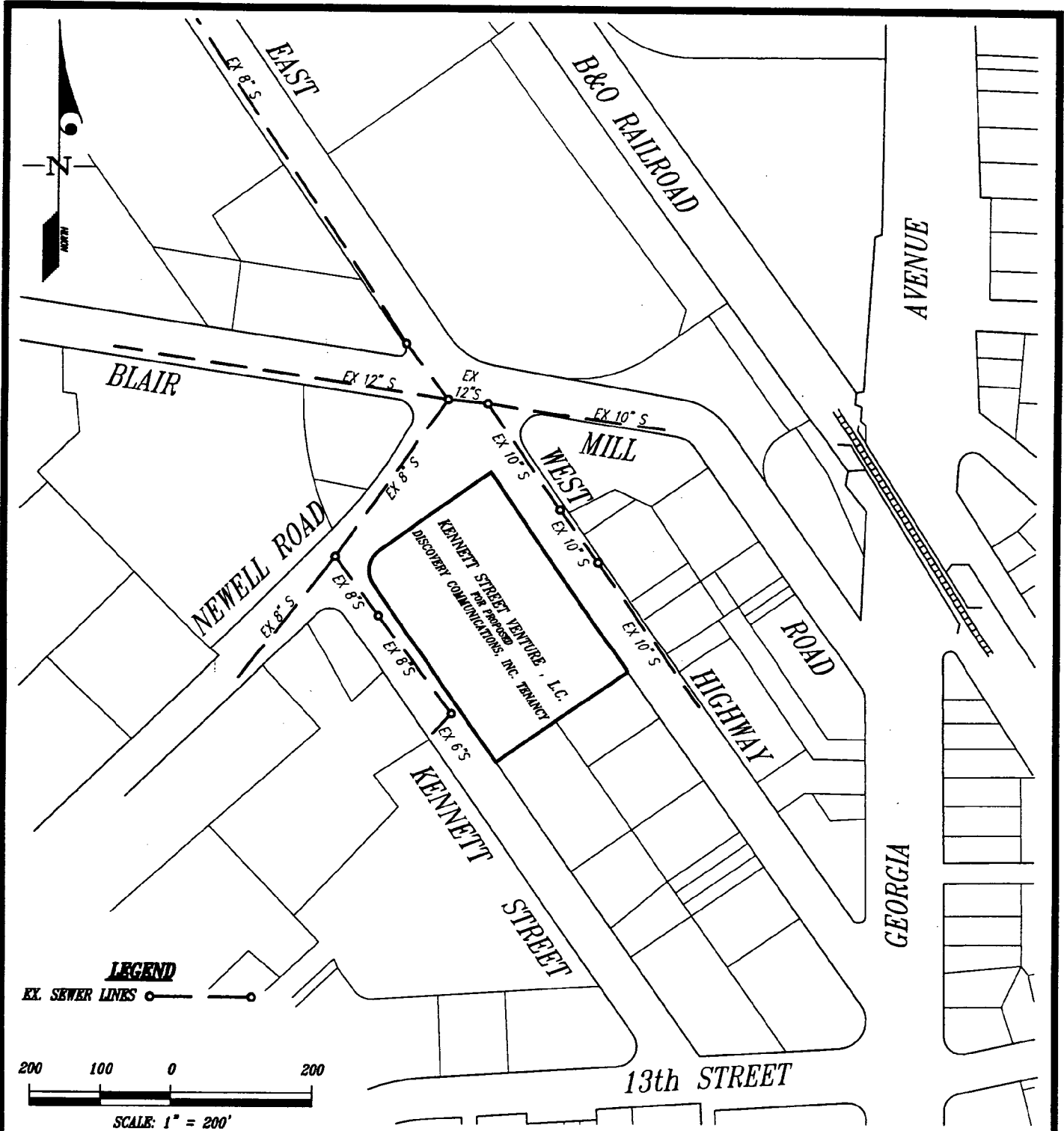
**TABLE 2**  
**ESTIMATED SEWER FLOW**  
**PROPOSED DISCOVERY COMMUNICATIONS, INC.**

	Average Flow (GPD)	Peak Flow (GPD)
Office Building (max. 152,090 sq. ft.)	14,145	46,000

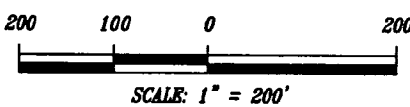
The above estimated sewage flows for the proposed office use are higher than those generated by the previous use (Caldor). Therefore, a new/larger sewer house connection is required. The existing sewage collection system in East-West Highway and Kennett Street are expected to be adequate for the proposed use.

**C. Storm Drain**

The site, in general, drains in a northwesterly direction toward Newell Road. The neighborhood is fully developed with an adequate existing underground storm drain system surrounding the site. In East-West Highway, there is an existing 33" RCP draining northwest under Newell Road to a 60" storm drain pipe located in Blair Mill Road. A 21" storm drain pipe under the northern sidewalk of Kennett Street drains



**LEGEND**  
 EX. SEWER LINES



SKETCH OF  
**EXISTING SEWER LINES**  
**KENNETT STREET VENTURE, L.C.**  
 FOR PROPOSED  
**DISCOVERY COMMUNICATIONS, INC. TENANCY**

MONTGOMERY COUNTY, MARYLAND

**GLW** GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REFERENCE :		PLAT BOOK <u>176</u>	PLAT No. <u>19691</u>
DRAWN BY :	<i>SJG/CAD</i>	DATE :	<i>APRIL 1999</i>
CHECKED BY :	<i>DSM</i>	SCALE :	<i>1"=200'</i>
		G.L.W. FILE No. <b>99028</b>	

Figure 15

northwest to a 24" storm drain pipe in Newell Road. The storm drain lines in Newell Road all connect to the 33" storm drain line from East-West Highway and then to the 60" line in Blair Mill Road. The roof drains on the existing building convey approximately 85% of the stormwater runoff directly to the existing storm drain system described above. The remaining 15% flows as non-erosive surface runoff into the same system. See Figure 16.

**D. Stormwater Management**

The site is in the lower reaches of the Rock Creek Drainage Basin. As described above, runoff from the site flows via an enclosed storm drain system to Rock Creek. The previous Caldor Development Program was granted a waiver from the County On-Site Stormwater Management Requirements and a "fee-in-lieu" was paid to the County. A plan for the proposed Discovery Communications, Inc. was submitted to and reviewed by the Montgomery County Department of Permitting Services, Water Resources Section. The County has issued a waiver reconfirmation letter for the proposed alteration work. See Figure 17.

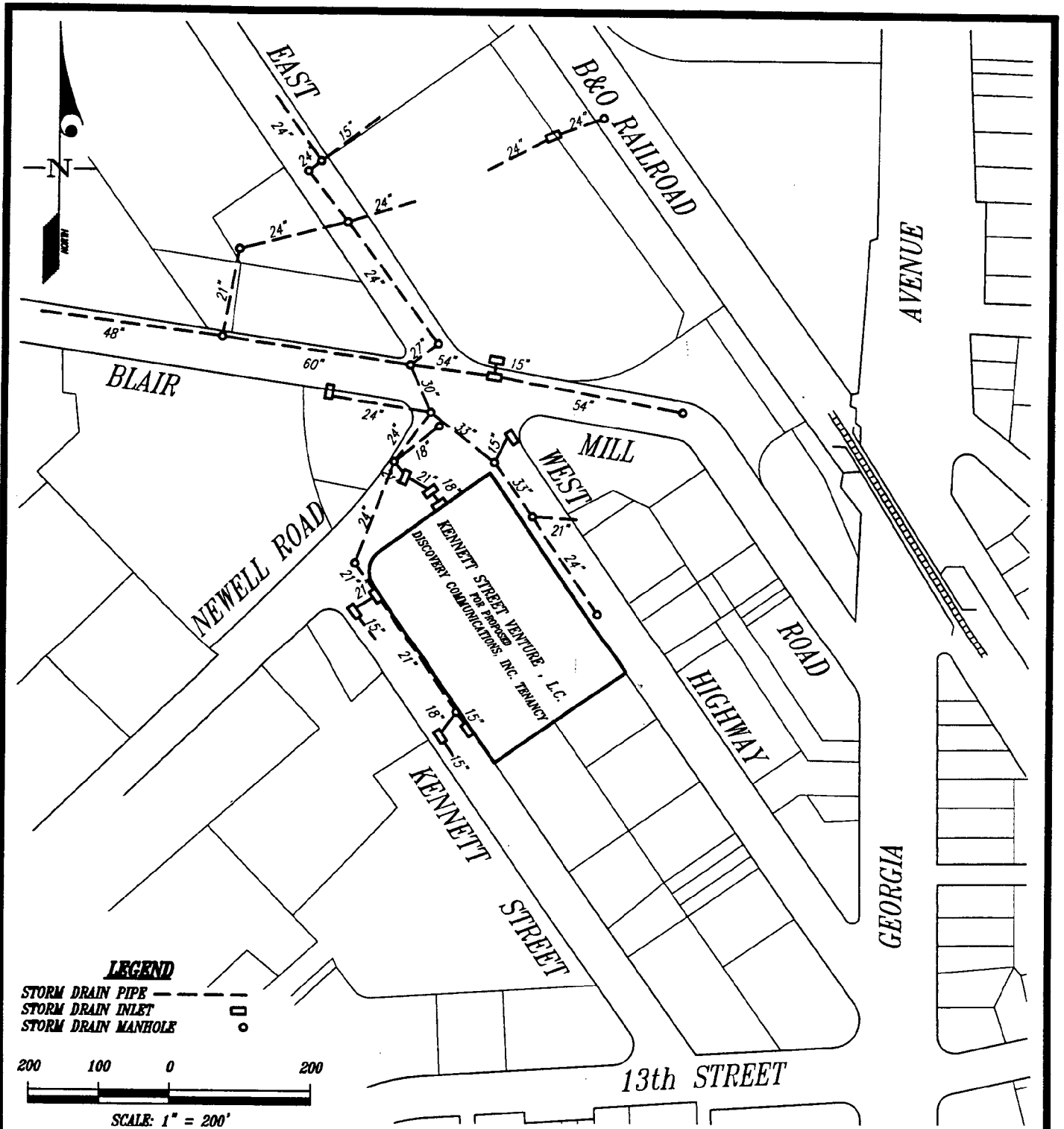
**E. Sediment Control**

To prevent excess sediment carried by stormwater runoff from leaving the site during construction, standard sediment control measures will be designed in accordance with the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Due to the extremely small (less than 5,000 sq. ft.) amount of disturbed area anticipated for new utility connections, the sediment control plan will be exempt from review by the Montgomery County Department of Permitting Services.

**F. Other Existing Utilities**

The site is currently served by gas, electric and telephone facilities. Figure 18 illustrates the location of these utilities in relation to the site.





SKETCH OF  
**EXISTING STORM DRAINS**  
**KENNETT STREET VENTURE, L.C.**  
 FOR PROPOSED  
**DISCOVERY COMMUNICATIONS, INC. TENANCY**

MONTGOMERY COUNTY, MARYLAND

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DRAWN BY: <i>SJG/CAD</i>	DATE: <b>APRIL 1999</b>	G.L.W. FILE No.
CHECKED BY: <i>(Signature)</i>	SCALE: <b>1"=200'</b>	<b>99028</b>

Figure 16



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

March 29, 1999

Mr. David Weber, P.E.  
Gutschick, Little & Weber, P.A.  
3909 National Drive, #250  
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request  
for Discovery Communications (former Caldor  
Building)  
Preliminary Plan #: 1-94057  
SM File #: 1-94057  
Lots/Block: 4/C, Silver Spring

Dear Mr. Weber:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **reconfirmed**. The stormwater management concept consists of a previously issued waiver of water quantity and water quality control.

Payment of a stormwater management contribution is not required since it had been previously paid for the Caldor project. Since the land disturbance is less than 5,000 square feet, a sediment control permit will not be required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at (301)217-6311.

Sincerely,

Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

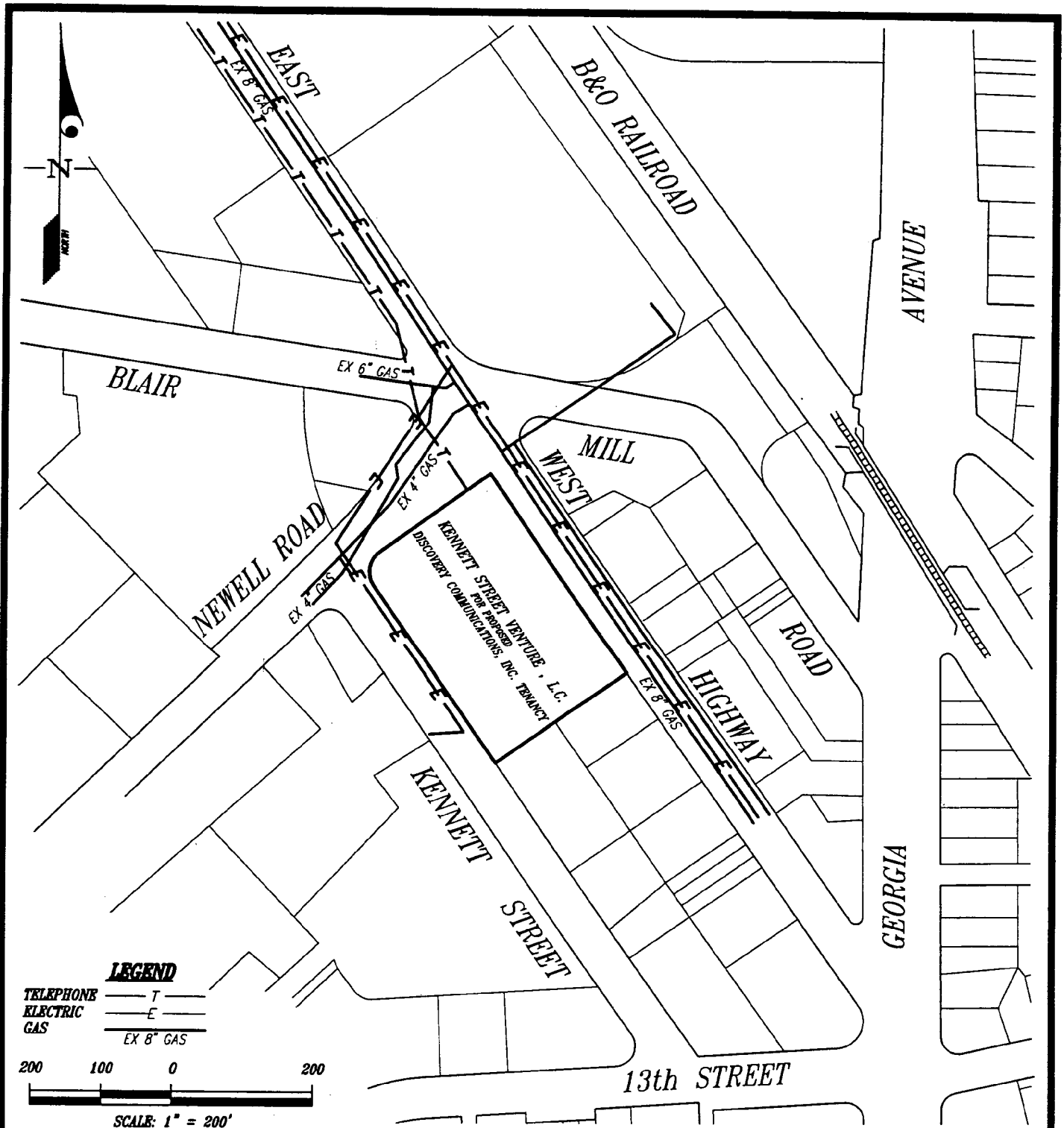
RRB:enm:CN194057

cc: C. Fadden  
SM File # 1-94057

RECEIVED

MAR 30 1999

GUTSCHICK, LITTLE & WEBER, P.A.



SKETCH OF  
**OTHER EXISTING UTILITIES**  
**KENNETT STREET VENTURE, L.C.**  
 FOR PROPOSED  
**DISCOVERY COMMUNICATIONS, INC. TENANCY**

MONTGOMERY COUNTY, MARYLAND

**GLW** GUTSCHICK LITTLE & WEBER, P.A.

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REFERENCE :		
DRAWN BY :	DATE :	G.L.W. FILE No.
SJG/ CAD	APRIL 1999	99028
CHECKED BY :	SCALE :	
DSW	1"=200'	

Figure 18

## VII. TRAFFIC IMPACT ANALYSIS: SUMMARY OF CONCLUSIONS

A traffic impact analysis was conducted to determine the transportation impacts of the project plan amendment. The complete analysis will be provided under separate cover. The conclusions of the analysis are as follows:

1. All intersections in the study area currently operate at critical lane volumes (CLV) of 1,800 or less during both the a.m. and p.m. peak hours.
2. Pipeline developments will generate 347 a.m. peak hour trips, and 369 p.m. peak hour trips, upon completion.
3. All intersections in the study area will continue to operate at CLVs of 1,800 or less during both the a.m. and p.m. peak hours, with the additional traffic that will be generated by these pipeline developments, but without the Kennett Street Venture project.
4. Kennett Street Venture will add another 213 a.m. peak hour trips and 213 p.m. peak hour trips to the public street system upon project completion.
5. All intersections in the study area will continue to operate at CLVs of 1,800 or less during both the a.m. and p.m. peak hours, with the additional traffic that will be generated by both the pipeline developments and Kennett Street Venture.
6. Pedestrian/vehicle conflicts will be minimized at the site entrance. A pedestrian bridge will continue to connect the parking garage to the second floor of the building.
7. Adequate pedestrian crossing times can be provided, with some traffic signal timing modifications.
8. Kennett Street Venture will add 343 jobs to the Silver Spring CBD, which has a remaining staging ceiling capacity of 1,894 jobs.

  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8/10/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GJM*  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

MEMORANDUM

TO: Robert Hubbard, Chief  
 Division of Development Services and Regulation  
 Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*  
 Design, Zoning, and Preservation Division  
 M-NCPPC

SUBJECT: Historic Area Work Permit

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

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

*① A new tree, preferably an Oak species, which is a minimum of 6" in caliper will be planted in the general location of the 24" Pin Oak that is to be removed.*

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

Applicant: M-NCPPC / Dept. of Parks

Address: 9500 Brunett Avenue, Silver Spring, MD. 20904

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Division of Development Services and Regulation  
250 Hungerford Drive, Rockville, Maryland 20850  
(301) 217-6370

### Historic Preservation Commission (301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-1-3100243

CONTACT PERSON Kathy Dearstine L.A.  
DAYTIME TELEPHONE NO. (301) 650-2883

NAME OF PROPERTY OWNER MNCPPD / Dept of Parks DAYTIME TELEPHONE NO. ( )

ADDRESS 9500 BARNETT AVE SILVER SPRING, MD 20904  
CITY STATE ZIP CODE

CONTRACTOR CALDOR INC. / J.M. BROWN TELEPHONE NO. (410) 995-0015  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER DR. BRASHEL DAYTIME TELEPHONE NO. ( ) (800)

#### LOCATION OF BUILDING/PREMISE

HOUSE NUMBER \_\_\_\_\_ STREET INTERSECTION OF E. W. BERRY, BLAIR MILLS RD + NEWELL RD

TOWN/CITY SILVER SPRING NEAREST CROSS STREET \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK "C" SUBDIVISION "SILVER SPRING"

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL "A" (5,427 SQ. FT.) (NOTE: SF IS NEW)

#### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Sojar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other TREE REMOVAL

1B. CONSTRUCTION COST ESTIMATE \$ \_\_\_\_\_

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # (SEE 1983 CALDOR FILE)

#### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01 ( ✓ ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

#### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

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

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

M. Dwyer MNCPPD / M.C. Dept Parks 7/18/95  
Signature of owner or authorized agent Date

APPROVED X w/ condition For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 8/9/95

APPLICATION # 9507190061

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: East-West Hwy. & Newell Street      Meeting Date: 8/9/95  
Resource: Acorn Park, Master Plan Site #36/5      Review: HAWP  
Case Number: 36/5-95A      Tax Credit: No  
Public Notice: 7/26/95      Report Date: 8/2/95  
Applicant: M-NCPPC Parks Department      Staff: Gwen Marcus  
PROPOSAL: Tree Removal      RECOMMEND: Approval w/ conditions

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BACKGROUND

The HPC has previously reviewed - as an informational item - the proposal to renovate Acorn Park and to incorporate it into the public amenity space for the new Caldor store which is being built in Silver Spring. This project includes complete renovation of the Acorn gazebo, complete renovation of the "Silver Spring" with renewed water flow to the site, and extensive new plantings and landscaping (including two new 4" trees on the south end of the park). The park will continue to be owned by the M-NCPPC Parks Department and long-term maintenance will be their responsibility. In addition, there will be a public art component on the Caldor building itself which will include a five-panel mural of the history of Silver Spring.

No Historic Area Work Permit has been required for the project to date as the work has fallen into the category of repairs and maintenance. The mural is outside of the area which is historically designated and, thus, it does not fall under the jurisdiction of the Historic Preservation Ordinance (although the historic preservation staff has been very involved in coordinating the art project).

The Parks Department has recently informed preservation staff that one of the four trees in Acorn Park (which were to have been preserved) is dying and must be removed. Over the last winter/spring and as work on Caldor has begun, the Parks Department has observed this 24" Pin Oak tree as it has declined greatly in health. According to the Parks Department, even before construction work began, this tree was not leafing out fully and the main lead appeared dead. Therefore, they are now requesting a Historic Area Work Permit to remove the tree.

STAFF DISCUSSION

Staff has met out at the site with Rob Bushnell, of M-NCPPC Site Plan Enforcement, Brooks Robinson, an arborist with the Planning Department, Eugene Rose, an arborist with



the Parks Department, and Mike Dwyer, Park Historian. We looked at the tree proposed for removal and the unanimous consensus of the tree experts was that it should be removed. There are two memos on this issue - one from Eugene Rose and one from Brooks Robinson - attached at the end of this packet.

Staff is concerned that the removal of this tree - one of only four in Acorn Park - will have a negative impact on the site of the historic Acorn gazebo and the "Silver Spring". However, the tree does appear to be in decline and probably does not have long to live.

Therefore, staff supports the request to remove this tree with the understanding that a substantial replacement tree will be installed. The replacement tree is essential to preserve the character and historic setting of Acorn Park.

#### STAFF RECOMMENDATION

Staff recommends approval of the proposed tree removal with the following conditions:

1. A new tree, preferably an Oak species, which is a minimum of 6" in caliper will be planted in the general location of the 24" Pin Oak that is to be removed.

This change is in accord with Criteria 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Kathy Dearstine L.A.  
 DAYTIME TELEPHONE NO. (301) 650-2883

TAX ACCOUNT # 13-1-3100243

NAME OF PROPERTY OWNER MNCPPA / Dept of Parks DAYTIME TELEPHONE NO. ( )

ADDRESS 9500 BURNETT AVE SILVER SPRING, MD 20902  
CITY STATE ZIP CODE

CONTRACTOR CALDOR INC. / J.M. BROWN TELEPHONE NO. (410) 995-8015

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER DR. BRASHEL DAYTIME TELEPHONE NO. ( ) (ABOVE)

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER \_\_\_\_\_ STREET INTERSECTION OF E. W. HIGHWAY, BLAIR MILL RD + NEWELL RD

TOWN/CITY SILVER SPRING NEAREST CROSS STREET \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK "C" SUBDIVISION "SILVER SPRING"

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL "A" (5,427 SQ. FT.) (NOTE SF IS NEW)

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision

CIRCLE ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  Fence/Wall (complete Section 4)  Single Family  Other TREE REMOVAL

1B. CONSTRUCTION COST ESTIMATE \$ \_\_\_\_\_

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # (SEE THE CARBON FILE)

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01 (  ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

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

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature] MNCPPA / MC Dept Parks  
 Signature of owner or authorized agent

7/28/95  
 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

(3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

MASTER PLAN RECORD # 365, "THE SILVER SPRING" (ACORN PARK) SITE  
OF ORIGINATOR FOUNDING OF SILVER SPRING RESORT & SUBSEQUENT COMMUNITY.  
5,000 SF PARK W/ HISTORIC ACORN-SHAPED GAZEBO AND SPRING + OTHER TREES.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

ONE TREE ON NW SIDE OF PARK (ADJACENT NEWELL STREET) TO  
BE REMOVED (SEE MEMO TO MARYLYN CLEMENS OF PLANNING DEPT  
FROM EUGENE ROSE, HORTICULTURIST / ARCHITECT W/ DRAFT OF PARKS

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

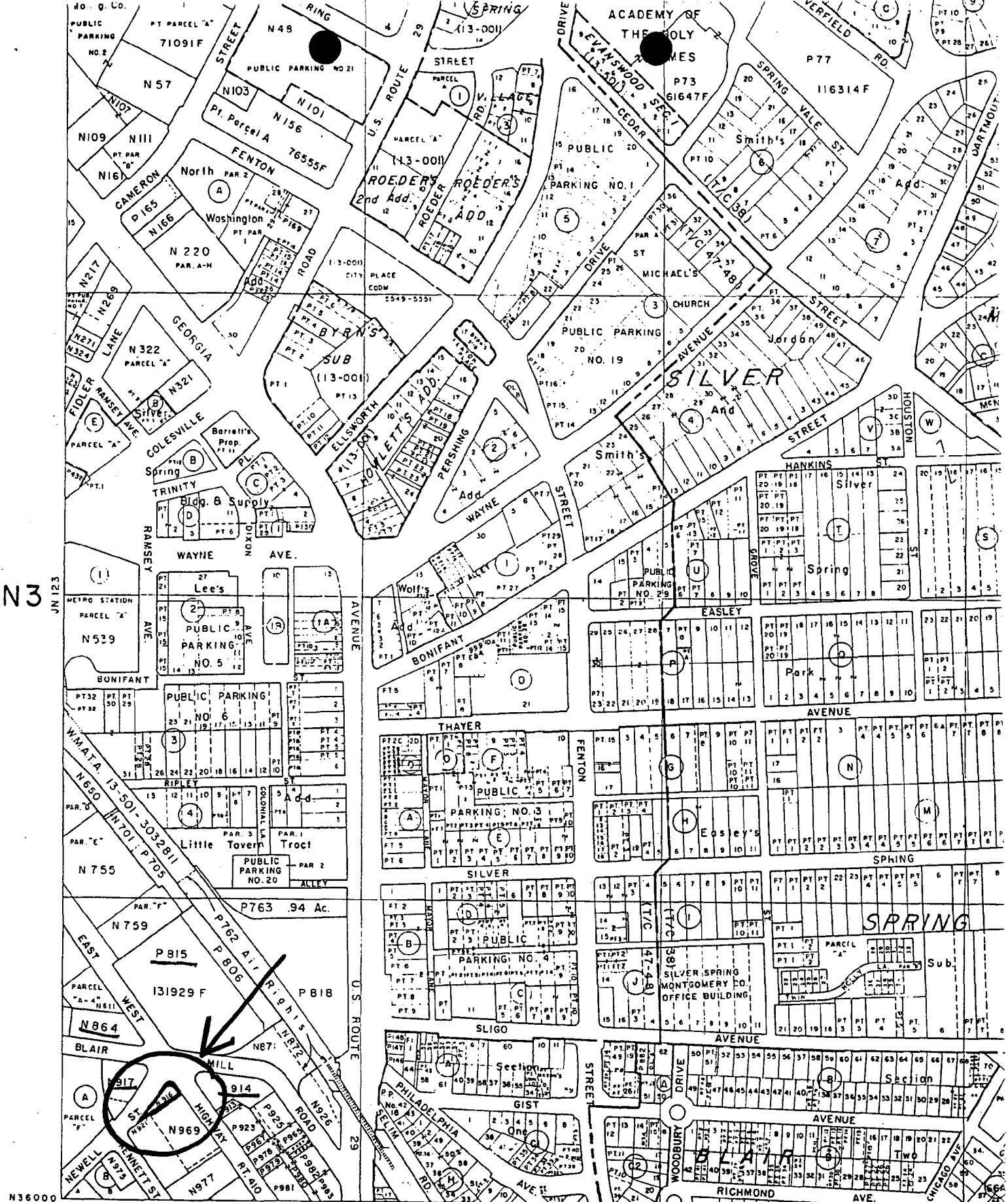
**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**



N3

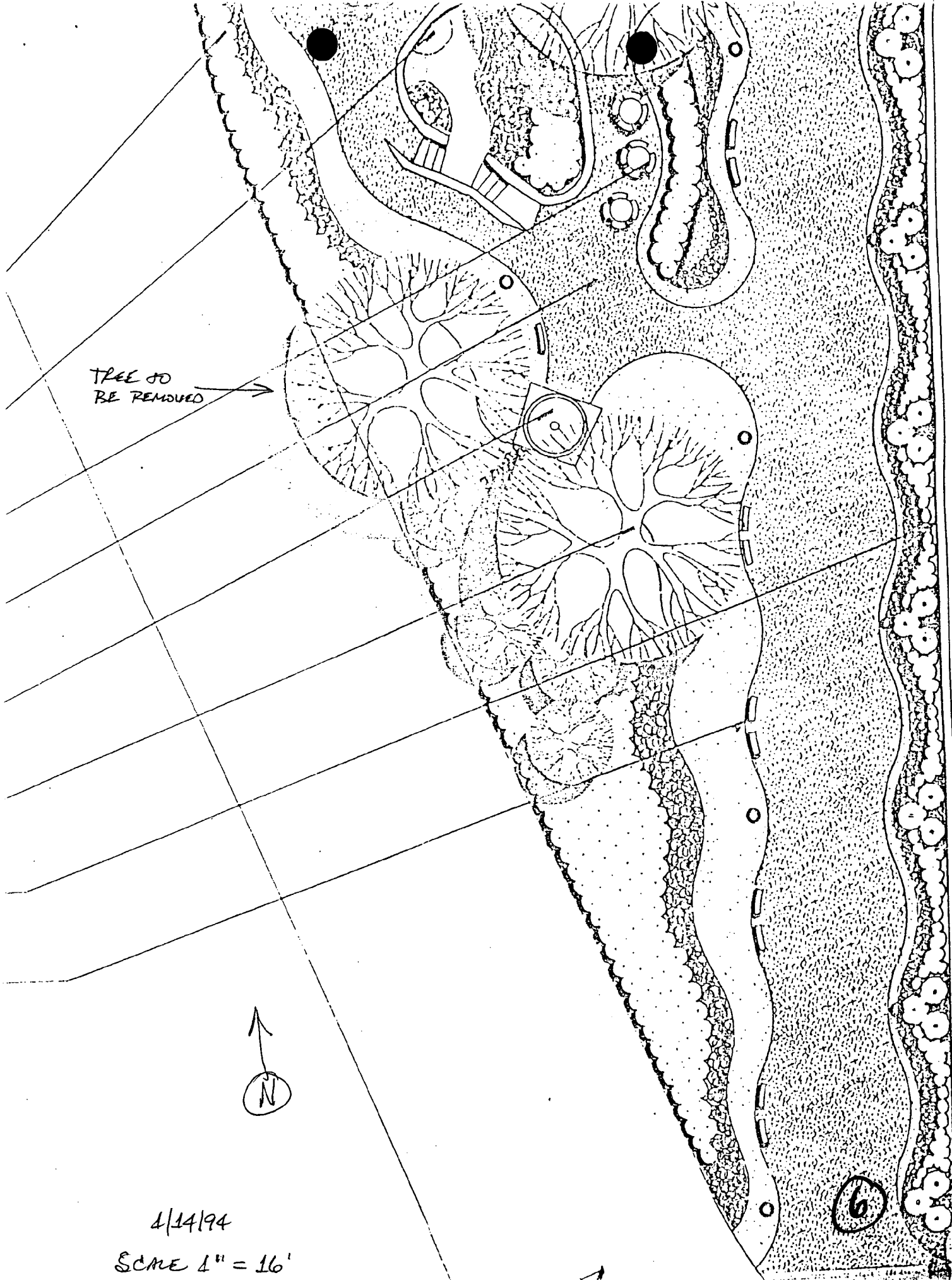
N36000

**PARCEL F.D. 13-1-3100243 ACORN URBAN PARK 5**

ROADS AND STREAMS ARE CONTROLLED FROM PLANIMETRIC MAPS COMPILED BY M.N.C.P. & C. AND U.S.G.; COORDINATES SHOWN ARE BASED ON W.S.C. COORDINATE SYSTEM. PROPERTY LINES ARE COMPILED BY THIS OFFICE FROM DEED DESCRIPTIONS AND ARE NOT TO BE INTERPRETED AS ACTUAL FIELD SURVEYS. USERS NOTING ERRORS ARE URGED TO NOTIFY THE DRAFTING SECTION, DIVISION OF ASSESSMENTS, RM. 401, 51 MONROE ST. ROCKVILLE, MARYLAND.

--- TAX CLASS BOUNDARY  
 - - - ELECTION DISTRICT BOUNDARY  
 - - - CORPORATE BOUNDARY  
 P-768 OR PARCEL NO. IS USED FOR OWNERSHIP IDENTIFICATION AND MUST BE

IN 342  
 THESE MAPS ARE PROTECTED BY COPY NOT BE COPIED OR REPRODUCED IN ANY ELECTRONIC MEANS SUCH AS DIGITIZING, IMAGE PROCESSING, OR BY ANY SYSTEM TO BE INVENTED WITHOUT PERMISSION



TREE TO  
BE REMOVED →

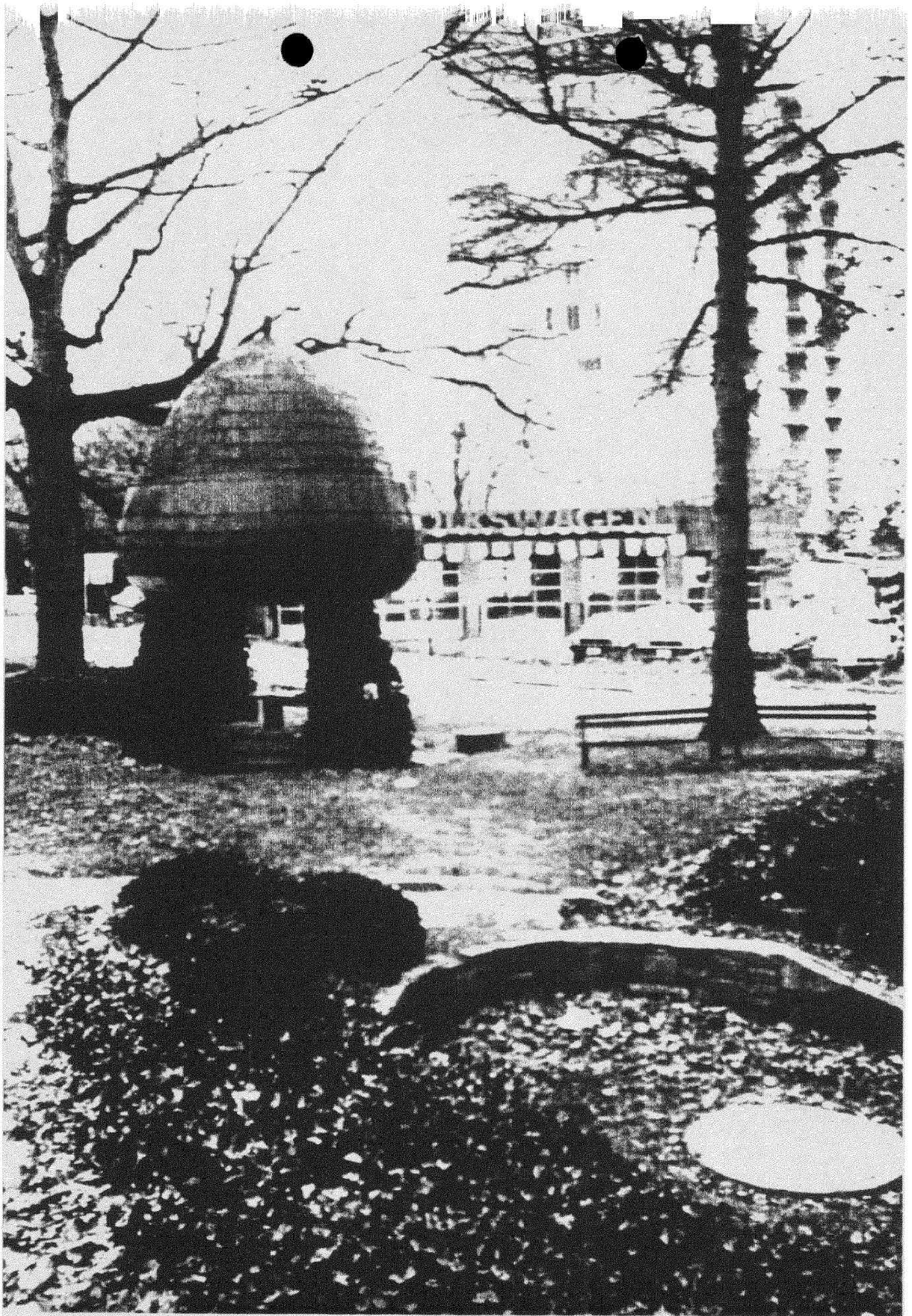


4/14/94  
SCALE 1" = 16'

6



#36-5 THE SILVER SPRING (Near Train) (THIS TO BE REMOVED FROM TRAIN)



8

#36-5 THE SILVER SPRING / MOYAN PARK (TREE TO BE REMOVED ON RIGHT)

J33-0914  
 IMPERIAL INVESTMENT CO  
 C/O MARTENS COMPANIES  
 6189 EXECUTIVE BLVD  
 ROCKVILLE MD 20852  
 1171 EAST WEST HWY  
 IMP3 PARCEL 51 SILVER SPRING  
 551-MOTOR VEHICLE-RETAIL 2500/206 1994 13 / 00967276 1994  
 ZONING-CBD2 21138 SQFT TAX CLASS-48 \$531,400  
 001-UNRECORDED 001-UNRECORDED BASE SF-12,585 1/09-19-72  
 4239-267

J33-0815  
 POTOMAC REALTY GROUP  
 1201-34 EAST WEST HWY  
 SILVER SPRING MD 20910  
 1201 EAST WEST HWY  
 IMP3 PT PARCEL 52 SILVER SPRING  
 203-INDUSTRIAL SNGL USE 2500/206 12/93 13 / 00973585 12/93  
 ZONING-CBD2 131929 SQFT TAX CLASS-48 \$195,000  
 001-UNRECORDED 001-UNRECORDED BASE SF-63,258 1/08-24-75  
 4652-639

J33-0864  
 SILVER SPRING AUTO CITY INC  
 1200 EAST WEST HWY  
 SILVER SPRING MD 20910  
 1200 EAST WEST HWY  
 IMP3 PARCEL 53 SILVER SPRING FALKLAND  
 551-MOTOR VEHICLE-RETAIL 2601/205 1994 13 / 00979274 1994  
 ZONING-CBD1 23021 SQFT TAX CLASS-48 2489-135  
 001-UNRECORDED 001-UNRECORDED BASE SF-17,666

J33-0917  
 CRANS ROBERT RETAL  
 1200 EAST WEST HWY  
 SILVER SPRING MD 20910  
 BLAIR MILL RD  
 IMP3 PARCELS 384 SILVER SPRING 4135-831  
 641-AUTO REPAIR 2601/109 1994 13 / 00980865 1994  
 ZONING-CBD1 20098 SQFT TAX CLASS-48 1/11-20-78  
 001-UNRECORDED 001-UNRECORDED BASE SF-1,904 5241-506



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION****Department of Parks, Montgomery County, Maryland  
9500 Brunett Avenue • Silver Spring, Maryland 20901**

July 10, 1995

**MEMORANDUM**

**TO:** Marilyn Clemens  
**FROM:** Eugene Rose *ER*  
**RE:** Oak Tree Health - Acorn Park

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I have determined that the Pin Oak at Acorn Park is hazardous and should be removed. The main lead has died and over half of the branches did not leaf out this year.

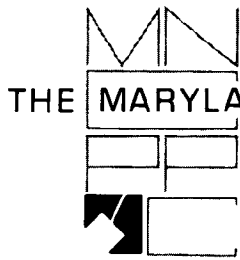
When planning for replacement trees for this park, please consider a mix of species instead of a choice of one species of trees. This is to avoid losing a whole stand of same species trees to infestation of insects or disease. If selected trees are of more than one species, this risk of losing the whole stand is reduced.

Thank you for your anticipated cooperation.

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**MONTGOMERY COUNTY PARKS**

(10)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

August 3, 1995

TO: Gwen Marcus  
Historic Preservation

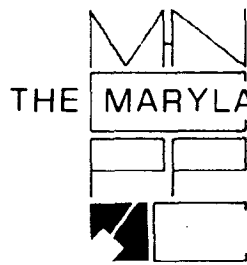
FROM: Brooks T. Robinson, Planner II *BTR*  
Development Review Division

SUBJECT: Acorn Park, Silver Spring

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I have evaluated the 22" pin oak in Acorn Park. This oak is located between Blair Mill Road and the acorn gazebo. The condition of this tree is poor. The main leader is dead and there is 30% dieback in the crown. There is some low branch suckering which is also an indication of failing health. In addition, the road widening and new storm drain inlet which come within several feet of the trunk will greatly decrease the supporting root structure. No treatment will return this tree to vigor. It is obvious that this tree has been failing for several years and should have been better evaluated prior to negotiations with Caldor. I recommend that this tree be removed and a suitable specimen tree be planted after construction has been completed. A 6" caliper oak should suffice.

I am an arborist certified by the International Society of Arboriculture (#MA0087) with a Masters degree in Landscape Architecture.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 26, 1995

MEMORANDUM

TO: Interested Property Owners

FROM: Robin Ziek, Historic Preservation Planner  
Patricia Parker, Historic Preservation Planner  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Preservation Commission Review of HAWP Applications

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The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application for a property in your neighborhood. The enclosed agenda lists the HAWP applications currently under review.

Please note the Commission's meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the Commissioners. You may also submit written comments in advance of the meeting to the Commission at the letterhead address.

HAWP applications are on file at the office of the Commission's staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

495-4570

WEDNESDAY

August 9, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

**PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room
  
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium
  - A. Michael Goodman, for a deck 19101 Old Baltimore Road, Brookeville (HPC Case No. 23/64-95A) (Oak Grove)
  - B. M-NCPPC Parks Department, for a fence at 16401 Old River Road, Seneca (HPC Case No. 17/61-95A) (Upton Darby House)
  - C. M-NCPPC Parks Department, for tree removal at Acorn Park, Silver Spring (HPC Case No. 36/5-95A) (Silver Spring/Acorn Urban Park)
  - D. Thomas Thomas and Theresa Clifford, for an addition at 7116 Sycamore Avenue, Takoma Park (HPC Case No. 37/3-95X) (Takoma Park Historic District)
  - Postponed) E. Donna Holverson, for a paved parking area at 35 West Lenox Street, Chevy Chase (HPC Case No. 35/13-95B) (Chevy Chase Village Historic District - Phase One)

(OVER)

- F. David Collins, for new construction at 7323 Carroll Avenue, Takoma Park (HPC Case No. 37/3-94HH **REVISION**) (Takoma Park Historic District)
- G. Marcia and Tom Zanylo, for alterations at 26200 Frederick Road, Hyattstown (HPC Case No. 10/59-95C **RETROACTIVE/CONTINUATION**) (Hyattstown Historic District)
- H. John Dove, for demolition at 10216 Capitol View Avenue, Capitol View Park (HPC Case No. 31/7-95D **RETROACTIVE**) (Capitol View Park Historic District)
- I. Deborah Susan Ringland for demolition at 4722 Dorset Avenue, Somerset (HPC Case No. 35/36-94D **CONTINUED**) (Somerset Historic District)

III. PRELIMINARY CONSULTATIONS - 11:00 p.m.

- A. Audubon Naturalist Society at Woodend, for alterations at 8940 Jones Mill Road, Chevy Chase (Woodend - Master Plan Site #35/12)

IV. HISTORIC PRESERVATION TAX CREDIT APPLICATION REVIEW - 11:15 p.m.

- A. Continued review of applications for 1995 Historic Preservation Property Tax Credits

V. MINUTES - 11:30 p.m.

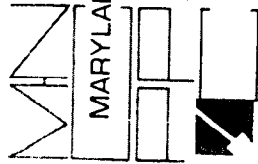
- A. July 12, 1995

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

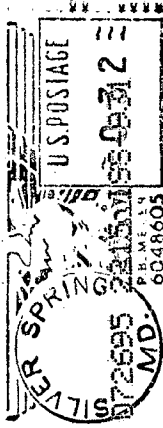


THE  
MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING  
COMMISSION



FORWARDING ORDER EXPIRES  
 INSUFFICIENT ADDRESS  
 ATTEMPTED NOT KNOWN  
 NO SUCH NUMBER  
 OTHER \_\_\_\_\_  
ROUTE # INITIALS \_\_\_\_\_

MD P&DC 208



Imperial Investment Company  
c/o Martens Companies  
6189 Executive Blvd.  
Rockville, MD 20852



CALDOR/ACORN PARK  
TREE REMOVAL 36/5-95A