



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #8
7/29/10

July 21, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John Carter, Chief *JC*
Urban Design and Preservation Division

FROM: John Marcolin, RLA, ASLA, Planner Coordinator (301/495-4547) *JM*
Urban Design and Preservation Division

SUBJECT: Mandatory Referral No.10723-DH&CA-1:
Georgia Avenue Streetscape Renovation
CBD-1, CBD-2 and I-4 Zone, Silver Spring CBD Sector Plan

RECOMMENDATION: **APPROVAL** and transmit the following comments to DHCA:

1. Incorporate the following items into the landscaping plan:
 - Increase the variety of hardy and drought resistant plant materials in planting areas along the curb of Georgia Avenue
 - Vary the tree species from block to block along Georgia Avenue. For example, install American Elms along one block and a different species such as Lacebark Elm on the next block.
2. Increase the wattage in the existing street lights and pedestrian lights at the intersections with Georgia Avenue.
3. Include the M-NCPPC Transportation Planning Division in the coordination of improvements along Georgia Avenue at the intersections of Bonifant Street, Thayer Avenue and Silver Spring Avenue (SHA and DOT) as these improvements move from the conceptual design phase into bid and construction documents.
4. Coordinate the design of Bonifant Street with the current MTA plans for the Purple Line at this intersection.
5. Use the extra pavement in the northbound lanes of Georgia Avenue to widen the median in Georgia Avenue in order to allocate a larger pedestrian refuge area and provide an opportunity to plant street trees that would help relieve the urban heat island effect in Silver Spring.

Urban Design Division, 301-495-4555, Fax: 301-495-1304
8787 Georgia Avenue, Silver Spring, Maryland 20910

www.MontgomeryPlanning.org

PROJECT SUMMARY

The Department of Housing and Community Affairs (DHCA) has submitted a Mandatory Referral to renovate the existing streetscape on the east side of Georgia Avenue between Wayne Avenue and Selim Road in Silver Spring. The original streetscape was constructed over 25 years ago. The purpose of the project is to address the new ADA requirements, to increase the safety of the walking surface of the sidewalk paving, and to improve the landscaping. The project includes the following:

- Replacing existing concrete pavers set on a gravel base with brick pavers set on a concrete base in accordance with the standards for sidewalk paving adopted by the County Council
- Installing a low curb and landscaping, as needed, parallel to street curb to bring the sidewalk into compliance with the ADA requirements
- Replacing existing Zelkova street trees with 'Princeton' Elm or Lacebark Elm street trees to improve the visibility of the retail areas
- Expanding the tree pit planting areas including an amended soil panel and low growing shrubs and groundcovers to improve the health of the street trees
- The project has four phases:
 - Phase I and II: East side of Georgia Avenue from Wayne Avenue to Silver Spring Avenue.
 - Phase III and IV: East side of Georgia Avenue from Silver Spring Avenue to Selim Road.

ANALYSIS

Master Plan

The proposed streetscape renovation project is consistent with the recommendations in the Silver Spring CBD Sector Plan. The Sector Plan recommends that Georgia Avenue be treated as an urban boulevard with augmented streetscape composed of street trees and specially paved sidewalks (page 79). Georgia Avenue is a six lane major highway with a right-of-way ranging from 120 to 140 feet wide through the CBD area. The proposed right-of-way is consistent with the recommendations in the Approved and Adopted Silver Spring CBD Sector Plan.

Conformance with the Development Standards

The proposed streetscape renovation provides improvements within the public right-of-way as recommended in the CBD Zones. The existing concrete pavers set on sand will be replaced with brick paving set on concrete in accordance with the new streetscape standards established by the County Council. The construction is in accordance with the Approved Streetscape Standards for the Silver Spring CBD.

Pedestrian Improvements

The proposed streetscape renovation has addressed the new ADA requirements. A two percent cross slope is required for a minimum width of five feet along the accessible route. Presently, the cross slope on the sidewalk on the east side of Georgia Avenue ranges from two percent to eight percent. Where the existing slopes are greater than two percent, DHCA is locating a low step or curb 6'4" from the existing curb parallel to Georgia Avenue. The space between the existing curb and the new curb on Georgia Avenue will accommodate the street trees, amended

soil panel, street lights and parking meters. The new curb will provide an adequate change in texture and color from the adjacent brick pavers, to be detectable to the visually impaired, helping them to avoid accidentally stepping off of the curb.

The intersections along Georgia Avenue are under illuminated because the lamp posts are pulled back from the intersections. Consider increasing the wattage on the existing street and pedestrian lamps currently in place to improve pedestrian safety.

Transportation

The proposed streetscape renovation meets the guidelines for transportation improvements. The DHCA submittal documents additional improvements along Georgia Avenue at the intersections of Bonifant Street, Thayer and Silver Spring Avenues by the State Highway Administration and the Montgomery County Department of Transportation. Improvements will include modified pedestrian ramps, traffic signals, and curb geometry. The Transportation Planning Division should be included in the coordination of these improvements as they move from the conceptual design phase into bid and construction documents.

At Bonifant Street, the design should be coordinated with current MTA plans for the Purple Line. Work with the M-NCPPC Transportation Planning Department and MTA to coordinate the design as it moves into bid and construction document phases.

The northbound lanes of Georgia Avenue show extra pavement that might be better used to widen the existing median to create a larger pedestrian refuge as well as provide a place for planting trees. Consider including this widening in this project or future linkage projects.

Environment

The project does not require a forest conservation plan based on Section 22A-4(d) for the definitions of “net tract area” and “linear project” Section 22A-3 of the Montgomery County Code.

COMMUNITY NOTIFICATION

The Department of Housing and Community Affairs conducted a lengthy public outreach process during the fall of 2009 and spring of 2010. They met with community and business organizations in Silver Spring, presented the streetscape plan and obtained feedback which was carefully considered and, in many cases, incorporated into the design decisions.

CONCLUSION

Staff recommends approval of the Georgia Avenue Streetscape Renovation. The comments identified at the beginning of the staff report should be transmitted to DHCA.

Attachments:

1. Vicinity Map
2. Streetscape Plans
3. Before and After Views
4. Community Correspondence

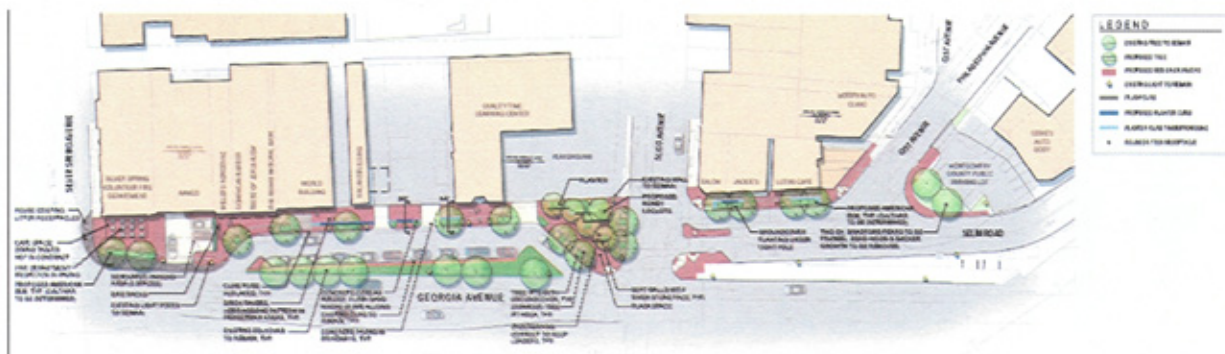
Attachment 1: Vicinity Map



Attachment 2: Streetscape Plans

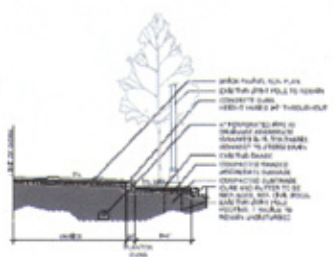
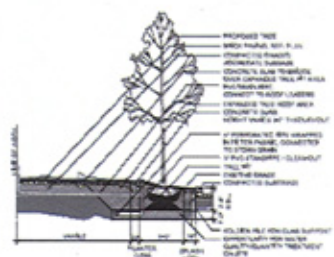


FENTON VILLAGE PEDESTRIAN LINKAGES I & II



FENTON VILLAGE STREETScape CONCEPT

SCALE: 1" = 12'



FENTON VILLAGE PEDESTRIAN LINKAGES III & IV

Attachment 3: Before and After Views



Before View with Concrete Paving and Excessive Cross Slope



After View with Brick Paving to Meet ADA Requirements

RECEIVED

0182-10

APR 15 2010

DEPARTMENT OF HOUSING &
COMMUNITY AFFAIRS

SILVER SPRING URBAN DISTRICT ADVISORY COMMITTEE

April 14, 2010

Mr. Rick Nelson
Department of Housing and Community Affairs
100 Maryland Ave., 4th Floor
Rockville, MD 20850

Dear Mr. Nelson:

The Silver Spring Urban District Advisory Committee (SSUDAC) appreciates the opportunity to provide input and support for the Fenton Village project. This project offers a timely opportunity to update and revitalize the aging streetscape along the east side of Georgia Ave in downtown Silver Spring. More specifically the SSUDAC supports the project for the reasons outlined below.

- Funding (\$650,000 spread over a 2 year period) for the project is currently in place.
- This project affords the opportunity to update the streetscape to conform to current ADA standards.
- We are encouraged that the State Highway Administration and the Department of Transportation are coordinating separate intersection improvement projects along Georgia Ave. Utilizing tax payer dollars to realize a cost savings. This is especially appealing in the current economic climate. We are hopeful that the Fenton Village project will be expedited to take further advantage of the opportunity to act as good stewards with tax payer dollars.
- We are encouraged that the streetscape design requires a solid sub-base of concrete to serve as a stable foundation for brick pavers.
- We are aware that opinions have been issued by two arborists, one independent and one representing the County. They both agree that the existing trees would be damaged by the excavation work necessary to construct the project. We are hopeful that new tree pits will utilize an improved system which will enhance tree health and longevity.

Silver Spring Regional Services Center

8435 Georgia Avenue • Silver Spring, Maryland 20910 • 301-565-7300 • 301-565-7365 FAX
www.montgomerycountymd.gov/silverspring

EXHIBIT - 4

Mr. Nelson
April 14, 2010
Page 2

- We appreciate that DCHA would insure the provision to extend the maintenance warranty to 3 years to include watering and care of plant material and cover installation defects related to material failure or poor workmanship.

The Silver Spring Urban District accepts responsibility for long term maintenance of these streetscape improvements and expects ongoing representation and input from the SSUDAC, the manager of the Urban District and the director of the Silver Spring Regional Services Center.

Sincerely,



Carmen Camacho
Chair

cc:

Isiah Leggett, County Executive

Luann Korona, Division Chief, Department Housing and Community Affairs

Roylene Roberts, Section Chief, Department Housing and Community Affairs

Rogers Stanley, Senior Planning Specialist, Department of Housing and Community Affairs

Stanley, Rogers

From: Dunckel, Jeff
Sent: Wednesday, May 19, 2010 6:05 PM
To: Stanley, Rogers
Cc: Greene, Nancy (HHS); Haynes, William; Coletta, Stacy
Subject: Comments of Plans for Fenton Village Pedestrian Linkages Program

Rogers,

Thank you for reviewing with me the plans for Fenton Village, and the improved sidewalks and streetscape planned for Georgia Avenue (MD 97) between Selim Road and Wayne Avenue. As we discussed, the block north of Silver Spring Avenue presents a challenge for maintaining sidewalk slopes that are compliant for access under ADA and that tie into the existing building elevations - - while continuing to allow access for the disabled from parking along the street. Your proposed solution of providing Handicapped Parking at either end of the block, where the sidewalk elevation connects with the existing curb height, and creating a two-level sidewalk in between the one-level sidewalk at either end of the block is an innovative solution to the existing site constraint. I believe your proposed sidewalk design complies with ADA guidelines by assuring that disabled drivers have access at either end of the block and that the slope of the sidewalk does not exceed 2%. I have observed that a similar sidewalk configuration has been in place for many years on the east side of Woodmont Avenue in Bethesda, between Elm Street and Bethesda Avenue; that configuration, in a heavy pedestrian-trafficked environment, works well.

We also discussed the controversy over the use of brick pavers. As you know, MCDOT favors the use of concrete. Where brick pavers have been used in our transit facilities, they have proven to be slippery when wet and freeze more quickly in inclement winter weather. If brick pavers are used, I would encourage you to select brick finishes that are textured, and will provide additional traction for pedestrians. We also discussed the need to coordinate the modifications that will affect the bus stop on Georgia Avenue, Northbound, located farside of the intersection of Silver Spring Avenue. Stacy Coletta of the Passenger Facilities Unit in Transit Services manages the County's Bus Stop Improvement Project, and should be able to assist you under her project in making any needed modifications to the bus stop north of Silver Spring Avenue. Her phone number is (240) 777-5836.

Thanks again for working with us as we improve pedestrian safety and access in downtown Silver Spring. Your project should be a huge step forward for the community.

Jeff Dunckel
Pedestrian Safety Coordinator
Office of the Director
Department of Transportation
Montgomery County, Maryland
office: (240) 777-7197
fax: (240) 777-7178

5/24/2010

EXHIBIT - 15

Stanley, Rogers

From: Linkletter, Brett
Sent: Thursday, March 11, 2010 1:17 PM
To: Stanley, Rogers
Subject: Fenton Village

Rogers,

I looked at the sidewalk area on the east side of Georgia Avenue last Friday. Here are a few observations:

- Most of the existing trees will need to be removed because of the soil disturbance created by the infrastructure improvements and the creation of the soil panels.
- The design including soil panels is a great aspect of the plan for long term viability of street trees in the area. The soil panels will greatly heighten the probability of the new trees planted in having long term success because of the increase in soil volume that will be available to the trees.
- The proposal to re-plant with either Princeton elm or lace-bark elm is great. They should do fine in this environment (with the soil panels).

I hope this is enough information. Certainly, if you need more, please let me know.

Thanks,
Brett

Brett Linkletter
Chief of Tree Maintenance
Highway Services Division
100 Edison Park Drive
Gaithersburg, MD 20878
240/777-7651
240/777-7659 fax



18001 Bowie Mill Road • Rockville, Maryland 20855
www.arborcare-inc.com
(301) 570-6033 • Fax (301) 570-6133

PRE-CONSTRUCTION MEETING REPORT

SUBMITTED TO
YVETTE FREEMAN
SILVER SPRING URBAN DISTRICT
8110 GEORGIA AVE.
SILVER SPRING MD.
07-20-09

JOB INFORMATION

CLIENT /JOB NAME:	SILVER SPRING URBAN DISTRICT
PROPERTY/JOB LOCATION:	8110 GEORGIA AVE.
CONTACT PERSON:	YVETTE FREEMAN
CONTACT PHONE:/ EMAIL:	240-773-0297
OTHER INFORMATION:	

SUMMARY

On July 09, 2009 a representative with ArborCare, Inc (Steve Castrogiovanni) met with Yvette Freeman and three other representatives of Silver Spring/Montgomery County to discuss the sidewalk improvement along a portion of Georgia Avenue in down town Silver Spring.

The goal of the meeting was to determine the longevity of the current stand of trees along Georgia Avenue, the survivability of the Zelkovas during the improvement project and how to maximize root zones without compromising sidewalk space.

The following report will outline the three areas of concern in detail

Prepared by
STEVE CASTROGIOVANNI
ISA CERTIFIED ARBORIST
ARBORCARE TREE SPECIALISTS

EXHIBIT-19

DETAILS OF THE MEETING

1. Longevity of the Zelkovas

The Zelkovas along Georgia are approximately 10-15 years old. The trees are located along the road inside tree pits with steel grates covering the pits. In the harsh urban environment tree life expectancies decline dramatically. The Zelkova is a good choice for the urban setting as it can handle the harsh environment well. Unfortunately any tree with a limited root zone and various urban challenges have a shorter life span. Typically trees in tree pits will thrive for 8 to 15 years before decline begins. Some of the Zelkovas along Georgia Ave. have begun to decline while others are still doing well.

2. Survivability of Zelkovas during construction

Zelkovas are in the elm (ulmas) family. Under normal conditions Zelkovas handle construction stress well. The Zelkovas along Georgia Ave. are already in confined root spaces and according to the proposed will require severing roots to install the new pavers. Trees in the urban setting are already dealing with limited resources and the further reduction of root mass will make it difficult for the trees to survive.

3. How to maximize root space

One of the great challenges for a manager in a downtown area is how to strike a balance between the trees needs and the needs of pedestrians. During the meeting there were several suggestions. Tree Grates, the use of root aeration matting with pavers on top, leaving the area mulched and open. After further thought the tree gate system will be the best fit to address all of the needs.

Tree grates will allow for maximized sidewalk space as well as water and gas exchange for the root system of the tree. The steel grates have girdled many trees causing decline (see fig 1). An alternative to the steel grate is the recycled plastic tree grate (see fig 2). The plastic grates are lighter, can be maintained easier and expand easier than the steel. Please visit plasticreegrates.com for more detail about the plastic alternative.

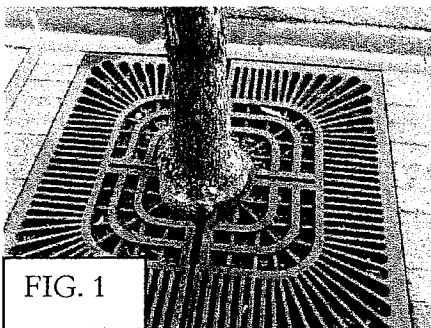


FIG. 1

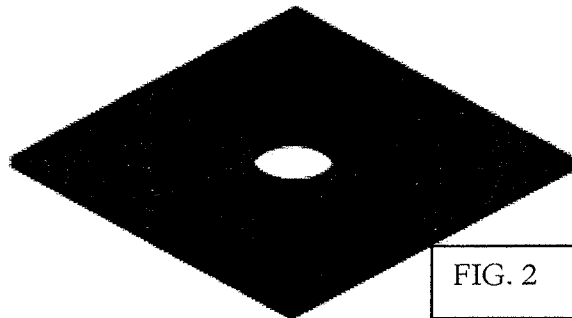


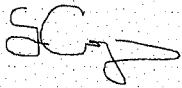
FIG. 2

CONCLUSIONS

Given the current age of the trees and the proposed improvement project the Zelkovas should be replaced after the completion of each phase. It is recommended that the replacements be a variety of trees and not a monoculture. The replacement should be a tree that will have an upright growth pattern that is high enough so that it will not block the establishment signs from view at the street.

Please feel free to contact me with any questions (301) 252-4049.

Thank You,



Steve Castrogiovanni
ArborCare Tree Specialists
ISA Certified Arborist MA-4263.AT
Maryland Licensed Tree Expert #930

Information provided in this report is intended to the recipient only and not for anyone other than the recipient. There is no claim as to the accuracy of the diagrams provided in this report – they are provided for purposes of illustration only and are not to scale. All information is true and accurate to the best of my knowledge and experience – all conclusions are based on professional opinion and were not influenced by any other party.

EAST SILVER SPRING CITIZENS ASSOCIATION, INC.

SILVER SPRING, MARYLAND

February 28, 2010

Rogers Stanley
Department of Housing and
Community Affairs
100 Maryland Avenue
Rockville, MD 20850

Dear Mr. Stanley,

Thank you for the presentation that you and Roylene Roberts gave at the January meeting of the East Silver Spring Civic Association (ESSCA) concerning sidewalk and curb improvements on the east side of Georgia Avenue, including the proposed replacement of the present pavers with a rougher-surfaced Belden brick. The current pavers have been a safety concern since they were installed.

At ESSCA's subsequent monthly meeting on February 25, the surfacing proposal and the general use of pavers on sidewalks in the area was discussed. A motion was made that ESSCA support the replacement of the current pavers on Georgia Avenue with a cement sidewalk, bordered or edged with Belden bricks or other suitable pavers. This solution has been used elsewhere in downtown Silver Spring. The motion was carried by a vote of twenty members present, with seventeen in favor, none opposed and three abstaining.

We appreciate the opportunity to learn about the streetscaping project and present ESSCA's position, and we look forward to hearing further from you.

Sincerely,



Robert Colvin, President
East Silver Spring Community Association
841 Gist Avenue
Silver Spring, MD 20910

RECEIVED
MAR 4 2010

EXHIBIT-20

Stanley, Rogers

From: Joe Kelly [jkelly@royco-wb.com]
Sent: Tuesday, January 26, 2010 11:53 AM
To: Stanley, Rogers
Cc: Monica Huminiski; jpendley@royco-wb.com
Subject: The island in front of the World Building



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lding-swalk00... lding-swalk00...

Rogers,

It was good to see you last Thursday and see that you have another good project in the works for our end of Silver Spring. Attached are two pictures that show how much the trees in the island have grown over the years. Another year or so and the one in front of our building will be over the curb!! Also, the bricks along the parking side of the island are the old style bricks.

I support the recommendation that was suggested at the meeting to remove these trees and replace them with some type of hedge or low growing evergreen . I also agree with the recommendation regarding a change of species of tree that will enable retail businesses to be seen from the street. I have a few other pictures that highlight this point and will send in a separate email.

Please ask your engineers to address a way to clean out the roof storm drains once they are buried in the tree planter areas. If they are blocked, the water will back up into our building and potentially cause a flood in the building.

For planning purposes, we'll need to work carefully with the contractor to minimize the impact on our tenants and their guests during construction. Front door traffic during the month exceeds 5,000 people every month of the year.

Thanks for the effort on this project. Please let me know if we can provide additional input or assistance to help move this project forward.

Joe

Joseph J. Kelly, President
Royco, Inc.
8121 Georgia Ave. Suite 500
Silver Spring, MD 20910
301-608-2212
301-608-2214 (Fax)



ROYCO, INC.
WORLD BUILDING
8121 GEORGIA AVENUE, SUITE 500
SILVER SPRING, MARYLAND 20910

TELEPHONE: (301) 608-2212
FAX: (301) 608-2214

Mr. John Marcolin, RLA, CNU, LEED AP
Urban Design Division, M-NCPPC
8787 Georgia Ave,
Silver Spring, MD 20910

June 15, 2010

RE: Proposed Pedestrian Linkages Project in Fenton Village on Georgia Avenue

Dear Mr. Marcolin,

I am writing this letter in support of the proposed renovations for Fenton Village. As a building manager in the Phase III area, I would like to take this moment to inform you, that the foot traffic through the World Building fluctuates anywhere from 4,000 to 7,000 people per month. The proposed improvements will not only help give the area a safe fresh clean look, it will also help the surrounding new restaurants, Pacci's Brick Oven Pizza and The Fire Station 1 Restaurant. Additionally, all of the ADA compliance work that will be implemented will be a great asset for all those coming into our building and others traversing the sidewalks along Georgia Avenue..

Some of the current trees at our end of Georgia Avenue are looking a bit scraggly. Replacing the current Zelcova trees with the American Elm will be a vast improvement to the street scape I personally like the American Elm and wished there were more in the area. We've invested more than \$1,000,000.00 to enhance our building's appearance over the last few years and this project will be a nice compliment to our investment and the County's commitment to south Silver Spring and the Fenton Village.

Sincerely,

Monica Huminski
Property Manager
World Building

cc: Rogers D. Stanley, Senior Planning Specialist
cc: Joseph J. Kelly, President
cc: Royco Board of Directors

Marcolin, John

From: Stanley, Rogers [Rogers.Stanley@montgomerycountymd.gov]
Sent: Friday, June 25, 2010 11:25 AM
To: jackie@jackiesrestaurant.com
Cc: Marc Elrich; Leventhal's Office, Councilmember; Elrich's Office, Councilmember; Ervin's Office, Councilmember; Leventhal, George; Floreen, Nancy; Jamie Raskin; Hoffmann, Susan; Roberts, Roylene; Marcolin, John; Reed, Dan
Subject: RE: Adding Tree Boxes will ELIMINATE my patio seating at 8081 Georgia
Attachments: SidewalkCrossSectionJackies.pdf

Jackie,

Thanks again for meeting with me yesterday to review design modifications for the streetscape improvements proposed by the Department of Housing and Community Affairs. I am delighted that we have agreed on a solution which addresses most of your concerns. Below is a summary of our agreement for the improvements that will be provided adjacent to and in front of your property.

- A 3 foot planting strip will be provided in front of your property. The 3 foot width of this planting strip will be measured perpendicular and from the face of curb. The planting strip will be at a slope of 7.5%± to absorb the grades adjacent to the curb.
- A 5 foot accessible pedestrian route will be provided parallel with the planting strip. The slope of this area is at 2% to conform to the Americans with Disability Act and the Maryland State Highway Administration standards.
- Approximately 6 feet 9 inches will remain on the back side of the 5 foot accessible route and next to the face of your building. The slope of the 6 foot 9 inch area will be at 4%. This area may serve as the location for your outdoor seating/dining area.
- No trees will be located in front of your property.
- The existing driveway apron in front of your property will be removed as you requested.
- One streetlight will be provided in front of your property. This streetlight will be located for the most part within the proposed 3 foot planting strip.

I have provided a copy of a cross section drawing to further illustrate the grade modifications that we agreed to. Please respond to this email to confirm our agreement as stated above. Feel free to call me if you have any questions.

Also; Congratulations again on being selected among the top 100 Restaurants in the Washingtonian magazine. I know this is an honor and speaks volumes about the quality of your cuisine.

Thanks Again,

Rogers

Rogers D. Stanley, Senior Planning Specialist
Department of Housing and Community Affairs
Neighborhood Revitalization Section
100 Maryland Avenue, 4th Floor
Rockville, Maryland 20850
Office Phone (240) 777-3633
Fax Phone: (240) 777-3653
Email: Rogers.Stanley@MontgomeryCountyMd.gov

-----Original Message-----

From: Stanley, Rogers

Sent: Tuesday, June 22, 2010 8:46 AM

To: 'jackie@jackiesrestaurant.com'

Subject: Re: Adding Tree Boxes will ELIMINATE my patio seating at 8081 Georgia

Jackie,

I'll see you at 12 noon on Thursday if that time still works for you.

Rogers

From: Jackie Greenbaum <jackie@jackiesrestaurant.com>

To: Stanley, Rogers

Sent: Mon Jun 21 22:24:29 2010

Subject: Re: Adding Tree Boxes will ELIMINATE my patio seating at 8081 Georgia

Hi Rogers,

I just received your message. Thursday this week would probably be fine. Silverdocs is this week and we're busier than usual, including holding the closing night party... Midday to later in the afternoon is best.

Jackie

On Jun 21, 2010, at 4:16 PM, Stanley, Rogers wrote:

Ms. Greenbaum,

Thank you, for meeting with John Marcolin and me on June 16 to discuss your concerns with our proposed streetscape improvement plans. Our consultants have reevaluated the grading in our proposed project. We feel a modification in grades and some changes in our design may address most of your concerns. Please let me know when we can meet again to discuss these modifications. I am available Tuesday, Thursday or Friday of this week. Please give me a call so that we can coordinate a time if these days are convenient for you.

Thanks Again,

Rogers

Rogers D. Stanley, Senior Planning Specialist
Department of Housing and Community Affairs
Neighborhood Revitalization Section
100 Maryland Avenue, 4th Floor
Rockville, Maryland 20850
Office Phone (240) 777-3633
Fax Phone: (240) 777-3653
Email: Rogers.Stanley@MontgomeryCountyMd.gov

-----Original Message-----

From: Stanley, Rogers

Sent: Friday, June 11, 2010 1:41 PM

To: 'Jackie Greenbaum'

Cc: Marc Elrich; Leventhal's Office, Councilmember; Elrich's Office, Councilmember; Ervin's Office, Councilmember; Leventhal, George; Floreen, Nancy; Jamie Raskin; Hoffmann, Susan; Roberts, Roylene; Korona, Luann; 'Marcolin, John'

Subject: RE: Adding Tree Boxes will ELIMINATE my patio seating at 8081 Georgia

Ms. Greenbaum,

I would like to meet with you at your restaurant early next week to discuss The Department of Housing and Community Affairs' proposed streetscape improvement plans and your concerns. I am available for the most part on Monday, Tuesday or Wednesday. Please give me a call so that we can coordinate a time if these days are convenient for you.

Thank you,

Rogers

Rogers D. Stanley, Senior Planning Specialist
Department of Housing and Community Affairs
Neighborhood Revitalization Section
100 Maryland Avenue, 4th Floor
Rockville, Maryland 20850
Office Phone (240) 777-3633
Fax Phone: (240) 777-3653
Email: Rogers.Stanley@MontgomeryCountyMd.gov

-----Original Message-----

From: Jackie Greenbaum [mailto:jackie@jackiesrestaurant.com]

Sent: Wednesday, June 09, 2010 1:10 PM

To: Stanley, Rogers

Cc: Marc Elrich; Leventhal's Office, Councilmember; Elrich's Office, Councilmember; Ervin's Office, Councilmember; Leventhal, George; Floreen, Nancy; Jamie Raskin; Hoffmann, Susan

Subject: Adding Tree Boxes will ELIMINATE my patio seating at 8081 Georgia

RE: Sidewalk upgrade plan for Georgia Avenue near Selim Rd.

Hi Mr. Stanley,

My name is Jackie Greenbaum and I am the owner of Jackie's Restaurant and the Quarry House Tavern, both in downtown Silver Spring. It has recently come to my attention that the County is planning sidewalk upgrades on Georgia Avenue between Thayer and Selim Rds. The building one of my restaurants is housed in--8081 Georgia Ave--is at the corner of Georgia and Sligo, at the end of the area you plan these upgrades.

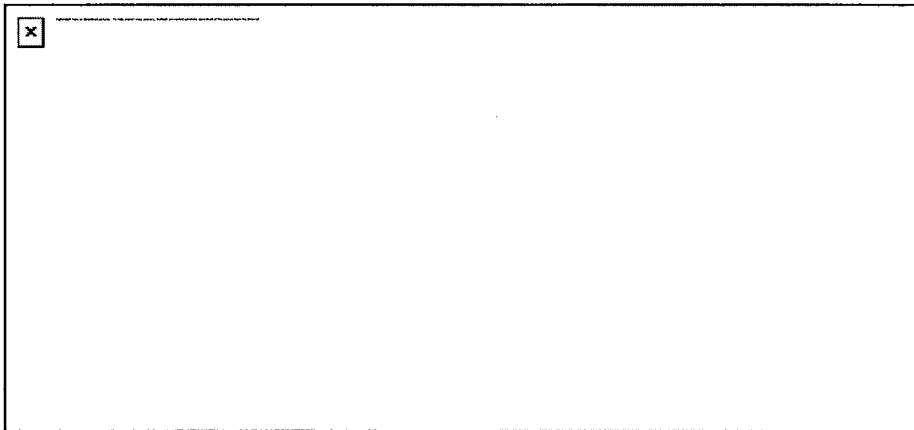
At Jackie's, our casual fine dining restaurant, we have sidewalk cafe seating. During the past 2 years, we have had an enormous drop off in business, which is always exacerbated during the summer months as people vacation. Our sidewalk seating is essential to our income during these months as we stave off slow summer sales.

PLEASE DO NOT ADD TREE BOXES IN THE 8000 BLOCK OF GEORGIA AVENUES (at Sligo), or on Sligo Avenue. I see that your plans call for adding tree boxes in front of 8081 Georgia (my building) where there currently are none. THIS WILL ELIMINATE MUCH OF MY PATIO SEATING! The rules call for patio seating to be at least 5' from any obstructions, poles, tree boxes, etc. CURRENTLY THERE ARE NO TREE BOXES AT 8081 GEORGIA; PLEASE LEAVE IT THAT WAY! This is NOT an improvement and is unnecessary, even undesirable.

Please, I am struggling enough as it is! Thank you for your attention to this matter. No one would consider the addition of a couple of trees in my block an important asset, and it affects my livelihood greatly.

Sincerely,

Jackie Greenbaum
Jackie's Restaurant
8081 Georgia Avenue
Silver Spring, MD 20910
301-565-9700
202-247-0339 cell



Marcolin, John

From: Peter & Connie Johnson [peterdavjohnson@yahoo.com]
Sent: Wednesday, June 09, 2010 10:25 PM
To: Marcolin, John
Subject: Georgia Ave. sidewalks

Dear Mr. Marcolin:

I'm a resident of East Silver Spring and am very concerned about the plan to renovate the streetscape along the east side of Georgia Avenue between Wayne Avenue and Selim Road in the Silver Spring CBD. The renovation will include the replacement of existing concrete pavers with brick pavers. My concern is that brick sidewalks, while attractive to look at, pose a hazard to pedestrians. The cracks between the pavers hold ice in the winter. They tend to buckle slightly over time, making it difficult for anyone with a cane, walker, wheelchair, or even a stroller to negotiate. I hope these safety concerns can be considered before any project to improve the looks of a street is undertaken.

Thank you.

Connie Johnson
741 Sligo Ave.
Silver Spring, MD 20910

Marcolin, John

From: marcipro@aol.com
Sent: Thursday, June 24, 2010 11:05 PM
To: Marcolin, John; MCP-Chair
Subject: Fenton Village: Mandatory Referral; Pedestrian Linkages Concepts & Description, Heritage Signage, Trees, Pavers, Comments, 6/23/10

Please Include This Statement in the Chairperson and Commissioners' Packets, thank you.

Fenton Village Pedestrian Linkages Concepts & Description, Heritage Signage, Trees, Pavers, Comments, 6/23/10, by Marcie Stickle & George French, 301-585-3817

To John Marcolin, Planning Staff, Planning Board, for the Mandatory Referral of east side Georgia Ave Sidewalk/Streetscape replacement, 6/23/10

The main idea to remember is **retain the street trees**. It is very important for the beauty and shade of the sidewalk to have these mature trees not only gracing the streetscape, but providing a respite from the relentless summer heat and sun as shoppers traverse the sidewalks. Rogers Stanley has indicated that only one owner, Bob Hillerson has objected to the current trees and he shouldn't be able to dictate what happens on the whole streetscape. Perhaps to keep him happy you should only remove those trees in front of his building.

The arborist is most likely telling Rogers what he want to hear--that the trees will die within a few years. He should be required to spend the money that would be wasted on planting and replanting new saplings and use it to rejuvenate, fertilize and water the mature Zelcova trees that he believes are in bad shape. Rogers says he needs to dig 18 inches deep but we don't believe that was in every case. Let's save these trees instead of chopping them down. Let's take a wait and see stance.

The new trees don't sound very shady since you can see through the sparse branches, but we have no objection where the trees replace an actual dead one if there are any. Doing so will make for an interesting mix of trees. Also, **ONLY** if necessary, trimming lower branches and allowing the mature crowns to remain, could be a good occasional tack to take. We believe the trees look in very good shape overall.

Besides the Zelcovas several mature flowering magnolias and cherry trees are slated to be cut at the corner of Georgia and Sligo. This to, we find to be wasteful and unnecessary. Retain these trees also.

"Leave" the trees, save the shade, and soften the landscape. Protect the existing trees during construction utilizing supplemental watering (starting before disruptions) and other tree protection measures.

These mature colorful trees complement Silver Spring's Original Main Street, Georgia Ave, where Silver Spring's Central Business District was born.

Two brand-new Heritage Trail Signs will be impacted by this construction. Utmost care must be given to not damaging these signs when they are removed. We request that the sign in front of Jackie's restaurant about the Maryland News building be moved across Sligo Avenue to a place in the refurbished Plaza. This is what Mel Tull recommended when he placed the sign in its current location. Rogers also knows that this sign should be moved during renovation.

We see no reason to trash the "jigsaw" pavers. To save a boatload of money clean them up and reuse them instead of shipping them to a landfill and buying new pavers.

To help rid the streetscape of clutter, as Rogers is striving to do, remove all the meters and replace with the meterless meter machines that are proving very popular from Crystal City, Va., to Georgetown, to Connecticut Avenue near the Uptown Theater, Cleveland Park, and elsewhere.

Sincerely, Marcie Stickle & George French, longtime area residents 301-585-3817, Marcipro@aol.com
8515 Greenwood Ave., Silver Spring, Md., 510 Albany Ave., Takoma Park, MD 20912

Gazette 7/17/10

Spare mature trees in Silver Spring

All of the trees bordering the sidewalk on the east side of Georgia Avenue between Wayne Avenue and Selim Road are scheduled to be cut down for a public works project for sidewalk "improvements," including ADA compliance.

Not only will the Zelkova Elms be chopped down, but also all the flowering cherries and magnolias in the plaza near Sligo Avenue. We believe the county should take a wait-and-see approach with respect to the trees when making the sidewalk improvements. Only those trees that die as a result of the project should be removed and replaced.

Small-caliper replacement trees will not provide for years any appreciable shade for shoppers and diners strolling on this Silver Spring main street filled with unique shops and restaurants. We also lose all the environmental benefits these mature trees provide. The county instead should use these funds to protect those trees already mature and flourishing with tree preservation measures such as supplemental watering before and after construction.

A referral on this project is coming before the Planning Board toward the end of this month. Sign up or walk in and speak by contacting the Planning Board's chairman's office at mcp-chair@mncppc-mc.org.

George French, Takoma Park
Marcie Stickle, Silver Spring