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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: May 16, 2003

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for May 22, 2003.

Attached are copies of plan drawings for Item #1, #03, #04, and #05. This subdivision item is scheduled for Planning Board consideration on May 22, 2003. The items are further identified as follows:

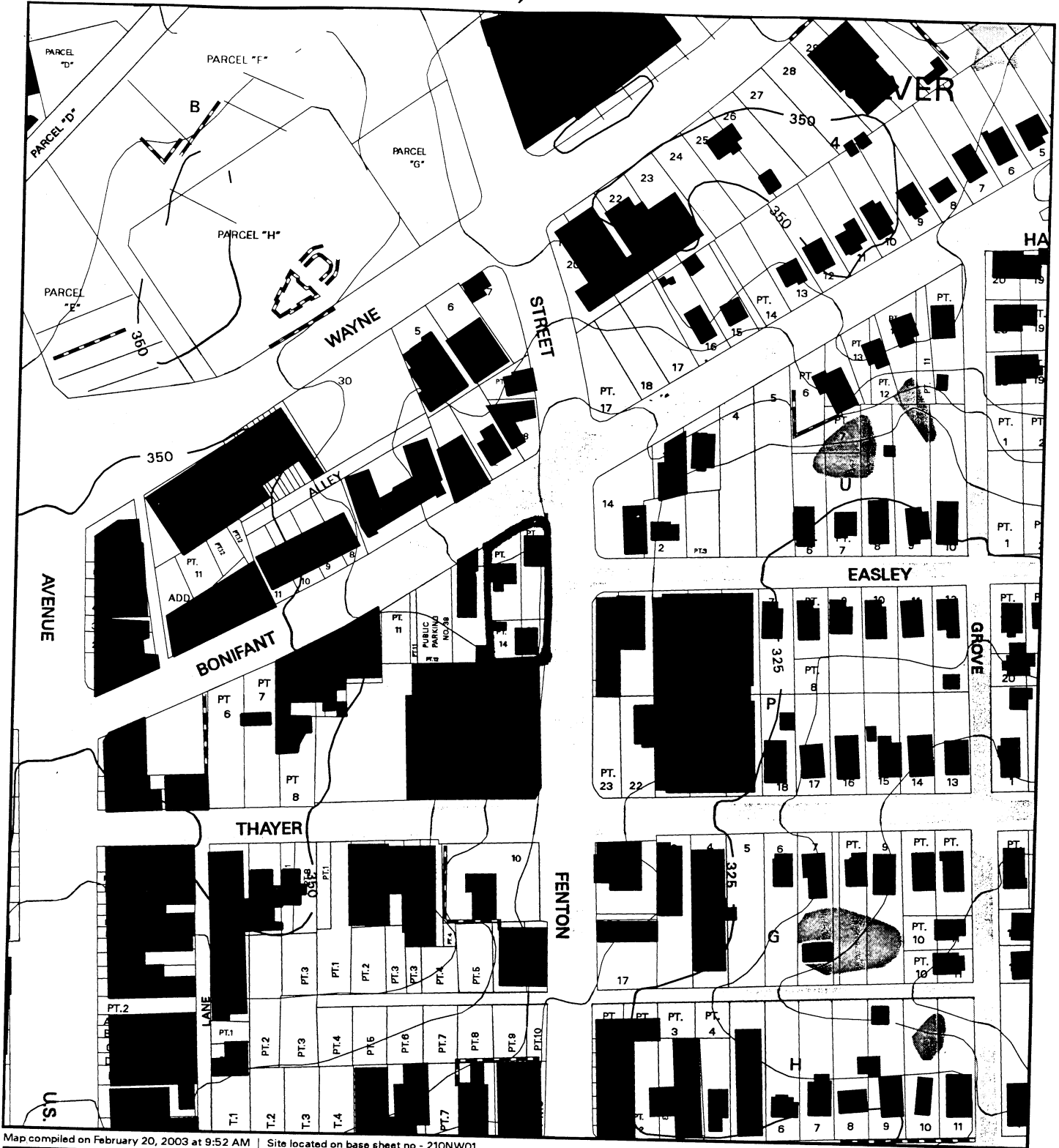
Agenda Item #01 - Preliminary Plan 1-03056
Wheaton Place

Agenda Item #03 - Preliminary Plan 1-02023
Westchester

Agenda Item #04 - Preliminary Plan 1-03068
Mountain View Estates

Agenda Item #05 - Preliminary Plan 1-03060
Silver Spring Park

VICINITY MAP FOR
SILVER SPRING PARK (1-03060)



Map compiled on February 20, 2003 at 9:52 AM | Site located on base sheet no - 210NW01

NOTICE

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Key Map



Research & Technology Center



1 : 2400

VICINITY MAP FOR SILVER SPRING PARK (1-03060)

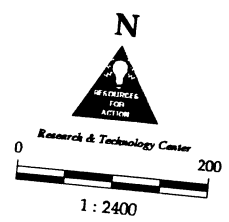


Compiled on October 23, 1999 at 7:48 AM | Site located on base sheet no - 210NW01

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 17 Georgia Avenue - Silver Spring, Maryland 20904-3760



Item #5

EAST SILVER SPRING CITIZENS ASSOCIATION, INC.

SILVER SPRING, MARYLAND

March 18, 2003

Mr. Derick Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

re: Silver Spring Park (Lofts 24); File No. 1-03060

Dear Mr. Berlage:


The East Silver Spring Citizens Association (ESSCA) supports the construction of Silver Spring Park, or "Lofts 24," the Tezzera Urban Authors' four-story, 24-unit condominium building at the southwest corner of Bonifant and Fenton Streets in Silver Spring. Creation of owner-occupied housing near the core of Silver Spring's downtown is a welcome addition that will have positive effects on redevelopment. ESSCA has some suggestions that we hope will be considered and implemented:

- Ⓢ sidewalks on the Fenton and Bonifant St. sides should be at least seven feet wide, to accommodate passing wheelchairs, pedestrians two abreast, strollers, etc. without having to walk single file.
- Ⓢ trees should be planted on the Fenton St. side of the property.
- Ⓢ for street lighting, we recommend "two-headed" lights (one for roadway, other for sidewalk), like those on Georgia Ave. in front of Discovery headquarters, or a mix of one- and two-head lights. Adequate lighting in this area is crucial.
- Ⓢ if feasible, the building corner at Fenton and Bonifant should be rounded, rather than right angle; e.g., use of rounded glazing that runs the full building height.
- Ⓢ the neckdown at the corner of Bonifant and Fenton should be removed.

ESSCA also commends Tezzera for incorporating an environmentally friendly "green roof" as part of the building's design.

We look forward to completion of this project and believe it will be an asset to Silver Spring. Thank you for your attention.

Sincerely,



Russell J. Shew

Vice President, ESSCA
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Silver Spring, MD 20910-5302
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