

APPENDIX B

WM. CALOMIRIS COMPANY LLC

G. William Calomiris, A.I.A.
President

Integrated Real Property Services

1112-16th Street, NW
Suite 900
Washington, D.C. 20036

202 / 457-1200 *Telephone*
202 / 457-1216 *Facsimile*
williamcalomiris@aol.com *E-mail*

WILLIAM CALOMIRIS (1920-2000)

17 May 2005

Mr. Derick P. Berlage
Chairman
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Galaxy Project

Dear Chairman Berlage and Members of the Planning Board:

We are the owners of Lot 2, Block D, located at the corner of 13th Street and Georgia Avenue, which is currently improved with a car wash facility. The site is located within the same block and immediately adjacent to the proposed Galaxy multi-family project.

As adjacent neighbors, we are writing to indicate our strong support of the Galaxy project. The Galaxy provides much needed housing in a well designed, urban project that is compatible with the surrounding existing uses. The proposed heights of the Project are appropriate, given the heights of existing building on the block, as well as the height of the Gramax building, directly across 13th Street. In addition, the urban park along 13th Street is a welcome amenity to the neighborhood.

The Project will transform the existing character of the block and encourage the revitalization and redevelopment of the surrounding community.

For these reasons we encourage your support of the Galaxy residential project.

Sincerely yours,

Wm. Calomiris Company LLC



G. William Calomiris, AIA



LDG INC

LEE DEVELOPMENT GROUP

Lee Plaza, 8601 Georgia Avenue, Suite 200, Silver Spring, MD 20910

June 22, 2005

Derick P. Berlage, Esquire - Chairman
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Galaxy Project

Dear Chairman Berlage and Members of the Planning Board:

As long time property owners of various sites within Silver Spring (one of which is immediately adjacent to the Galaxy site), we are pleased with the proposed Galaxy project which encompasses the majority of the South Silver Spring block bordered by Eastern Avenue, 13th Street, King Street and Georgia Avenue.

We are writing to indicate our strong support of the Galaxy project.

We are excited that the derelict buildings along 13th Street will finally be redeveloped into a high end residential project that will include much needed parking, including a 200-car public garage. The proposed project will bring needed housing to South Silver Spring and dramatically contribute to the ongoing resurgence of the neighborhood. We are pleased with the open space along 13th Street which will provide a park for the community. In addition, we believe the Art Walk joining King and 13th Streets provides an important mid block connection. Furthermore, we feel that the heights of the proposed buildings are appropriate given the heights of the existing buildings on the block and the height of the Gramax Building directly across 13th Street.

For these reasons, we are supportive of the Galaxy Project and encourage the Planning Boards approval.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Blair Lee
President



MEMORANDUM

TO: File

CC: Rachel Fineberg Sylvan, Eastern Village Community Liaison
David Fogel, Eastern Village
Pat Harris, Holland & Knight

FROM: M. Scott Copeland

DATE: June 8, 2005

SUBJ: Meeting with Eastern Village Community

On Tuesday May 31, 2005, I met with members of the Eastern Village Community. In attendance from Eastern Village were Rachel Fineberg Sylvan, David Fogel and other interested members from the community.

The meeting was held at Eastern Village which is located at 7981 Eastern Avenue.

The purpose of the meeting was to brief the Eastern Village Community on the proposed Galaxy project which is to be located on the block bound by 13th Street, a public alley, King Street and Eastern Avenue.

I, representing RST Development, the developer of the proposed Galaxy, outlined the scope of the project and informed Eastern Village that a Preliminary and Project Plan Application had been submitted to Park and Planning and was under their consideration. (The Applications were submitted on April 19, 2005.)

The proposed development was discussed in detail. Specifically, the building heights, the public amenity spaces, the architectural design of the buildings, the project timeline, and the potential to increase the activity in the area were discussed.

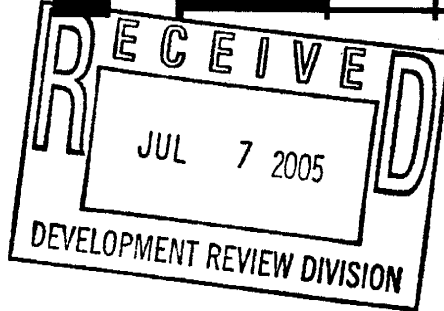
RST DEVELOPMENT, LLC





June 30, 2005

Scott Copeland, Principal
RST Development,
6001 Montrose Road, Suite 511
Rockville, MD 20852



NOTE: 10 more homeowners signed onto this letter since we mailed the original letter to you with 25 homeowners dated June 28. Their names are listed below.

Dear Mr. Scott Copeland,

Thank you for coming to Eastern Village on May 31 and presenting your plans to redevelop 13th Street in downtown Silver Spring.

We are writing as homeowners of the Eastern Village Cohousing Community (EVC) in downtown Silver Spring. Located at 7981 Eastern Ave., we are a 56-household urban community delighted to be part of a growing, dynamic downtown Silver Spring Arts and Entertainment District. We participated in the design of our building which recently won Green Project of Year award from the National Association of Homebuilders.

Our community takes very seriously its commitment to engage responsibly with our neighborhood and the community at large. After meeting with you, Parks and Planning staff, Parks and Planning commissioners, other developers, and civic associations, we are aware of the many projects being built and planned in our neighborhood.

As more homes are added to South Silver Spring population density will increase. Under certain conditions, this increased population density can contribute to the vitality of the neighborhood. However, increased density alone is problematic.

Thirteenth Street between Eastern and Georgia was home to some ground level retail. The current plan calls for the complete elimination of ground-level retail. The development of condos alone to the exclusion of other uses prevents this neighborhood from becoming sufficiently unique, vibrant, diverse, and walkable to ensure its long-term safety and socio-economic health.

We believe it is a grave mistake for our rapidly developing neighborhood to be redesigned without sufficient attention to "mixed use development." The socio-economic health and safety of this or any urban neighborhood depends on the neighborhood being sufficiently unique, vibrant, walkable, and diverse in terms of residents and the built environment.

As a major redevelopment effort in South Silver Spring, we believe the 13th Street Galaxy project should include:

1. Incentives and requirements for public amenity and other mixed-uses to activate the street such as store-front art space (e.g. arts incubator integrated with the proposed art walk and plaza), artist live-work space, community meeting space, and/or ground-level retail, etc.
2. A place where neighborhood children can play and recreate.
3. Adherence to principles of "Crime Prevention Through Environmental Design" or CP-TED. Given the proximity to high crime areas, we cannot let this or any building in this neighborhood be built without incorporating features that prevent crime. The CP-TED approach must be incorporated to ensure there are no hiding places for criminals, that pedestrians can be easily seen and heard in case of emergency, "defensible space" principles are applied, etc.

Thank you.

Sincerely,

Carole Douglis
Debra Few
Dajne Gizaw
Sharon Hertz
Jason Kimelman-Block
Jay Kaplan
Josh Nan
Susan Nan
Maria Triantis
Priscilla Vazquez

Eastern Village Cohousing Community
7981 Eastern Avenue
Silver Spring, MD 20910

Cc:

Councilmembers Leventhal, Perez, and Silverman

Derick P. Berlage, Chairman of Maryland-National Capital Park and Planning Commission and Chairman of the Montgomery County Planning Board;

Glenn Kreger and Robert Kronenberg, Montgomery County Parks and Planning

Marc Loud, Executive Director of Gateway-Georgia Avenue Community Development Corporation



June 28, 2005

Scott Copeland, Principal
RST Development,
6001 Montrose Road, Suite 511
Rockville, MD 20852

Dear Mr. Scott Copeland,

Thank you for coming to Eastern Village on May 31 and presenting your plans to redevelop 13th Street in downtown Silver Spring.

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Thank you.

Sincerely,

Rebecca Bond
Glenn Chinery
Stu Dalheim
Abigail Davis
Carolyn Dimitri
Cathy Edstrom
Matt Eisenberg
Rodney Elin
Rachel Fineberg Sylvan
Stephan Fineberg Sylvan
Jessie Handforth Kome
Katie Henry
Carole Jennings
Tom Jennings

Devora Kimelman-Block
Suzanna Lane
Beth Leamond
Rachel Lettre
Paul Mackie
Randi Nordeen
Lindsey Paige Savoie
Arohi Pathak
Brian Savoie
Mui Shokouhi
Ann Taylor
Erin Uritus
Charles Washington

Eastern Village Cohousing Community
7981 Eastern Avenue
Silver Spring, MD 20910

Cc:

Councilmembers Leventhal, Perez, and Silverman

Derick P. Berlage, Chairman of Maryland-National Capital Park and Planning Commission and Chairman of the Montgomery County Planning Board;

Glenn Kreger and Robert Kronenberg, Montgomery County Parks and Planning

Marc Loud, Executive Director of Gateway-Georgia Avenue Community Development Corporation



June 30, 2005

Scott Copeland, Principal
RST Development,
6001 Montrose Road, Suite 511
Rockville, MD 20852

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Thank you.

Sincerely,

Carole Douglass
Debra Few
Dajne Gizaw
Sharon Hertz
Jason Kimelman-Block
Jay Kaplan
Josh Nan
Susan Nan
Maria Triantis
Priscilla Vazquez

Eastern Village Cohousing Community
7981 Eastern Avenue
Silver Spring, MD 20910

Cc:

Councilmembers Leventhal, Perez, and Silverman

Derick P. Berlage, Chairman of Maryland-National Capital Park and Planning Commission and Chairman of the Montgomery County Planning Board;

Glenn Kreger and Robert Kronenberg, Montgomery County Parks and Planning

Marc Loud, Executive Director of Gateway-Georgia Avenue Community Development Corporation



DOWNTOWN SILVER SPRING URBAN DISTRICT

Douglas M. Duncan
County Executive

Gary Stith
Director

June 30, 2005

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

Dear Mr. Berlage:

The Silver Spring Urban District Advisory Committee has reviewed the Galaxy project proposed for a site in South Silver Spring, and would recommend the Montgomery County Planning Board grant its approval.

This Optional Method project would include 328 dwelling units and over 18,000 square feet of on-site public use space. We are pleased that the project will include 453 private parking spaces to serve both this project and the adjacent Aurora residential condominium. The proposed project will also include approximately 200 public parking spaces, pursuant to an agreement with the Montgomery County Parking Lot District, that enables the developer to include Parking Lot 16 within the new project. The proposed heights of the buildings in the Galaxy project will range from 45 feet along Eastern Avenue facing the single family residential area to 120 feet toward Georgia Avenue. The building heights are also consistent with the adjacent development.

The Galaxy project will continue the exciting redevelopment of South Silver Spring and will provide additional affordable housing and public parking, which, as you are aware, are two important public policy objectives. Again, the Silver Spring Urban District Advisory Committee is supportive of this project and would respectfully request that the Montgomery County Planning Board grant its approval.

Sincerely,

Robert R. Middleton
Chair

cc: Douglas M. Duncan, County Executive

Information and Assistance • Clean and Safe

8435 Georgia Avenue • Silver Spring, Maryland 20910 • 301/565-7300, FAX 301/565-5849



MEMORANDUM

TO: File

CC: Marc Loud, Gateway
Pat Harris, Holland & Knight

FROM: M. Scott Copeland

DATE: June 8, 2005

SUBJ: Meeting with Gateway Coalition regarding the Galaxy Project

On or about April 11, 2005, I met with members of the Board of The Gateway Coalition / Georgia Avenue Revitalization Corporation ("Gateway"). Ms. Jourdinia Brown, as the representative of the District of Columbia's ANC was also in attendance. Other attendees representing Gateway included Gateway's Executive Director, Mr. Marc Loud and Assistant Director, David Fogel.

The meeting was held at Gateway's Maryland office which is located on Kennet Street in the Gramax Building.

The purpose of the meeting was to brief Gateway on the proposed Galaxy project which is to be located on the block bound by 13th Street, a public alley, King Street and Eastern Avenue.

I, representing RST Development, the developer of the proposed Galaxy, outlined the scope of the project and informed Gateway that we would be submitting a Preliminary and Project Plan Application with Park and Planning in the near future. (The Applications were submitted on April 19, 2005.)

The proposed development was discussed in detail. Specifically, the building heights, the public amenity spaces, the architectural design of the buildings, the servicing of the buildings (especially the one facing Eastern Avenue) and the project timeline were discussed.

Gateway appreciated the advance notification of the project and indicated that they would follow the approval process very closely. Gateway will be able to voice a position on the development once Staff (Park and Planning) has issued their report.

RST DEVELOPMENT, LLC





MEMORANDUM

TO: File

CC: Jourdinia Brown, ANC
Pat Harris, Holland & Knight

FROM: M. Scott Copeland

DATE: June 8, 2005

SUBJ: Meeting with ANC

On Tuesday June 7, 2005, I was invited to present the details of the proposed Galaxy project to the ANC of Washington, DC. All seven (7) members of the ANC (Ward 4) were present, including Ms. Jourdinia Brown. Additionally there were approximately 35-50 members of the community in the audience to hear about the project as well as other items pertaining to the community. District Councilmember Adrian Fenty was present for the majority of my presentation and for all of the question and answer session after my presentation.

The meeting was held at the Fort Stevens Recreation Center located at 13th and Van Buren Streets in the District of Columbia.

The purpose of the meeting was to brief the commissioners and member of the community on the proposed Galaxy project which is to be located on the block bound by 13th Street, a public alley, King Street and Eastern Avenue.

I, representing RST Development, the developer of the proposed Galaxy, outlined the scope of the project and informed the meeting participants that a Preliminary and Project Plan Application had been submitted to Park and Planning and was under their consideration. (The Applications were submitted on April 19, 2005.)

The proposed development was discussed in detail. Specifically, the scope of the project, the public amenity spaces, the project timeline, and the parking situation in south Silver Spring and the immediate surrounds (Shepard Park community of the District) were discussed.

RST DEVELOPMENT, LLC



6001 MONTROSE ROAD, SUITE 1001 ROCKVILLE, MARYLAND 20852
PHONE 301-816-4242 FAX 301-816-4272 WWW.RSTDEVELOPMENT.COM



MEMORANDUM

TO: File

CC: Harvey Maisel
Pat Harris, Holland & Knight

FROM: M. Scott Copeland

DATE: June 8, 2005

SUBJ: Meeting with Eastern Village Community

On Tuesday June 7, 2005, I met with members Harvey Maisel, a local developer and owner of several sites in south Silver Spring. Included in Mr. Maisel's holdings is the self storage facility at Eastern and Newell Streets and the vacant site at Eastern and King Street as well as the 7-11 site on King Street.

The meeting was held at Mr. Maisel's office.

The purpose of the meeting was to brief Mr. Maisel on the proposed Galaxy project which is to be located on the block bound by 13th Street, a public alley, King Street and Eastern Avenue.

I, representing RST Development, the developer of the proposed Galaxy, outlined the scope of the project and informed Mr. Maisel that a Preliminary and Project Plan Application had been submitted to Park and Planning and was under their consideration. (The Applications were submitted on April 19, 2005.)

The proposed development was discussed in detail. Specifically, the building heights, the public amenity spaces, the architectural design of the buildings, the project timeline, and the access to the site, both pedestrian and vehicular, were discussed.

RST DEVELOPMENT, LLC



6001 MONTROSE ROAD, SUITE 1001 ROCKVILLE, MARYLAND 20852
PHONE 301-816-4242 FAX 301-816-4272 WWW.RSTDEVELOPMENT.COM

Scott Copeland

From: Scott Copeland [scott@rstdevelopment.com]
Sent: Thursday, June 23, 2005 1:09 PM
To: 'Toliver, Dwayne'
Subject: RE: My Contact Information for SPCA

Just trying to get back in touch with you. Do you want to meet to discuss our proposed Galaxy project? Please advise. Thank you.

M. Scott Copeland
RST Development, LLC
6001 Montrose Road, Suite 1001
Rockville, Maryland 20852
(301) 816-4243
(301) 816-4272 (fax)
scott@rstdevelopment.com

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

From: Toliver, Dwayne [mailto:DToliver@nixonpeabody.com]
Sent: Tuesday, June 07, 2005 3:00 PM
To: scott@rstdevelopment.com
Subject: My Contact Information for SPCA

Below is my contact information.

Dwayne M. Toliver, Esq.
Nixon Peabody LLP
401 9th Street, N.W.
Suite 900
Washington, D.C. 20004-2128
Direct Dial: (202) 585-8852
Facsimile: (866) 947-3498
Email: dtoliver@nixonpeabody.com

CONFIDENTIAL COMMUNICATION

This e-mail message and any attachments are confidential.
If you are not the intended recipient, please immediately
reply to the sender and delete the message from your e-mail system. Thank you.



July 6, 2005

Mr. Robert A. Kronenberg, RLA
Development Review Division
Maryland – National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Galaxy
Project Plan #9-05005
Preliminary Plan #1-05089

Dear Robert:

Please find enclosed copies of additional letters I have received from various stakeholders in South Silver Spring.

Should you have any questions or comments, please feel free to contact me. Thank you in advance for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Scott Copeland'.

M. Scott Copeland

Enclosures

Cc: Pat Harris, Holland & Knight, with enclosures

RST DEVELOPMENT, LLC



6001 MONTROSE ROAD, SUITE 1001 ROCKVILLE, MARYLAND 20852
PHONE 301-816-4242 FAX 301-816-4272 WWW.RSTDEVELOPMENT.COM



June 28, 2005

Mr. Robert A. Kronenberg, RLA
Development Review Division
Maryland – National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910



Re: The Galaxy
Project Plan #9-05005
Preliminary Plan #1-05089

Dear Robert:

Please find enclosed copies of meeting minutes with the various stakeholders I have met with regarding the Galaxy Project. Additionally, I have enclosed two letters of support from adjacent property owners.

I have also included a copy of an email that I recently forwarded to Dwayne Toliver (June 23) requesting a meeting with the Shepard Park Civic Association. I originally contacted Mr. Toliver in early June to set up a meeting and never heard back from him. I sent the June 23rd email to try and establish a convenient time for his organization to be briefed on the Galaxy. I will certainly forward you those meeting minutes if (and when) that meeting occurs.

Should you have any questions or comments, please feel free to contact me. Thank you in advance for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Scott Copeland'.

M. Scott Copeland

Enclosures

Cc: Pat Harris, Holland & Knight, with enclosures

RST DEVELOPMENT, LLC



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