

## APPENDIX C



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

October 26, 2005

Ms. Cathy Conlon  
Supervisor, Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Montgomery County  
US 29 General  
The Galaxy  
File No. 8-20060130

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the site plan application for the Galaxy development. We have completed our review and have no comments at this time.

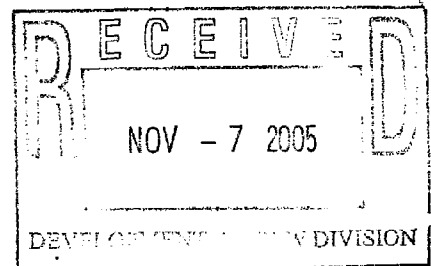
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at [rburns1@sha.state.md.us](mailto:rburns1@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

for Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
- Mr. Augustine Rebish (Via E-mail)
- Mr. Richard Weaver, M-NCPPC (Via E-mail)
- Mr. Robert Kronenberg, M-NCPPC (Via E-mail)



My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



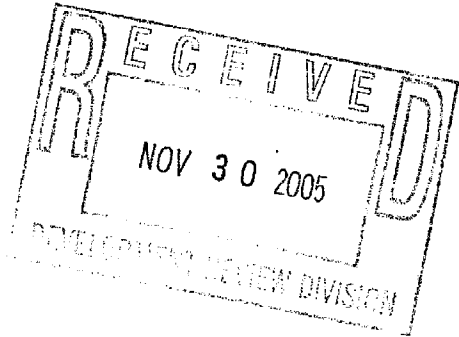
DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

November 29, 2005

Mr. Robert Kronenberg  
Maryland-National Capital  
Park and Planning Commission  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, Maryland 20910



Re: The Galaxy – Site Plan No. 8-06013

Dear Mr. Kronenberg:

This letter is in response to several of the comments that were provided by different review agencies at the recent Development Review Committee meeting for the above-referenced Site Plan for the proposed Galaxy project, as they relate to the Department of Public Works and Transportation ("DPWT") on behalf of Montgomery County.

**DEVELOPMENT REVIEW DIVISION COMMENTS**

1. Site Plan Cover and Tabulations – *Comment No. 4: Provide a letter of approval with regard to the "vault space" being proposed within the County right-of-way.*

Under the General Development Agreement ("GDA") dated July 5, 2005 (between United RST, LLC ("RST") and Montgomery County) Section 2(g) provides RST the authority to extend the building under the sidewalk of the Thirteenth Street right-of-way in order to accommodate parking, subject to certain specified conditions that are required to be set forth in a License Agreement between RST and the County. Attorneys for RST have submitted a DRAFT License Agreement to DPWT which is under review. DPWT understands that the execution of the License Agreement is a precondition to the issuance of the building permit.

2. Landscaping and Lighting Plan – *Comment No. 3: Provide a letter of approval for any non-standard elements being proposed within the county right-of-way from MCDPWT and Gary Stith at the Silver Spring Urban District. The letter needs to address maintenance of the non-standard elements.*

Based on discussions with RST, we understand that the nonstandard elements will be the following:

- Radial banding pattern in the Thirteenth Street right-of-way in front of the public park
- Herringbone brick pattern in the Thirteenth Street right-of-way in front of the public park and at the entry to the Art Walk



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

DPWT conceptually approves of these nonstandard elements subject to the acquisition of necessary plan approvals and permits from the Department of Permitting Services. RST should contact the Silver Spring Urban District to arrange for maintenance of street scope amenities within the public right-of-way.

#### **DPS-WATER RESOURCES SECTION**

1. Stormwater Management Concept Plan/100 Year Floodplain Review – *Comment No. 1: Must have approval of MCDPWT for location of stormwater structures as shown within the right-of-way and the P.I.E.*

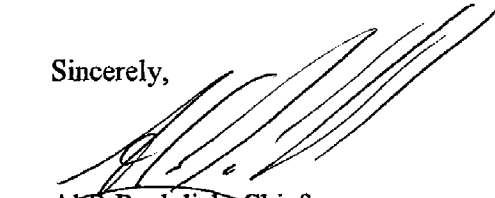
DPWT approves of the projection of the stormwater management structures beneath the Public Improvement Easement that RST will be providing along the Thirteenth Street frontage of the property, subject to the acquisition of necessary plan appraisals and permits from the Department of Permitting Services. In such areas, the stormwater management structures will project into the Public Improvement Easement instead of the parking garage, which as indicated above, DPWT also approves. The stormwater management structures will project into the Public Improvement Easement for a depth of approximately ten feet, while the parking garage structure will extend into the Public Improvement Easement for a depth of approximately 30 feet.

#### **TRANSPORTATION PLANNING COMMENTS**

1. Key Transportation Issues – *Comment No. 1: Provide written confirmation that RST and DPWT has agreed to the right to use area under 13<sup>th</sup> Street as a vault for a 200-space garage because a large portion of the garage being provided is a public garage, the County has agreed to allow a limited encroachment under the sidewalk on certain express terms described in the GDA.*

We trust that we have responded to all of the issues raised in connection with the Development Review Committee comments as they relate to DPWT. If you need any additional information, please do not hesitate to contact me.

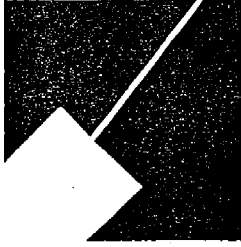
Sincerely,



Al R. Roshdieh, Chief  
Division of Operations

cc: Diane Schwartz Jones, Esq.  
Joseph Cheung, DPS, Right-of-way Permitting and Plan Review  
Sarah Navid, DPS, Right-of-way Permitting and Plan Review

# 3370050\_v1



December 20, 2005

## MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator  
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team BK  
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator MIG  
Community-Based Planning Division

SUBJECT: Site Plan Review No. 820060130  
The Galaxy

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The Community-Based Planning staff has reviewed the above referenced Site Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located generally east of Eastern Avenue between 13th Street and King Street South in Silver Spring. Community-Based Planning recommends the approval of this Site Plan with the following condition needed to ensure consistency with the approved CBD Sector Plan:

1. Provide full width streetscape improvements on 13<sup>th</sup> Street (Type "B") and King Street (Type "B") along the entire site frontage in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.

**ZONING AND LAND USE**

The 92,010-square foot (114,310 square foot gross tract area for determining density) subject property is zoned CBD-1 (Central Business District, 1.0). The approved CBD Sector Plan recommends the CBD-1 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600. The property is within the Ripley/South Silver Spring Overlay Zone which provides for flexibility of development standards to encourage innovative design solutions.

The proposed residential development is comprised of 321 residential units with private structured parking and a public parking structure which are permitted uses under the CBD-1 Zone. The proposal will be implemented under the optional method of development. The permitted maximum density for this site is 125 dwelling units per acre or 328 units.

The minimum required public use space for this project is 17,367 square feet (20% of the net lot). The applicant is proposing 27,000 square feet of public use space and amenities provided on-site which equals 31.1% of the net lot. The applicant also proposes an additional 11,470 square feet of off-site streetscape improvements. In total, the applicant proposes 38,470 square feet of on-site public use space, amenities, and off-site improvements or 44.3% of the net lot area. In addition to the public use space, amenities and off-site improvements, the applicant proposes 3,910 square feet of streetscape improvements outside the Montgomery County jurisdictional boundaries along the Eastern Avenue frontage.

## **SECTOR PLAN CONFORMANCE**

The *Silver Spring Central Business District and Vicinity Sector Plan*, approved by the County Council on February 1, 2000, outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes (i.e., a residential downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. The Sector Plan specifically identifies a portion of the proposed project site as a potential housing site. The Sector Plan encourages housing as an important component of the revitalization efforts. This project is being developed under the optional method of development and proposes new opportunities for landscaped public open spaces, public art and streetscapes. This project encourages the development of active urban streets by providing building entrances along the public streets and easily accessible public spaces with public art components as activity generators. This proposal improves the quality of the pedestrian environment by providing the optional method streetscape treatment and other amenities along 13th Street and King Street.

- A. **Sector Plan Street Rights-of-Way:** The existing street right-of-way for 13th Street is approximately 60 feet. The applicant proposes to dedicate additional right-of-way equal to 41 feet measured from the centerline of the street. The public alley connecting to 13th Street at two points is proposed for abandonment.
- B. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III bikeway (on-road, bike lanes or signed shared roadway) along 13th Street. The applicant proposes to provide a Class III (signed shared roadway) along 13th Street.
- C. **Streetscape:** The applicant proposes to improve the 13th Street and King Street frontages with the Type "B" streetscape treatment. The streetscape public amenities for the proposed project should be in accordance with the standards of the *Silver Spring Streetscape* technical manual or as modified. The Eastern Avenue frontage will be improved using elements from the Type "B" streetscape treatment subject to approval by the District of Columbia.

## COMMUNITY OUTREACH

In addition to the required public noticing, the applicant has made a special effort to contact several individuals representing various civic groups regarding this Site Plan proposal. These individuals included, David Fogel (Gateway Coalition & Eastern Village), Marc Loud (Gateway Coalition), Jourdinia Brown (Ward 4, ANC of Washington, D.C.), Gary Stith (Silver Spring Citizens Advisory Board & the Silver Spring Urban District) and Barbara Henry (Discovery Communications). The applicant sent a memorandum [see **Attachment A: E-Mail from Scott Copeland Sent November 22, 2005**] updating the minimal changes to the project since the Project Plan and Preliminary Plan approvals granted last July.

Community-Based Planning staff has not received written or verbal comments from the public regarding this proposal.

## RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN

The Montgomery County Department of Housing and Community Affairs (DHCA) has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. The Pedestrian Pathways Plan consists of a series of pedestrian-oriented linkages routed primarily through the larger blocks typical of South Silver Spring. The pathways most affected by this development proposal are not specifically identified in the plan and are simply referred to as "Later Phases." A briefing was held on May 15, 2003 for the Planning Board on the DHCA Pedestrian Pathways Plan.

The pathways identified by DHCA as "Later Phases" are generally organized along existing public alleys. The existing public alley is the subject of the proposed abandonment petition (AB 667). The development of the Aurora condominium project (i.e. the Williams and Wilste buildings) effectively dismissed one of the links (between the two buildings) to the existing alley located on the Galaxy property. The applicant is proposing to implement two other mid-block pathways (the Art Walk and the pathway along the Aurora) in partial fulfillment of their public use space requirement. The Arts Walk linkage will connect 13<sup>th</sup> Street with King Street. The Arts Walk separates the subject property from the Ramada Inn and car wash properties, which front on Georgia Avenue. The linkage behind the Aurora buildings will connect 13<sup>th</sup> Street with King Street through the Galaxy's primary public space.

The applicant has met with DHCA staff and incorporated some of their comments primarily to address safety and pedestrian comfort concerns. Some of the improvements include additional lighting, providing planters to help soften the garage façade, adding a planting strip between a sidewalk and the driveway and increasing the green area.

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## Attachment A: E-Mail from Scott Copeland Sent November 22, 2005

Message

Page 1 of 1

**Iraola, Miguel**

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**From:** Scott Copeland [scott@rstdevelopment.com]  
**Sent:** Tuesday, November 22, 2005 4:23 PM  
**To:** David Fogel; Marc Loud; Jourdinia S. Brown; Gary Stith; Barbara Henry  
**Cc:** Kronenberg, Robert; Kröger, Glenn; Iraola, Miguel; Pat Harris; Scott Copeland  
**Subject:** Galaxy - Final Site Plan

Greetings:

Please find attached the latest information about the Galaxy Final Site Plan. We are scheduled to be heard by the Planning Commission in the next several weeks and I wanted to provide you with an update. As you will read, there are not any substantial changes to the plan from the time we received Preliminary and Project Plan approval. All the changes are pretty technical in nature.

However, the biggest addition to the plan is the inclusion of 2 local artists that we have commissioned for 3 pieces on the site. The attached Galaxy Art Program (pdf) discusses this in more detail and speaks to other design elements that will enhance the site.

If you - or any of your constituents (please feel free to share this email) - have any questions or comments, I am available at (301) 816-4243 or at [scott@rstdevelopment.com](mailto:scott@rstdevelopment.com). I am certainly happy to answer any questions you may have.



## MEMORANDUM

FROM: M. Scott Copeland

DATE: November 22, 2005

SUBJ: The Galaxy Project

On July 28, 2005, Montgomery County Department of Park and Planning considered and approved both the Preliminary Plan (No. 1-05089) and the Project Plan (No. 9-05005) submitted by RST Development, LLC ("RST") (applicant) for the above referenced development.

### Project Overview:

The Galaxy will consist of 322 dwelling units (the approval allows for 328 units) in three (3) buildings. Two (2) of the buildings (along King and 13<sup>th</sup> Streets) will not exceed 125 feet and the third building (facing Eastern Avenue) will not exceed 45 feet as measured from Eastern Avenue. Forty-one (41) of the 321 units will be Moderately Priced Dwelling Units (MPDUs). There will be approximately 665 parking spaces, 200 of which will be built for the Montgomery County Parking Lot District (PLD). The PLD will operate that parking garage. The balance of the spaces is for the exclusive use of the residents of the Galaxy and the neighboring Aurora Condominiums.

The Galaxy has 26,920 square feet of public use space which equates to 31% of the net lot. Additionally, there will be 11,470 square feet of off-site streetscape improvements for a total of 38,390 square feet of on-site public-use space and off-site improvements, or 44.2% of the net lot area.

### Final Site Plan Application:

RST Development, LLC has submitted a Final Site Plan application for consideration to the Department of Park and Planning. It is anticipated that the Planning Commission will hear testimony regarding this application in late December 2005 or early January 2006 (required notification will be issued at the appropriate time).

In preparation for the approval of the Final Site Plan, the Galaxy design team has worked hard to satisfy the conditions established by the Planning Commission and staff in the Preliminary and Project Plan approvals. The majority of the changes to the plan (from the time of Preliminary and Project Plan approval) are minor and more technical in nature. The major aspects of the plan, such as the use of the buildings (100% residential), open spaces, the maximum number of dwelling units, the number of parking spaces, and the height of the buildings, which were approved at the Preliminary and Project Plan reviews, have remained unchanged.

MEMORANDUM

November 22, 2005

Page 2

Perhaps the most substantial change to the Final Site Plan is the inclusion of the public art features at the Galaxy. Two (2) local artists, Judy Moore and Martha Jackson-Jarvis, have been commissioned to create three (3) separate art pieces. In addition, there are several other aspects created by the design team that will enhance the chosen theme of "galaxy". (Please see separate document describing the proposed art features, both designed features and commissioned pieces.)

**Conclusion:**


This memorandum is intended to provide an update to community stakeholders about the Galaxy. Should you have any questions or require additional information, please feel free to contact me at (301) 816-4243 or [scott@rstdevelopment.com](mailto:scott@rstdevelopment.com). Thank you in advance for your time and consideration.




December 29, 2005

**MEMORANDUM**

TO: Robert Kronenberg, RLA, Planner/Coordinator  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning 

FROM: Scott A. James, Planner/Coordinator   
Transportation Planning

SUBJECT: Site Plan # 8-06013  
The Galaxy RST Development  
Silver Spring Central Business District

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject site plan application for a total of 321 high-rise residential units and a structured parking garage.

**RECOMMENDATION**

Transportation Planning staff recommends approval of the above referenced site plan with the following conditions as part of the APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the proposed development to 328 high-rise residential units.
2. Provide 17 bicycle parking spaces: 15 bicycle lockers and two inverted "U" type bicycle racks.
3. Enter into a Traffic Mitigation Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPW&T) to participate in the Silver Spring Transportation Management District. The agreement must be signed and executed by all parties prior to record plat.

4. Obtain written confirmation of agreement between applicant and DPW&T to locate and construct three 'super' bus shelters and two real-time transit information signs prior to record plat.
5. Construct three 'super' bus shelters and two real-time transit information signs and turn over to DPWT before issuance of a building permit for Building B, with written notification to Development Review staff.
6. Provide public access easement to public parking garage from 13th Street.
7. Provide and maintain in perpetuity, a north-south pedestrian connection along the eastern edge of the property between 13<sup>th</sup> Street and King Street (called "Public Arts Walk") in accordance with Silver Spring Central Business District (CBD) Sector Plan.

## **DISCUSSION**

### Site Location, Access, Circulation, and Parking

The site is located on 13<sup>th</sup> Street, between Georgia Avenue (US 29) and Eastern Avenue, with frontage on 13<sup>th</sup> Street, King Street and Eastern Avenue. The proposed development includes 328 high-rise residential units, private structured parking and a 200 space structured public parking garage. Principal points of access to the site will be two full service entrance driveways from 13<sup>th</sup> Street, one reserved for tenant access to the private parking garage and one for public access. The King Street driveway is for tenant access and service vehicles. There is no proposed access point for Eastern Avenue.

All parking for the development will be provided through the use of structured parking garages. In addition, the applicant and DPW&T have negotiated to replace a county owned surface parking lot on King Street (Lot #16), with a structured public parking garage with access from 13<sup>th</sup> Street. Per the current design, a portion of the public parking garage will vault beneath the right-of-way for 13<sup>th</sup> Street. The applicant and DPW&T have a written agreement stipulating the terms of arrangement.

### Local Area Transportation Review

The Galaxy development was required to submit a traffic impact study at the time of preliminary plan in accordance with LATR guidelines. The proposed development is estimated to generate more than 30 vehicle trips during the weekday peak period. Three intersections adjacent to the development were selected for analysis: Georgia Avenue (US 29) at Eastern Avenue/Blair Road, Georgia Avenue (US 29) at East-West Highway (MD 410)/Burlington Avenue/13<sup>th</sup> Street, and 13th Street at Eastern Avenue.

The following table shows the CLV analysis results for the studied intersections:

<u>Roadway Intersection</u>	<u>Current CLV levels (AM/PM)</u>	<u>Background CLV levels (AM/PM)</u>	<u>Projected Future CLV (AM/PM)</u>
Georgia Avenue (US 29)/ Blair Road	822/1109	868/1151	877/1160
Georgia Avenue (US 29)/ East-West Highway (MD 410)	1635/1329	<b>1800/1448</b>	<b>1868/1458</b>
13 <sup>th</sup> Street/Eastern Avenue	447/505	487/531	505/541

As noted in the table, all intersections are estimated to operate at or below the 1,800 CLV threshold, except the intersection of Georgia Avenue (US 29) and East-West Highway (MD 410) during the morning peak period. According to the LATR study, this intersection will exceed the 1,800 CLV threshold after generated trips from the proposed development added to the existing and background traffic. Therefore, additional trips for The Galaxy development must be mitigated.

The applicant has agreed to construct three “super bus shelters,” two of which will be equipped with real-time transit information signs to mitigate their additional trips. A “super bus shelter” is larger in capacity than standard shelters, with four walls, heating and lighting elements and an overall higher level of design. The locations for the super bus shelters are to be reviewed and agreed upon by staff from Transportation Planning and DPW&T. The trip credit total for these measures, per the LATR guidelines, is 20 trip per super bus shelter and 20 trip credits per real-time information sign. The total of 100 trip credits would offset the estimated 98 trips generated by the development. The placement and construction of these three super bus shelters is tied to the issuance of the building permit needed for Building B of the project.

#### Master Plan Roadways and Bikeways

King Street is a Business Street with 60 feet of right-of-way. No additional dedication is required for King Street. The recommended right-of-way for 13<sup>th</sup> Street is 80 feet, and it is also classified as a Business Street. The applicant has dedicated right-of-way to provide 41 feet from the centerline of 13<sup>th</sup> Street to insure compliance with the Sector Plan. Eastern Avenue is a two-lane roadway located entirely within the jurisdiction of the District of Columbia. The development does not include a vehicular point of access to Eastern Avenue.

A Class III (shared-lane) bicycle facility along the frontage of the property for 13<sup>th</sup> Street will be provided in accordance with the Sector Plan’s objective of improving bicycle facilities. The applicant will construct full width streetscape improvements along the King Street and 13<sup>th</sup> Street frontage of the development including sidewalks, curb ramps, and the recommended amenities per the Silver Spring Streetscape design manual.

## Pedestrian Access

All adjacent intersections have marked pedestrian crosswalks. The three signalized intersections reviewed for the LATR study have adequate crossing times and clearly marked crosswalks for pedestrians.

On site circulation for pedestrians is provided by means of several connecting sidewalks and passageways between the proposed buildings. The proposed development will connect to the existing network of pedestrian facilities in this area of downtown Silver Spring. In order to comply with the Silver Spring CBD Master Plan for pedestrian access paths, a north-south pedestrian Arts Walk will be constructed along the eastern edge of the property connecting 13<sup>th</sup> Street with King Street.

SJ:gw

inmo to Kronenberg re Galaxy RST Develop

December 27, 2005

TO: Robert Kronenberg, Development Review

FROM: Marilyn Clemens, Community Based Planning 

RE: Art Review Panel, November 28, 2005  
Review of Art Proposed for the Galaxy  
Optional Method of Development Project  
Site Plan #820060130

The Galaxy art program is made up of five elements building on a cosmic or galaxy theme. Public artists designed three of these. The Planning Board's Art Review Panel reviewed the work of sculptors Martha Jackson-Jarvis and Judy Sutton Moore.

The Panel was enthusiastic about Martha Jackson Jarvis' piece, Moondance, finding it well conceived, clear in its contribution to the cosmic theme, and impressive for its materials, colors and ability to withstand the elements. Moon Dance is an 8-foot by 50-foot glass and stone exterior wall mosaic. The glass and stone design elements on the wall will be set into a cement base and produced in modular units in the artist's studio. Ms. Jarvis provided abundant information on the materials, durability and future maintenance of her work. Two local examples of her exterior public art are at the Anacostia Metro Station and the Fannie Mae Corporation in Washington, D.C.

Judy Sutton Moore presented two sculptures, Star Rhythms and Andromeda's Spiral. The concepts behind the sculptures were clear but the wooden models did not sufficiently convey the image of the metal sculpture proposed, and the lack of context provided for these two pieces raised questions. Ms. Moore's work is well known by the Art Review Panel, and they have seen her "Windows on Arts" in the nearby Arts Alley in South Silver Spring. The Art Review Panel approved the two public art pieces in concept but want to see them again at their next Panel Review.

The November 28, 2005 Art Panel Review session covered public art proposed for five Optional Method of Review projects, including one replacement piece. For future reviews, the panelists want project teams to provide, as a minimum, photos of the existing site, the proposed site plan and elevation views of the project, accurate models of the art, and samples of the art and building materials. The panelists take the use of their time and experience seriously and need to fully understand the context for the public art. Development Review staff will have the development teams provide the requested information available before the Art Review Panel sessions are scheduled.

cc: John Carter  
Rose Krasnow



**Development Review Division  
Montgomery County Department of Park and Planning**

**CHECKLIST Site Plan / Project Plan Review**

Plan # 620060130 Name THE GALAXY  
 Zone CBD-1 Tract Area 2.62 AC. Proposed Use RESIDENTIAL  
 Number of Units 321 Square Footage N/A  
 Development Method MULTI-FAMILY OPTIONAL Other \_\_\_\_\_

**Referral Comments:**

**M-NCPPC**

	Staff	Date
Transportation	<u>SF/SJ</u>	<u>12.29.05</u>
Environmental	<u>AL</u>	<u>10.24.05</u>
Community Planning	<u>GK/MI</u>	<u>12.20.05</u>
Historic Planning	<u>MO</u>	<u>12.2.05</u>
Park Planning	<u>DP</u>	<u>12.2.05</u>
Research/Housing	<u>NO COMMENT</u>	

**Other Agencies**

	Staff	Date
SHA	<u>SF</u>	<u>10.26.05</u>
DPS (SWM)	<u>DK</u>	<u>7.29.05</u>
DPS (Traffic)	<u>SN</u>	<u>10.25.05</u>
Public School	<u>N/A</u>	_____
Utility	<u>TG</u>	<u>10.24.05</u>
Fire & Rescue	_____	_____
DPW & T	<u>AR</u>	<u>11.29.05</u>

**Development Standards / Requirements**

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines / SETBACKS
- Building Height
- Master Plan Conformance

**Prior Approvals**

- Project Development Plan 9-05005
- Preliminary Plan 1-05009
- Record Plat
- Prior Site Plan Approvals

**Community Input**

Civic Association \_\_\_\_\_

Individuals \_\_\_\_\_

Supervisor Review \_\_\_\_\_

Chief Review \_\_\_\_\_