

ATTACHMENT C



FIRE MARSHAL COMMENTS

DATE: 1-06-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ ZALCO PROPERTY 8711 GEORGIA AVE

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-06-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005

1



1-06042

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 6, 2005

Mr. Frank Roscoe
Loiederman Soltész Associates, Inc.
1390 Piccard Drive, Suite 100
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for 8711 Georgia Avenue Assoc.
Preliminary Plan #: Pending
SM File #: 215341
Tract Size/Zone: 0.76 Ac./CBD-2
Total Concept Area: 0.76 Ac.
Parcel(s): N107 and N109
Watershed: Lower Rock Creek

Dear Mr. Roscoe:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of a waiver of on-site channel protection measures; on-site water quality control via a StormFilter; and, onsite recharge is not required since this is redevelopment.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

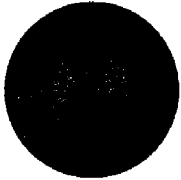
1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Provide a standard MCDPS flow splitter to divert flow in excess of the WQv.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this





December 29, 2005

MEMORANDUM

TO: Cathy Conlon, Supervisor
Development Review Division

Rich Weaver, Planner/Coordinator
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

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

SUBJECT: Preliminary Plan #1-06042 and Project Plan # 9-05002
8711 Georgia Avenue
Silver Spring Central Business District

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary and project plan applications for 8711 Georgia Avenue development on Georgia Avenue in downtown Silver Spring.

RECOMMENDATION

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

1. Limit the site plan to 146,726 square feet of office space and 4,462 square feet of retail space.
2. Enter into an agreement to participate in the Silver Spring Transportation Management District. The agreement must be signed and executed prior to issuance of building permit.

3. Applicant to satisfy any conditions established by State Highway Administration and Montgomery County Department of Public Works and Transportation prior to the Planning Board's public hearings on the site plan.
4. Applicant is to coordinate with Department of Public Works and Transportation (DPW&T), the design of pedestrian access to county operated garage located to the north of the subject site.
5. Applicant to provide either bicycle lockers or approved bike racks per comments from DPW&T prior to issuance of use and occupancy permit.

DISCUSSION

Site Location, Access, Circulation, and Parking

The site is located on the eastern side of Georgia Avenue (MD 97) north of Cameron Street and south of the intersection with Fenwick Lane. The proposed development includes 146,726 square feet of office space and 4,462 square feet of retail space. Access for the development is from Georgia Avenue via a right-in/right-out driveway. Access to the site is from northbound Georgia Avenue only, with a center median obstructing access to and from southbound Georgia Avenue.

All parking for the development will be provided on site by means of a structured underground parking garage. Pedestrian access to and across the site is provided using existing sidewalks and a proposed connection across the site to the Fenton Street public parking garage alleyway for improved pedestrian access and connectivity.

Local Area Transportation Review

The proposed development of 146,726 square feet of office space and 4,462 square feet of retail is anticipated to generate 207 AM peak hour trips and 214 PM peak hour trips during a regular weekday peak periods. A LATR study was performed to determine the impact of the proposed development on the adjacent transportation infrastructure.

Four intersections adjacent to the development were selected for analysis: Georgia Avenue (MD 97) at Spring Street, Georgia Avenue (MD 97) at Cameron Street, Spring Street at Cameron Street, and Cameron Street at Fenton Street. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring Central Business District (CBD) Critical Lane Volume (CLV) threshold of 1,800 vehicles.

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 (MD 97)/Spring Street	1176/1080	1254/1163	1273/1221
Georgia Avenue (MD 97)/Cameron Street	1081/866	1085/871	1167/892
Spring Street/Cameron Street	534/778	569/827	587/876
Cameron Street/Fenton Street	473/644	477/669	551/670

Master Plan Roadways and Bikeways

Georgia Avenue (MD 97) is a six lane major divided highway within 126 feet right-of-way providing access to the District of Columbia to the south and regional highways and freeways throughout Montgomery County. Spring Street is classified as a two lane major arterial roadway between 16th Street to the west and Colesville Road to the east. The recommended right-of-way varies for Spring Street from 100 feet between Colesville Road and Cameron Street to an 80-foot right-of-way between Cameron Street and Fairview Road, widening to 100 feet of right-of-way between Fairview Road and Georgia Avenue.

Cameron Street is classified as a Business Street of 75 feet right-of-way. Fenton Street is classified an arterial roadway with a recommended 80 feet of right-of-way between Colesville Road and Cameron Street.

Local bikeways exist along Spring Street, Cameron Street and Fenton Street. All routes are classified as on-road and designated by posted signs. No impact to the on-road bikeways is anticipated as a result of this proposed development.

Pedestrian Access

The signalized intersections within the traffic study area have pedestrian signal phasing for crosswalks on all approaches. Intersection signal timing and signage is adequate for pedestrians at all intersections studied. The existing sidewalk along the frontage of the property on Georgia Avenue will be reconstructed. A pedestrian connection will be provided to the Fenton Street garage located to the north of the subject site. This will improve connectivity between the office building and the parking garage. All roadways in the vicinity of the site provide adequate sidewalks that are connected to a comprehensive network of pedestrian facilities in the Silver Spring CBD.

SAJ:gw



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

December 15, 2005

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

RE: Preliminary Plan No. 1-20060420
8711 Georgia Ave Office Building

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated October 5, 2005. This plan was reviewed by the Development Review Committee at its meeting on November 7, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site and sidewalks on the preliminary plan.
2. Necessary dedication Georgia Avenue (MD 97) in accordance with the master plan.
3. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.



Division of Operations

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

Ms. Catherine Conlon
Preliminary Plan No. 1-20060420
Date December 2, 2005
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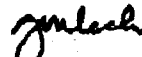
5. Access and improvements along Georgia Ave (MD 97) as required by the Maryland State Highway Administration.
6. Vehicular access to the driveway to the adjacent county parking facility will not be allowed. However, we do not oppose a pedestrian connection to the sidewalk along that driveway. Our Parking Operations Section must review and approve any work within the County right-of-way/property for that parking facility. Please coordinate those details with Mr. Jeff Riese, the Planning Engineering Manager for the Parking Operations Section, at 240-777-6000.
7. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
8. The applicant needs to submit a truck circulation plan for review by the M-NCPFC, MCDPS, and the MSHA. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
9. On the plan, clearly delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
11. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
15. The proposed brick sidewalk along Montgomery County Public Parking is subject to acceptance by Silver Spring Urban District for maintenance. Once this is accomplished Montgomery County Parking Operations Section will provide a written approval for the brick sidewalk.
16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
17. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
18. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

Ms. Catherine Conlon
Preliminary Plan No. 1-20060420
Date December 2, 2005
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- A. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
- B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.
- E. Silver Spring CBD streetscaping amenities (including but not limited to brick sidewalks and handicap ramps, street lights, street trees, and street furniture) across the Cameron Street site frontage.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Gregory M. Leck, P.E., Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

Ms. Catherine Conlon
Preliminary Plan No. 1-20060420
Date December 2, 2005
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cc: Frank Roscoe, Lolederman Soltese Associates
Robert Dalrymple, Linowes & Blocher
Paul Bellegarde; 8711 Georgia Avenue Associates
Richard Weaver; M-NCPPC Development Review
Robert Kronenberg; M-NCPPC Development Review
Shahriar Etemadi; M-NCPPC Transportation Planning
Raymond Burns, MSHA Engineering Access Permits
Jeff Riese; DPWT Parking Operations
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review
Christina Contreras; DPS Right-of-Way Permitting & Plan Review
Sarah Navid; DPS Right-of-Way Permitting & Plan Review

WSSC Comments on Items for November 7, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
1-20060420 9-20050020	8711 GEORGIA AVE. OFFICE BUILDING 1 lot proposed (0.76 acres)	Existing water and sewer lines about the property. Existing sewer may not be adequate for proposed use and may require replacement. Recommend submitting a request for hydraulic planning analysis. On-site process will be required.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



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

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

Maryland Department of Transportation

November 1, 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
MD 97
8711 Georgia Avenue Office Building
File Nos. 1-20060420 & 9-20050020

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary and project plan applications for the 8711 Georgia Avenue Office Building. We have completed our review and offer the following comments:

- Truncations (right of way flares) and right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications and changes to access controls be platted to SHA standards. These plats must be submitted in hard copy format for review, checking and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division @ 410-545-8860 for additional information. For questions regarding the plat review process, please E-mail Mr. Andrews at dandrews@sha.state.md.us.
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by this office for one (1) standard commercial right-in/right-out entrance, sidewalk, and utility improvements along MD 97 (Georgia Avenue). A standard detail of the entrance is provided for your reference.
- Please clearly identify the closure of the existing access points to the property as a result of the site redevelopment.
- Please submit four (4) copies of the traffic study to this office so that the appropriate divisions within SHA can make the necessary review. Once received, we will provide comments within 30 days.
- Please submit a sight distance evaluation and sight distance profile for the proposed entrance. The entrance should be evaluated for both stopping sight distance and intersection sight distance and be certified by a licensed professional. A copy of the sight distance form has been provided to the engineer for the applicant.

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

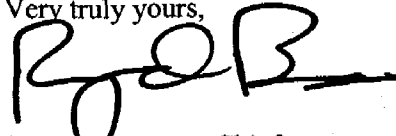
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Ms. Cathy Conlon

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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 or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

for 

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/RB/JAB

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Lee Starkloff (Via E-mail)
Mr. Daniel Andrews (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. Shahriar Etemadi, M-NCPPC (Via E-mail)
Mr. Robert Kronenberg, M-NCPPC (Via E-mail)
Mr. Frank Roscoe (Loiederman Soltesz Associates w/ copy of Sight Distance Form)