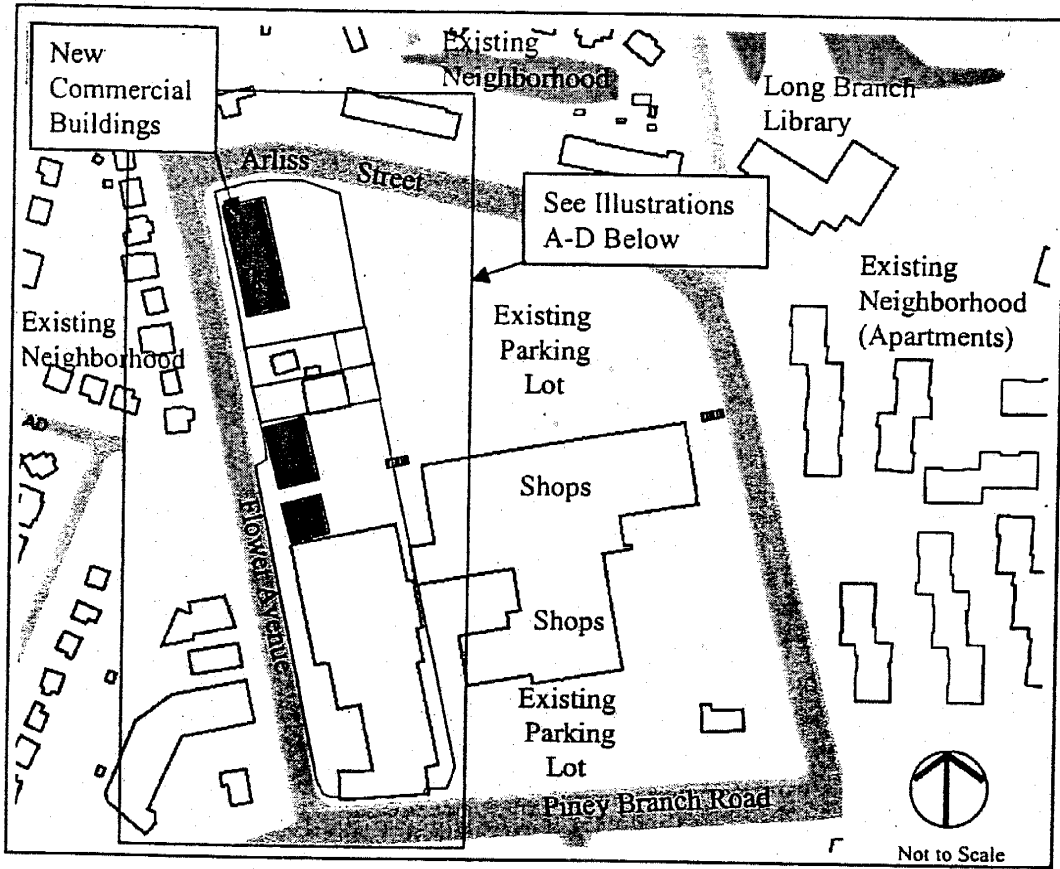
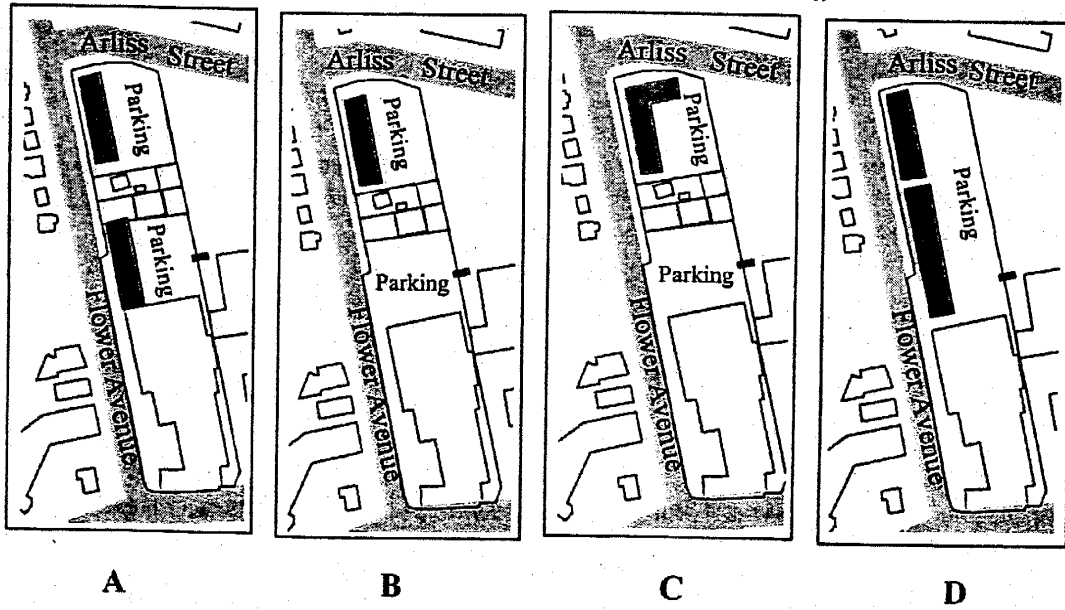


Flower Village and Center Illustrations of Street-Oriented Development along Flower Avenue Figure 2



Other Possible Locations of Buildings & Parking



# ULI Washington



ULI Washington District Council  
1890 Preston White Drive, Suite 103  
Reston, VA 20191  
703-390-9217  
Fax 703-620-8889  
coordinator@Washington.uli.org  
www.Washington.uli.org

ULI—the Urban Land Institute  
1025 Thomas Jefferson Street, N.W.  
Suite 500 West  
Washington, D.C. 20007-5201  
800-321-5011  
www.uli.org

February 9, 2006

Ms. Stacy Plotkin Silber  
Partner  
Holland & Knight LLP  
3 Bethesda Metro Center, Suite 800  
Bethesda, Maryland 20814

Dear Stacy:

As you know, ULI Washington provides Technical Assistance Panels (TAPs) to local jurisdictions and non-profit organizations facing complex real estate and land use issues. The TAP program brings together ULI members with diverse expertise who volunteer their time to provide unbiased, objective advice to the sponsoring jurisdiction.

On February 8 and 9, 2005 ULI Washington held a TAP for Montgomery County to study revitalization opportunities for the Long Branch community's commercial center. As part of the panel's discussions, they addressed the fact that Washington Adventist Hospital was considering Long Branch commercial center for the location of a medical office building. The panel's recommendations were as follows:

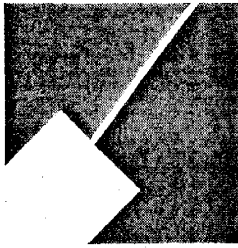
"The panel found this to be a unique opportunity of which the community should take advantage. While not guaranteed to bring additional medical office development to the community, it could be the lever to kick-off redevelopment.

A medical office building would generate daytime activity within Long Branch and would generate approximately 80 jobs. The panel felt that the office building would be best accommodated with shared parking that supported other retail uses. While the panel recognized community concerns that a 50,000 square foot building would be a stark contrast to the single family homes that line Flower Avenue, the panel pointed out that a medical office building would buffer the residential neighborhood from more active uses and if accompanied by a coordinated parking strategy, would alleviate some of the causes of congestion on both Piney Branch Road and Flower Avenue."

If you have any further questions regarding the panel's recommendations, please do not hesitate to contact me at (703) 390-9250.

Kindest regards,

Meghan M. Welsch  
Director of Community Outreach

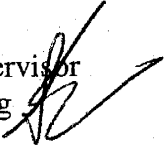


February 16, 2006

**MEMORANDUM**

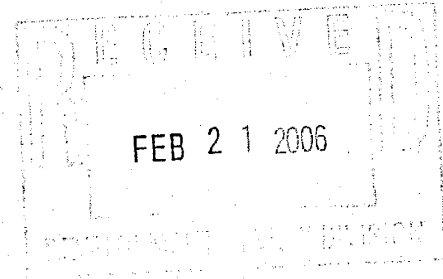
**TO:** Linda Komes, Planner/Coordinator  
Development Review

Rich Weaver, Planner/Coordinator  
Development Review

**VIA:** Shahriar Etemadi, Supervisor  
Transportation Planning 

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

**SUBJECT:** Washington Adventist Medical Office Building  
Preliminary Plan #1-06024 Site Plan #8-06008  
8702 Flower Avenue, Silver Spring  
Silver Spring/Takoma Park Policy Area



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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary and site plan applications to build a medical office building of 57,900 square feet.

**RECOMMENDATION**

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

1. Limit the development to 57,900 square feet of medical office space and associated 192 – space structured parking garage.
2. Dedicate up to 35 feet as measured from the centerline along Flower Avenue.
3. Dedicate up to 35 feet as measured from the centerline along Arliss Street.

4. Dedicate standard 25-foot straight-line truncation at the corner of Flower Avenue and Arliss Street, per Montgomery County Code requirements.
5. Provide parking for eight bicycles: two racks near the main entrance and four bicycle lockers located in a visible, well-lit secure location within the parking garage.
6. Continue to coordinate and confirm with Maryland Transit Administration no negative impact is anticipated due to proposed Bi-County Transitway alignments.

## **DISCUSSION**

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

The proposed medical office building will occupy the corner of Arliss Street and Flower Avenue in East Silver Spring. Access to the site will be via two full service driveways, one connecting to Flower Avenue and the other accessing Arliss Street. On-site circulation will allow for vehicles to access the surface parking lot located to the rear of the building or the below grade structured parking garage. The proposed site layout allows for access to the parking garage from adjacent properties located along Flower Avenue for use during non-business hours. Pedestrian access to and across the site will use the existing sidewalks. The development will include streetscape improvements and landscaping along both Flower Avenue and Arliss Street.

### Proposed Bi-County Transitway Alignments

The proposed Bi-County Transitway may select an alignment along Flower Avenue and/or Arliss Street for the section serving East Silver Spring. The applicant has incorporated possible future requirements for a dedicated transitway into the building location and right-of-way dedication for their development. MTA has confirmed in writing, that no conflicts are anticipated between the current alignments under discussion and the building footprint and vehicular access proposed. Staff will continue to work with the applicant and representatives of the MTA to insure coordination between this proposed development and any future selected BCT alignment.

### Local Area Transportation Review

The proposed development of 57,900 square feet of medical office space is anticipated to generate 143 AM peak hour trips and 215 PM peak hour trips during a regular weekday peak periods. An 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: Flower Avenue at Wayne Avenue, Flower Avenue at Arliss Street, Flower Avenue at Piney Branch Road (MD 320) and Arliss Street at Piney Branch Road (MD 320). There were no previously approved nearby projects for inclusion in the calculation of background traffic CLV for the intersections under study. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring/ Takoma Park Critical Lane Volume (CLV) threshold of 1,600 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>Projected Future CLV (AM / PM)</u>
Flower Avenue / Arliss Street	940 / 1,096	950 / 1,147
Flower Avenue / Wayne Avenue	861 / 954	895 / 978
Flower Avenue / Piney Branch Road	866 / 805	882 / 813
Arliss Street / Piney Branch Road	693 / 789	731 / 830

#### Master Plan Roadways and Bikeways

Flower Avenue (MD 195) intersects Wayne Avenue to the north and Piney Branch Road (MD 320) to the south. Flower Avenue and Arliss Street form a three-legged intersection to the north of the site. Arliss Street connects Flower Avenue to the west with Piney Branch Road (MD 320) to the south and east. Both Flower Avenue and Arliss Street are classified as Business streets with ultimate rights-of-way of 70 feet. Piney Branch Road is classified as a major arterial with ultimate right-of-way of 80 feet. Wayne Avenue is classified as a primary residential street at its intersection with Flower Avenue. No bikeway facilities are planned for any of these roads adjacent to the development. In the East Silver Spring Master Plan (adopted December 2000), Flower Avenue is designated an on-road bicycle facility between Franklin Avenue and Carroll Avenue. No additional signage or pavement markings are required.

#### Pedestrian Access

The signalized intersections within the traffic study area have pedestrian signal phasing for crosswalks. Intersection signal timing and signage is adequate for pedestrians at all intersections studied. The existing sidewalk along the frontage of the property on Flower Avenue will be reconstructed. A pedestrian connection will be provided across the site to Arliss Street to improve connectivity between the medical office building and the adjacent developments.

SAJ:gw

mno to Komes re Washington Adventist 1-06024

**MARYLAND TRANSIT ADMINISTRATION****MARYLAND DEPARTMENT OF TRANSPORTATION**

Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Robert L. Flanagan, Secretary • Lisa L. Dickerson, Administrator

December 22, 2005

Ms. Mary E. O'Quinn  
Planner Coordinator  
Development Review Division  
Montgomery County Department  
of Park & Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Ms. O'Quinn

As requested, the Maryland Transit Administration (MTA) has reviewed the proposed location of the Long Branch Medical Building adjacent to the future Bi-County Transitway (BCT). The Medical Center, as presently planned in the vicinity of Flower Avenue and Arliss Street appears to provide sufficient clearance for construction of the various alignment alternatives under study for the Bi-County Transitway.

MTA is currently studying surface and below surface alignment options in this segment of the project corridor. Attached for your use are Drawings No. 1 and No. 2, which indicate the proposed Bi-County Transitway alternatives along Flower Avenue and Arliss Street.

Drawing No. 1 indicates the proposed Bi-County Transitway surface options with the adjacent Montgomery County requirements, as follows:

- Arliss Street, seventy foot existing right of way (description begins on the south side). Six foot sidewalk, six foot tree space, twelve foot through lane, 26 foot dedicated transitway, twelve foot through lane, eight foot parking lane, six foot tree space, six foot sidewalk. A minimum of eighty two foot (82' +/-) width is required for the ultimate build out. The six foot side walk on the south side is within the ten foot public utility easement width.
- Flower Avenue, seventy foot existing right of way (description begins on the east side). Six foot sidewalk, six foot tree space, twelve foot through lane, 26 foot dedicated transitway, twelve foot through lane, six foot tree space, six foot sidewalk.


minimum of seventy foot (74' +/-) width is required for the ultimate build out, a portion of the side walk on the east side is within the ten foot public utility easement width.

Drawing No. 2 indicates the proposed tunnel option with the adjacent Montgomery County requirements, as follows:

- Arliss Street, seventy foot existing right of way (description begins on the south side). Six foot sidewalk, six foot tree space, twelve foot through lane, 40 foot dedicated transitway, twelve foot through lane, eight foot parking lane, six foot tree space, six foot sidewalk. A minimum of ninety seven foot (97' +/-) width is required for the ultimate build out. The six foot tree space is within the ten foot public utility easement width. The six foot sidewalk would require Montgomery County to acquire additional right of way on the south side, this does not impact the proposed Long Branch Medical Building structure as presently designed.

We appreciate the opportunity to review the proposed Medical Building development in the area of the Bi-County Transitway alternatives. We look forward to working closely with you and other Montgomery County staff, as the transitway study process moves forward. Please do not hesitate to contact me at 410-767-3694 or at [mmadden@mtamaryland.com](mailto:mmadden@mtamaryland.com), if you have any questions or need additional information.

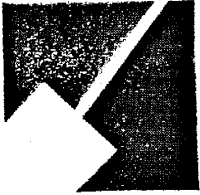
Sincerely,



Michael D. Madden  
Project Manager  
Office of Planning

Enclosures

cc: Greg Benz, Parsons Brinckerhoff  
Joseph Romanowski, Jr., Rummel, Klepper & Kahl  
Tom Autrey, M-NCPPC



**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

TO: Cathy Conlon, Development Review  
Mary Beth O'Quinn, Development Review

VIA: Steve Federline, Supervisor, Environmental Planning *[Signature]*

FROM: Amy Lindsey, Environmental Planning Division *[Signature]*

DATE: December 1, 2005

SUBJECT: Preliminary Plan 120060240  
Site Plan 820060080  
Long Branch Medical Building

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The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary and site plan of subdivision without conditions.

**BACKGROUND**

The 0.91-acre property is located in Montgomery County, at the intersection of Arliss Street and Flower Avenue. Currently, the site is a parking lot with commercial development bordering it and residential development across the street. The only vegetation present is the landscaped borders around the edges of the property. None of the trees are mature or specimens. No environmental concerns are evident on this property.

**Forest Conservation**

There is no forest on this property and this site is exempt from Forest Conservation Law as per 4-05333E, as a Small Property.

**Environmental Buffers**

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.



EPD Recommendation to Dev Rev Div: XXX Approve w/conditions as noted below  
           Hold for revision/additional information            Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver  
Development Review Division

SUBJECT: Plan # 1-06024 & 8-06008 , Name Long Branch Medical Building  
DRC date: Monday, September 12, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

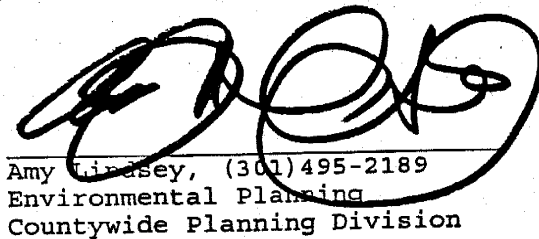
SUBMITTAL ADEQUACY  
XXX Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:  
XXX Approval.

Comments:

- #4-05333E
1. Property is EXEMPT from Forest Conservation Law as per ~~4-05333E~~ (Small property).
  2. Applicant is encouraged to investigate green building technologies.
  3. Applicant is encouraged to use native plants in all landscaping.

SIGNATURE:



Amy Lindsey, (301)495-2189  
Environmental Planning  
Countywide Planning Division

DATE: September 12, 2005

cc: Bill Mytsak, A. Morton Thomas & Associates  
Greg Fernebok, Flower Avenue Shopping Center

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
*County Executive*

Robert C. Hubbard  
*Director*

**RIGHT OF WAY PERMITTING AND PLAN REVIEW SECTION  
DRC COMMENTS**

September 12, 2005

1-06024  
8-06008

**Long Branch Medical Building**

- Support truncation of right-of-way
- Support closure of existing entrance on Flower closest to Arliss.
- HC ramps constructed to new State ramp standards.





RECEIVED

JUL 15 2005

A. MORTON THOMAS

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

July 13, 2005

Robert C. Hubbard  
Director

Mr. Bill Mytsak  
A. Morton Thomas and Associates, Inc.  
12750 Twinbrook Parkway  
Rockville, MD 20852-1700

Re: Stormwater Management **CONCEPT** Request  
for Long Branch Medical Buiding  
Preliminary Plan #: Pending  
SM File #: 218962  
Tract Size/Zone: 0.91 Ac./CRD-2  
Total Concept Area: 0.91 Ac.  
Lots/Block: Pt of Lot 20  
Watershed: Sligo Creek

Dear Mr. Mytsak:

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 partial on-site water quality control via a separator sand filter. Onsite recharge is not required since this is redevelopment. Channel protection requirements and the remainder of the water quality requirements are waived due to site constraints.

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. All covered parking is to drain to a WSSC sanitary sewer system. Provide a copy of the mechanical drawings to verify where roof, surface and garage drains outlet.

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.

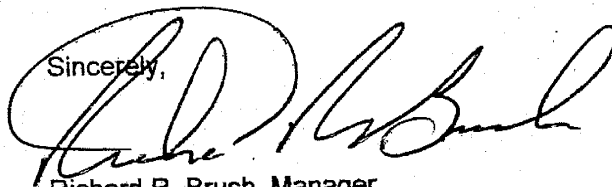
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically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



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN218962 Long Branch Medical Building.DWK

cc: R. Weaver  
S. Federline  
SM File # 218962

QN -Waived; Acres: 0.91  
QL - Onsite/Waived; Acres: 0.79/0.12  
Recharge is not provided



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## FIRE MARSHAL COMMENTS

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**DATE:** 1-20-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240.777.2436  
**RE:** APPROVAL OF ~ *LONG BRANCH MEDICAL #8-06008*

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### 1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-20-06. 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