



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 15, 2006

Robert C. Hubbard
Director

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

Re: Adventist Health Care, Inc.
8809 Flower Avenue

Dear Ms. Silber:

You have asked that I confirm the permissibility of Adventist Health Care's proposed office use, and the required parking for such a building. As discussed below, Adventist's proposed office building is permitted within the C-1 zone, and the 55,800 square foot building requires 125 parking spaces.

You have indicated to me that Adventist proposed medical building will be approximately 55,800 square feet, and is located on the corner of Arliss and Flower Avenues in Silver Spring, Maryland. Of this space, you have indicated that the following uses will occupy the building, with the approximate square footages: (1) Urgent Care Center (5,000 sf); (2) Medical Offices (25,000 sf); (3) Surgery Center (5,000 sf); (4) Imaging Center (5,000 sf); and a primary care/specialty care clinic (10,000 sf), with the remaining space being back-of-house space. These uses are permitted within the C-1 zone under the category of "offices - professional, business," pursuant to section 59-C-4.2 of the Montgomery County Zoning Ordinance. The property also falls within the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone, which also permits, as of right, "general office" and "clinic" uses within the C-1 zone.

You have also asked that I confirm the parking category that should be used for calculating the parking requirements for the Adventist property. An office building, such as proposed by Adventist, is an "office, general office, and professional building or similar use" as defined in section 59-E-3.7 of the Zoning Ordinance. Pursuant to sections 59-E-3.7 and 59-E-3.2, Adventist must provide 2.4 parking spaces per 1,000 gross square feet (based on the property being located more than 1600' from metro and being located in the 'Southern Area' of the County).¹ As such, a 55,800 square foot building requires 134 parking spaces.

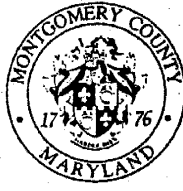
Please contact me should you have any questions.

Sincerely,

David K. Niblock
Permitting Services Specialist

¹ It is not appropriate to use the "Office, medical professional's" parking category, because that category is intended for buildings that just have individual doctor offices.





DEPARTMENT OF PERMITTING SERVICES

November 9, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Gregory Fernebok
Sheridan Development
6931 Arlington Road Suite 500
Bethesda, MD 20814

Re: Adventist Healthcare, Long Branch Medical Building

Dear Mr. Fernebok,

Per our meeting today, we have reviewed Shalom Baranes Associates' height methodology for establishing the measuring point for the site bounded by Flower Avenue and Arliss Street as shown in the two attached exhibits. We agree that the measuring point for allowable building height shown at the top of curb at the midpoint of the site frontage facing Arliss Street is acceptable under Division 59-A-2, Section 59-A-2.1 of the Zoning Code (Exhibit 1). The grade elevation at this point is indicated at +309.84'.

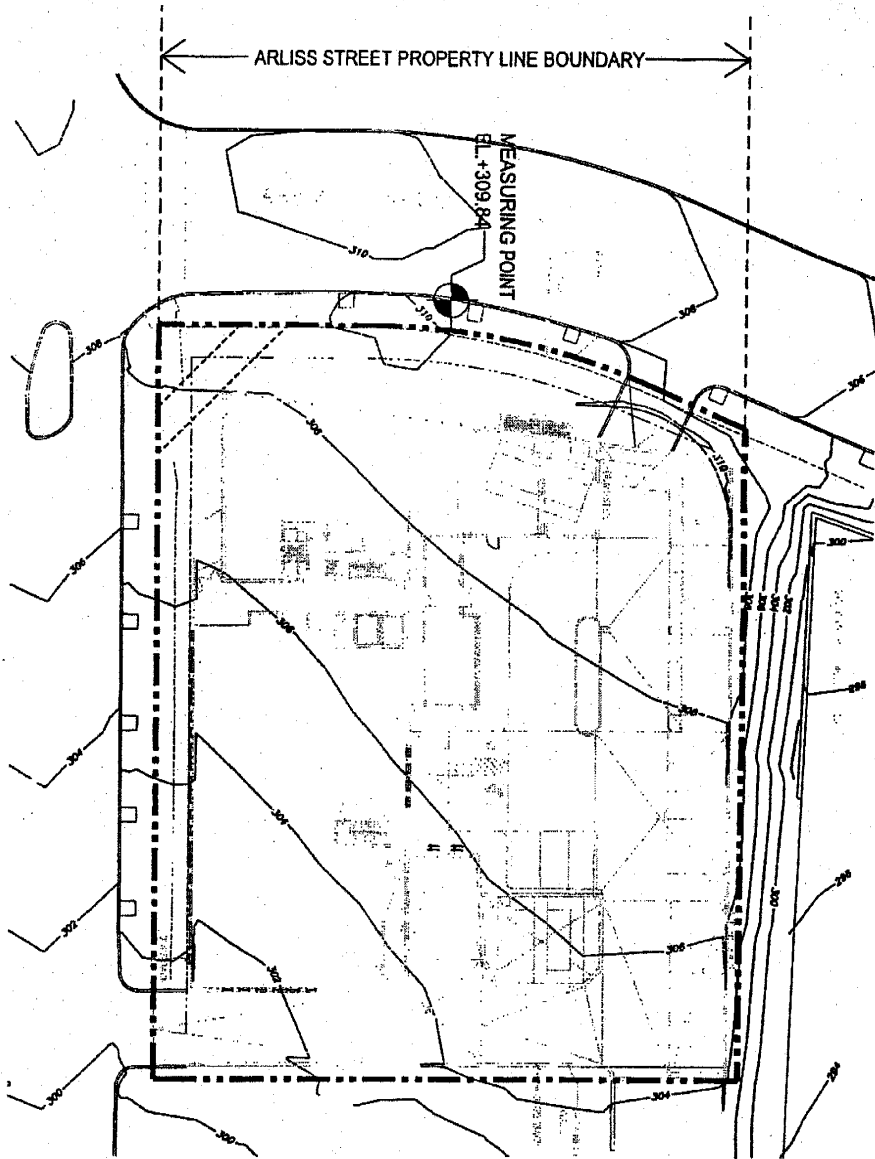
Subject to approval by the Planning Board, the allowable building height is 42 feet measured to the high point of the flat roof as taken from the established measuring point on Arliss Street (Exhibit 2).

The allowable roof penthouse area is limited to 25% of the roof area as defined by the perimeter parapet of the three story medical building.

Sincerely,

David K. Niblock
Montgomery County
Department of Permitting Services





HEIGHT METHODOLOGY USING MEASURING POINT TAKEN AT THE MID-POINT OF ARLISS STREET FRONTAGE:

The proposed building measuring point is taken at the existing top of curb at the middle of the Arliss Street (E.L.+309.84) frontage as shown on the site plan and as allowed under:

Ordinance 58-2, Ordinance and Interpretation, Sec. 58-2.2.1, Ordinance.
 Height of Building: The vertical distance measured from the level of approved street grade opposite the middle of the street to the highest point of roof surface of the building. The height of a building shall be measured from the lowest point of the ground line to the highest point of the roof surface. In the case of a building with a sloped roof, the height shall be measured from the average elevation of finished ground surface along the front of the building. The height of a building shall be measured from the lowest point of the ground line to the highest point of the roof surface. The height of a building shall be measured from the lowest point of the ground line to the highest point of the roof surface. The height of a building shall be measured from the lowest point of the ground line to the highest point of the roof surface.

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SITE PLAN

EXHIBIT 1

LONG BRANCH MEDICAL BUILDING

SILVER SPRING, MARYLAND

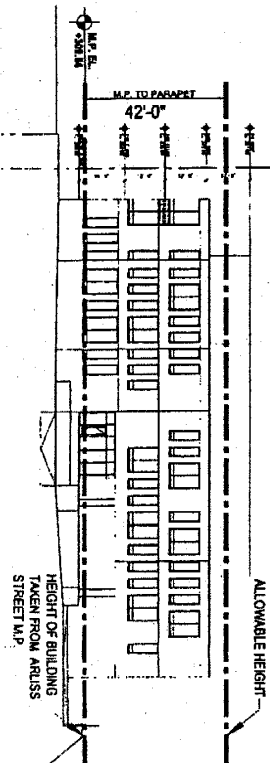
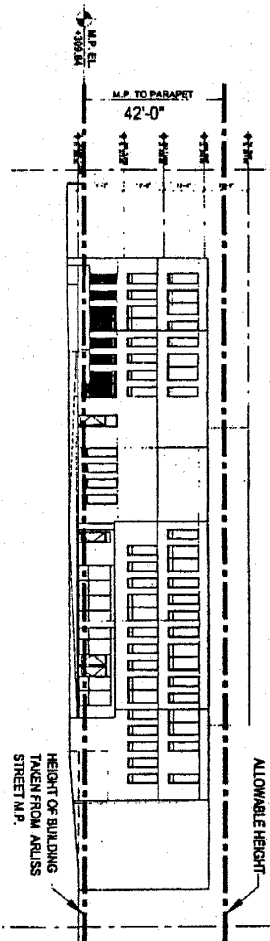
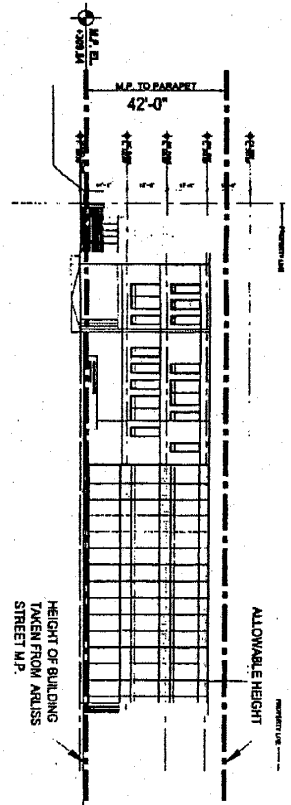
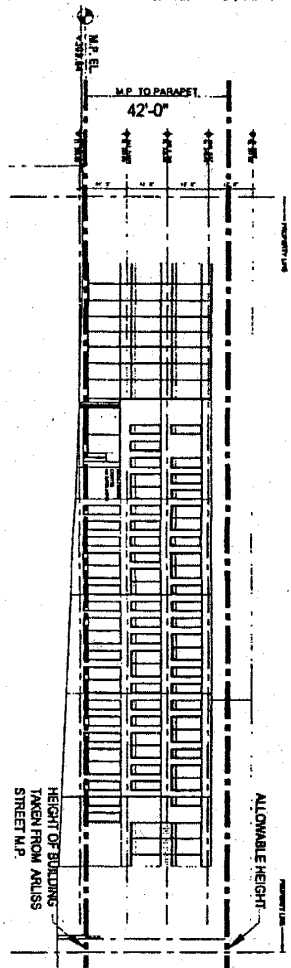
PRELIMINARY & SITE PLAN SUBMISSION, AUGUST 18, 2005

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ADVENTIST HEALTHCARE INC. / SHERIDAN DEVELOPMENT

shalom beranes associates

architects



HEIGHT METHODOLOGY USING MEASURING POINT TAKEN AT THE MID-POINT OF ARLUSS STREET FRONTAGE:

The proposed building measuring point is taken at the existing top of curb at the middle of the Arliss Street (E.I.: 309.84) frontage as shown on the site plan and as allowed under:

- Ordinance 96-C-18-213 (C) 1, Ordinance 96-C-18-213 (C) 2, Ordinance 96-C-18-213 (C) 3, Ordinance 96-C-18-213 (C) 4, Ordinance 96-C-18-213 (C) 5, Ordinance 96-C-18-213 (C) 6, Ordinance 96-C-18-213 (C) 7, Ordinance 96-C-18-213 (C) 8, Ordinance 96-C-18-213 (C) 9, Ordinance 96-C-18-213 (C) 10, Ordinance 96-C-18-213 (C) 11, Ordinance 96-C-18-213 (C) 12, Ordinance 96-C-18-213 (C) 13, Ordinance 96-C-18-213 (C) 14, Ordinance 96-C-18-213 (C) 15, Ordinance 96-C-18-213 (C) 16, Ordinance 96-C-18-213 (C) 17, Ordinance 96-C-18-213 (C) 18, Ordinance 96-C-18-213 (C) 19, Ordinance 96-C-18-213 (C) 20, Ordinance 96-C-18-213 (C) 21, Ordinance 96-C-18-213 (C) 22, Ordinance 96-C-18-213 (C) 23, Ordinance 96-C-18-213 (C) 24, Ordinance 96-C-18-213 (C) 25, Ordinance 96-C-18-213 (C) 26, Ordinance 96-C-18-213 (C) 27, Ordinance 96-C-18-213 (C) 28, Ordinance 96-C-18-213 (C) 29, Ordinance 96-C-18-213 (C) 30, Ordinance 96-C-18-213 (C) 31, Ordinance 96-C-18-213 (C) 32, Ordinance 96-C-18-213 (C) 33, Ordinance 96-C-18-213 (C) 34, Ordinance 96-C-18-213 (C) 35, Ordinance 96-C-18-213 (C) 36, Ordinance 96-C-18-213 (C) 37, Ordinance 96-C-18-213 (C) 38, Ordinance 96-C-18-213 (C) 39, Ordinance 96-C-18-213 (C) 40, Ordinance 96-C-18-213 (C) 41, Ordinance 96-C-18-213 (C) 42, Ordinance 96-C-18-213 (C) 43, Ordinance 96-C-18-213 (C) 44, Ordinance 96-C-18-213 (C) 45, Ordinance 96-C-18-213 (C) 46, Ordinance 96-C-18-213 (C) 47, Ordinance 96-C-18-213 (C) 48, Ordinance 96-C-18-213 (C) 49, Ordinance 96-C-18-213 (C) 50, Ordinance 96-C-18-213 (C) 51, Ordinance 96-C-18-213 (C) 52, Ordinance 96-C-18-213 (C) 53, Ordinance 96-C-18-213 (C) 54, Ordinance 96-C-18-213 (C) 55, Ordinance 96-C-18-213 (C) 56, Ordinance 96-C-18-213 (C) 57, Ordinance 96-C-18-213 (C) 58, Ordinance 96-C-18-213 (C) 59, Ordinance 96-C-18-213 (C) 60, Ordinance 96-C-18-213 (C) 61, Ordinance 96-C-18-213 (C) 62, Ordinance 96-C-18-213 (C) 63, Ordinance 96-C-18-213 (C) 64, Ordinance 96-C-18-213 (C) 65, Ordinance 96-C-18-213 (C) 66, Ordinance 96-C-18-213 (C) 67, Ordinance 96-C-18-213 (C) 68, Ordinance 96-C-18-213 (C) 69, Ordinance 96-C-18-213 (C) 70, Ordinance 96-C-18-213 (C) 71, Ordinance 96-C-18-213 (C) 72, Ordinance 96-C-18-213 (C) 73, Ordinance 96-C-18-213 (C) 74, Ordinance 96-C-18-213 (C) 75, Ordinance 96-C-18-213 (C) 76, Ordinance 96-C-18-213 (C) 77, Ordinance 96-C-18-213 (C) 78, Ordinance 96-C-18-213 (C) 79, Ordinance 96-C-18-213 (C) 80, Ordinance 96-C-18-213 (C) 81, Ordinance 96-C-18-213 (C) 82, Ordinance 96-C-18-213 (C) 83, Ordinance 96-C-18-213 (C) 84, Ordinance 96-C-18-213 (C) 85, Ordinance 96-C-18-213 (C) 86, Ordinance 96-C-18-213 (C) 87, Ordinance 96-C-18-213 (C) 88, Ordinance 96-C-18-213 (C) 89, Ordinance 96-C-18-213 (C) 90, Ordinance 96-C-18-213 (C) 91, Ordinance 96-C-18-213 (C) 92, Ordinance 96-C-18-213 (C) 93, Ordinance 96-C-18-213 (C) 94, Ordinance 96-C-18-213 (C) 95, Ordinance 96-C-18-213 (C) 96, Ordinance 96-C-18-213 (C) 97, Ordinance 96-C-18-213 (C) 98, Ordinance 96-C-18-213 (C) 99, Ordinance 96-C-18-213 (C) 100.

EXHIBIT 2

LONG BRANCH MEDICAL BUILDING

SILVER SPRING, MARYLAND | PRELIMINARY & SITE PLAN SUBMISSION: AUGUST 18, 2006

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ADVENTIST HEALTHCARE INC. / SHERIDAN DEVELOPMENT

sharon barajas associates architects



DEPARTMENT OF PERMITTING SERVICES

July 28, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

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

Re: Adventist Health Care, Inc.
8809 Flower Avenue

Dear Ms. Silber:

You have asked that I confirm the permissibility of Adventist Health Care's proposed office use, and the required parking for such a building. As discussed below, Adventist's proposed office building is permitted within the C-1 zone, and the 57,900 square foot building requires 139 parking spaces.

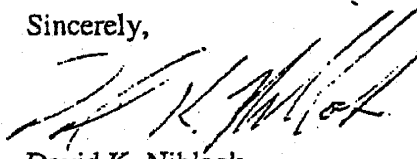
You have indicated to me that Adventist proposes to occupy a proposed 57,900 square foot office building on the corner of Arliss and Flower Avenues in Silver Spring, Maryland. Of this space, you have indicated that approximately 29,090 square feet will be occupied by doctors' offices, 13,870 square feet will be occupied by an outpatient surgical center, and 7,040 square feet will be devoted to a dialysis center. The remaining square footage is common area, storage, and other 'back of house' type space. These uses are permitted within the C-1 zone under the category of "offices - professional, business," pursuant to section 59-C-4.2 of the Montgomery County Zoning Ordinance. The property also falls within the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone, which also permits, as of right, a "general office" use within the C-1 zone.

You have also asked that I confirm the parking category that should be used for calculating the parking requirements for the Adventist property. An office building, such as proposed by Adventist, is an "office, general office, and professional building or similar use" as defined in section 59-E-3.7 of the Zoning Ordinance. Pursuant to sections 59-E-3.7 and 59-E-3.2, Adventist must provide 2.4 parking spaces per 1,000 gross square feet (based on the property being located more than 1600' from metro and being located in the 'Southern Area' of the County). As such, a 57,900 square foot building requires 139 parking spaces.



Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David K. Niblock", written in a cursive style.

David K. Niblock
Permitting Services Specialist

APPENDIX B

Laura Dembo
8715 Bradford Road
Silver Spring, Maryland 20901

February 10, 2006

Chairman Derick Berlage
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

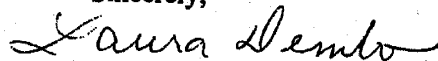
Re: Adventist HealthCare, Inc.
Medical Office Building

Dear Chairman Berlage:

I live in the Sligo Branview community, a couple blocks from Adventist's proposed medical building. I am writing to express my support for Adventist's proposed medical building. It is much needed in our community. I'm very interested in Adventist including a dialysis center as part of the overall use, and urge them to do so.

I appreciate your consideration of my support.

Sincerely,



Laura Dembo

FLEITAS, LLC

11534 Piney Branch Road
Silver Spring MD 20901
(301) 580-6834

January 25, 2006

Mr. Derick Berlage

Chairman

Maryland National Park & Planning Commission

8287 Georgia Avenue

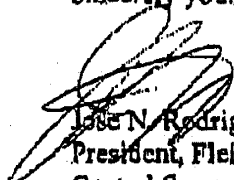
Silver Spring MD 20910

Dear Mr. Berlage:

This letter is in support of the construction by Sheridan Development of the Adventist Medical Building at the corner of Flower Avenue and Arliss Street in the Long Branch Section of Silver Spring.

This office building would greatly increase the potential for daytime traffic in the Long Branch area, improving the prospects of the many restaurants and other stores that exist in this area. Further, a new attractive building will improve the chances of further development and improvements in our neighborhood.

Sincerely yours,



José N. Rodriguez
President, Fleitas, LLC
Central Square Shopping Center.

JNR/ma

LONG BRANCH

BUSINESS LEAGUE
8645 Piney Branch Road, Suite "C"
Silver Spring, MD 20901

January 30, 2006

Mr. Gregory B. Fernebok
President
Sheridan Development
6931 Arlington Road, #500
Bethesda, MD 20814

Dear Mr. Fernebok:

The Long Branch Business League supports your company's development of a Medical Office Building at the corner of Flower Avenue and Arliss Street, for the doctors associated with Washington Adventist Hospital. We believe that our business community will benefit from the employees and clients generated by the building.

We would appreciate if you could keep the League informed of the project's development and progress. As you know, we hold a monthly membership meeting on the second Wednesday of the month, in addition to quarterly board meetings.

Thank you for your attention to our request.

Sincerely,


Lisa A. Epps
President

Sligo Branview Community Association
Mary Cogan, President
Joe Fisher, Vice President
9217 Wendell Street
Silver Spring, Maryland 20901

January 18, 2006

Debbie Spielberg, Chair
Silver Spring Citizens Advisory Board
Phil Olivetti, Chair
Commercial and Economic Development Committee
Silver Spring Regional Center
8435 Georgia Avenue
Silver Spring, MD 20910

RE: Long Branch Medical Building

Dear Chairpersons Spielberg and Olivetti:

I am writing regarding the proposed Long Branch Medical Building to be located in the Sligo Branview community at the intersection of Flower Avenue and Arliss Street. The Sligo Branview Community Association, for the reasons to be discussed in this letter, does not support this project as currently proposed.

We are specifically concerned with the compatibility of this project with the nearby residential area. The architectural rendering provided by the applicant does not reflect the architectural style, building materials, or landscaping of the nearby homes. The sheer bulk of the building is out of character. According to the East Silver Spring 2000 Master Plan, any structure on this site should be compatible with the surrounding residential homes relative to height, bulk, setback, and landscaping. The proposed building would be 40 feet in height and would exceed the surrounding residential homes by 15 to 20 feet. The plans for the proposed building do not meet the Master Plan guidelines that were specifically intended to protect the surrounding residential area. This site faces residential homes on both Arliss Street and Flower Avenue.

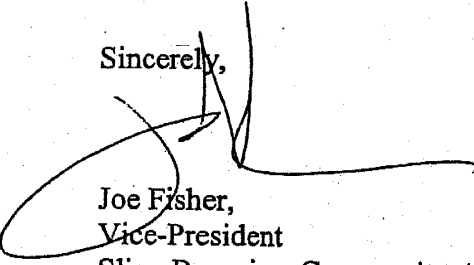
The Master Plan also recognizes the heavy volume of traffic in this area. Traffic regularly backs up on Flower Avenue from Piney Branch, which is only a block from Arliss. It is a challenge to make a left onto Arliss Street from Flower Avenue. A traffic island has been installed on Flower Avenue at the corner of Arliss Street for pedestrian safety. In addition another was installed in the same block for the same reason. The proposed project seeks to have entrances on both of these streets not far from the intersection. Speed humps were installed on Flower Avenue, north of Wayne Avenue, in December 2005. The proposed medical building will only exacerbate the already hazardous traffic problems these traffic mitigation tools seek to address. In fact, many in the community do not feel that the current measures are adequate in addressing our existing traffic problems.

Our community has recently learned that an urgent care clinic is planned. This facility could potentially operate until late into the evening. This would impact the quiet use and enjoyment of surrounding residential homes. When this project was first proposed, the community was given the impression that medical offices, with limited operating hours, would be the ultimate use.

This project is seen by some as a potential catalyst for spurring the overall development of the surrounding commercial area near Flower Avenue and Piney Branch Road. We welcome such an effort. However, any development that is proposed must be done responsibly and with regard for all of the factors relative to the potential impact. Given the fact that the surrounding commercial is plagued by public drunkenness, limited parking, uncleanliness, and limited retail choices, it would seem more reasonable to address the entire area rather than impose something on the surrounding residential area simply because it is beneficial to the applicant and intended lessee. The applicant owns a significant portion of the commercial area in addition to the specific site for the proposed medical building. Thus, he is in a unique position to be part of a broader plan, along with a commitment from the County, to spur the rejuvenation of this commercial area.

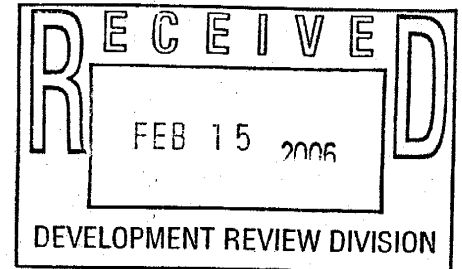
Thank you for giving Sligo Branview the opportunity to share our views regarding this matter. I look to our continued dialogue on this and other important matters affecting the Sligo Branview and broader Silver Spring community.

Sincerely,



Joe Fisher,
Vice-President
Sligo Branview Community Association

February 9, 2006



Derrick Berlage, Chairman
Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: File Number - 1-06024 & 8-06008 -Long Branch Medical Building-Preliminary Plan and Site Plan

Dear Chairman Berlage:

I am writing to become a party of record for file number 1-06024 & 8-06008 - Long Branch Medical Building - Preliminary Plan & Site Plan. In addition, I would like to express my concerns with this project as currently proposed.

This project is not compatible with the nearby residential homes. The *East Silver Spring Master Plan 2000* requires that any structure on this site should be compatible with the surrounding residential homes relative height, bulk, setback, and landscaping. The proposed building would be 40 feet in height with an additional 13 feet in height to allow for mechanical units. It would exceed the surrounding residential homes at least by 20 to 30 feet. The plans for the proposed building do not meet the Master Plan guidelines that were specifically intended to protect the surrounding residential area. This site faces residential homes on both Arliss St. and Flower Ave.

The Master Plan also recognizes the heavy volume of traffic in this area. A traffic island has been placed at the corner of Arliss and Flower for pedestrian safety. Another one has been placed on Flower Avenue, less than a block away, near Piney Branch. Speed bumps were installed on Flower Avenue, north of Wayne Avenue, in December. During rush hour, Flower Avenue traffic often backs up half way to Arliss Street. The proposed medical building will only exacerbate an already hazardous traffic problem.

This facility will include an urgent care facility that will operate until 10 p.m. six days a week. This would impact the quiet use and enjoyment of surrounding residential homes. When this project was first proposed, the community was given the impression that medical offices, with limited operating hours, would be the ultimate use. Also, given the fact that the surrounding commercial is plagued by limited parking, uncleanliness, limited retail choices, and deteriorating structures, it would seem more reasonable to address the entire commercial area. The ULI study, done at request of the Long Branch Task Force, spoke of an overall development plan for the area. This project is a piecemeal approach that has been used in this area for years and does not reflect that broader vision.

I respectfully request that the preliminary plan and site plan be considered separately to allow for adequate community input. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Gina M. Smallwood".

Gina M. Smallwood
8606 Barron Street
Takoma Park, MD 20912