

- (1) Increased Building Setback. We increased the building setback to curb from 20 feet to 29 feet along both Artiss Street and Flower Avenue. The additional setback allowed the building to be further away from the residential homes and doubled the amount of Landscaping on the project. The setback also allowed the retention of additional mature trees lining Flower Avenue.
- (2) Reduced Building Height. We reduced the building height to 40 feet, from the original design at 42 feet.
- (3) Modified Building Materials. The façade originally had 60% masonry and 40% glass, the most recent design now is 80% masonry and 20% glass.
- (4) Modified Building Articulation. In addition, the façade was improved to show more residential sized windows, breakdown into additional building elements, and enhancement of the a residential feel to the building.

Attached is a copy of questions we answered for the Long Branch Citizens and circulated at this meeting. Also attached are copies of the Sligo Branviews Newsletter that they published after our first two meetings.

2. Silver Spring Citizens Advisory Board-

- (a) On September 21, 2005 we made a presentation along with our architect Shalom Baranes & Associates to the Commercial Development Committee of the Silver Spring Citizens Advisory Board on our project. As part of the presentation, I walked the group through our presentation boards that showed the facade of the building, its location, street and landscape improvements and a shadow study. We also answered questions on the height, square feet of the building, parking spaces and other development related questions.
- (b) October 10, 2005 On October 10, 2005, Stacy Silber and I attended a meeting of the Silver Spring Citizens Advisory Board where the Commercial Development Committee recommended to the Board that they should support our project. The Board then voted in favor of supporting our project.

3. **Joe Rodriquez with the Long Branch Task Force-** In July of 2005 I met with Mr. Rodriquez and walked him through our plans that showed the facade of the building, its location, street and landscape improvements and a shadow study. We also discussed the height, square feet of the building, parking spaces and other development related questions. See Attached letter from Joe Rodriquez.
4. **Long Branch Business League-** On June 15, 2005 I was invited to make a presentation to the Long Branch Business League. As part of the presentation, I walked the group through our presentation boards that showed the facade of the building, its location and street and landscape improvements. I also answered questions on the height, square feet of the building, parking spaces and other development related questions. I made the presentation to about 30 people, which included County Council Members Tom Perez and George Leventhal as well as members of the Long Branch community. See Attached letter from the Long Branch Business League.

3566847_v1

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:

FLEITAS, LLC

8530 Pinoy Branch Road
Silver Spring MD 20901
(301) 580-6834

January 25, 2006

Mr. Derick Berlage

Chairman

Maryland National Park & Planning Commission

8287 Georgia Avenue

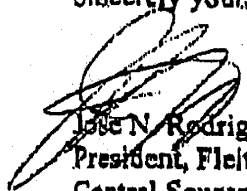
Silver Spring MD 20910

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,



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

JNR/ma

Washington Adventist Healthcare Center at Long Branch Questions from the Community

1. What are WAH's arrangements with the developer? **WAH will be leasing the proposed Medical Office Building from the developer.**
2. How long will Washington Adventist stay at this location? **WAH will be leasing the proposed Medical Office Building for Twenty (20) years with One (1) Ten (10) year extension.**
3. What services will they provide? **Urgent Care- 3,500 Sq. Ft., Imaging- 5,500 Sq. Ft., Surgical Center (Two Operating Rooms, Four Procedure Rooms)- 13,336 Sq. Ft., General Medical Office Space- 15,664 Sq. Ft., Women's Services Clinic (prenatal Care, and women's health problems)-12,000 Sq. Ft.**
4. How much space do they need? **50,000 Sq.Ft.**
5. What is the minimum square feet WAH requires to sign a lease? **50,000 Sq.Ft Usable is the minimum required for the service they are providing in this building.**
6. Can WAH use their existing property for this building since they have announced plans to move out? **This property will be sold when the hospital relocates.**
7. Can WAH use their old bookstore property? **WAH does not own this property.**
8. Can WAH use the current condo high-rise on hospital property or other property they own throughout Takoma Park and near the hospital? **The condo high-rise is not owned by WAH but by individual doctors. The remainder of the property will be sold when the hospital relocates.**
9. What specific services do they plan to offer? **Urgent Care, Imaging, Surgical Center, General Medical Offices and a Womens Services Clinic (prenatal care, and women's health problems).**
10. What do they mean by "primary care" and "urgent care" services? **Urgent Care is a medical clinic that provides general medical services similar to a primary care doctor but works on a walk in basis. Examples of treatments include: Treatment for Flu, Cut your finger, fall down and break your wrist, sprained ankle. Urgent Care is open to the public and is a pay service either via insurance or patient direct payment.**
11. What hours will these services be open? **To Be Determined, 24 hours a day for some? To Be Determined, if the community needs these service 24 hours a day WAH could changes their hours to accommodate.**

12. Why do they want to locate at Flower and Arliss? **This location is central to the community WAH wants to provide services to. Way in which to bring services to community. Incorporates and implements visions of Long Branch Taskforce, ULI Tap Report and Park & Planning vision for revitalizing the area.**

13. How did they choose Flower and Arliss? **WAH has been extensively searching for a site to house these services in the Long Branch Community over the last two years. WAH looked at 50 possible sites before choosing the Flower & Arliss site,**

14. Is it near their intended clients? **Yes.**

15. Who are their intended clients? **The community in a five mile radius around this location is WAH's intended clients.**

16. Is it chosen by default, i.e., developer driven? **WAH has been extensively searching for a site to house these services in the Long Branch Community over the last two years. WAH looked at 50 possible sites before choosing the Flower & Arliss site. WAH contacted the developer directly and asked the developer to build the medical office building.**

17. How will this building affect the surrounding area?

This building will be the first building proposed as part of the Master Plan redevelopment for the Long Branch Commercial Center. As such, it complies with the goals of the master plan proposed by the County. First, the building will place parking below grade and not visible from the street. Secondly, the building will anchor the corner of this commercial center, setting a reference point in terms of quality architectural & construction, a true Gateway to the Long Branch Community. Finally, in terms of traffic and circulation, the building will resolve a dangerous curb cut issue by removing the current entrance at the corner of Arliss and Flower and placing two site entries at the opposite corners of the site.

18. Some people have suggested that a WAH office building would "jump-start" economic development in Long Branch. What development do they expect to occur because of this building? **From a development perspective the influx of money into a community begets new investments. An example would be Discovery Communications believing in Downtown Silver Spring. Once Discovery came, other businesses followed. The building will provide 90-110 new jobs in the Long Branch Community. The employees of these new jobs along with the clients using the building will patronize the Long Branch Commercial Center. This building will create a lunch/mid-day pedestrian traffic that doesn't currently exist.**

19. Do they expect that nearby single-family homes and townhouses will be used for offices, labs, etc. If not, why not? **The single family homes and townhouses could only be used for offices, labs, etc. if they get approval from Montgomery County for these uses in a residential zone.**

20. Do they have any traffic safety concerns with two entrances so near the intersection? Why? Why not? We (Symmetra Design and A. Morton Thomas) do not have any traffic operational or safety concerns related to the location of the proposed site driveways. There are currently two curb cuts on Flower Avenue that provide access to the project site. The project would eliminate the closest curbcut on Flower Avenue and relocate it to Arliss Street at a greater distance from the intersection. The relocated driveway would allow for an improvement from existing conditions. The existing driveway on Flower Avenue that is located furthest from the intersection would remain. A sight distance evaluation of the driveways was completed as part of the preliminary plan application.

21. What county agencies and/or elected officials have they been meeting with and getting support from? We have met with Tom Perez, George Leventhal, Steve Silverman, Gary Stith, Roylene Roberts, Silver Spring Citizens Advisory Board, Melanie Isis, Long Branch Task Force Member Joe Rodriguez, Dave Niblock with Department Of Permitting Services, ULI Tap Study, County Executives Office and Park & Planning Staff.

22. What incentives are they requesting/expecting from Montgomery County? Washington Adventist Hospital is requesting grants in the amount of \$3,500,000.

23. Will use of this building be limited to those affiliated with WAH or will anyone be able to lease space? This building will be 100% leased by WAH.

24. Will WAH lease the entire building and sublet? Yes

25. Who will own/manage/staff urgent care center. The Urgent Care, Imaging Center and Womens Services Clinic (prenatal Care, and women's health problems) will be staffed by WAH. The General Medical Offices and the Surgical Center will be sub-leased by WAH and staffed by Private Doctors. The owner of the building will be the same owner of the Flower Avenue Shopping Center. Harvey Property Management will be the property manager .

26. What is the current Level of Service of the traffic at Flower and Arliss? Montgomery County uses Critical Lane Volume or CLV to assess the traffic operational conditions at intersections. CLV is based on peak hour turning movements, the number of lanes at an intersection, and the traffic control method (i.e. stop sign or traffic signal). A critical lane volume less than 1,600 is accepted by the Montgomery County Planning Board as the maximum critical volume for intersections within the Silver Spring/Takoma Park Policy area. The traffic level for the Flower and Arliss intersection is as follows:

Existing Critical Lane Volume (CLV) Results for the Flower Ave/Arliss Street
AM Peak CLV- 940, PM Peak CLV- 1096

Future Critical Lane Volume (CLV) Results for the Flower Ave/Arliss Street
AM Peak CLV- 950, PM Peak CLV- 1147

In both cases we are well within the acceptable limit.

27. Will the new traffic projected at this intersection now meet the warrants for a traffic light and can the installation be expedited? An engineering study of traffic conditions, pedestrian conditions, and physical characteristics of the location would need to be performed to determine whether installation of a traffic control signal is justified at this location (these studies are a little different than what was done for the adequate public facilities traffic study). A traffic control signal should not be installed unless one or more of the factors described in the Manual on Uniform Traffic Control Devices are met. Then if one or more of the warrants are satisfied, engineering judgment would need to be considered to determine the installation of a signal. Three of the warrants are based on vehicular traffic, one of the warrants is based on pedestrian volume, one of the warrants depends on proximity to a school crossing, and one depends on crash experience (others include coordinated signal system and roadway network). These factors would all have to be studied to determine if a signal is warranted at this location. At this time Park & Planning, Department of Public Works and State Highway have reviewed the project and not required additional traffic studies.

28. Will left-turning movements be allowed or prohibited from the proposed exits from the building? Left turn movements will be allowed from the proposed exits of the building. Left turn movements will be allowed at both site driveways in order to allow for full egress without causing unnecessary circulation and u-turns within the site vicinity. Left turn movements would only need to be eliminated if the movement would result in safety or operational concerns. The traffic projections and CLV analysis indicate there would not be operational issues. Also traffic signals at the adjacent intersections would allow for gaps in traffic to allow for left turns onto Flower Avenue during peak times of the day.

29. Can the architecture of the new building be required to be compatible with the architecture of the Flower Theater? The architectural concept for the building skin was to treat the building as two buildings, rather than one monolithic structure. This is accomplished by mixing two materials. The pattern of windows proposed is a soft pattern of vertical punched windows, in scale with the surrounding residential neighborhood. The primary exterior material, brick masonry, is used on many of the surrounding buildings and will allow the building to harmonize with its neighbors. Both in terms of scale and massing the building will be a good fit for its corner site. The building has been setback from its original location twenty feet from the street to twenty-nine feet. This setback is on Flower Avenue and Arliss Street. The building exterior design has been redesigned three times with the third redesign showing a building with 80% masonry/20% glass, up from the original design of 60% masonry/40% glass. The punch windows have been redesigned to have a more residential feel.

30. As the Center is to serve the community, can an OJT provision be required? **WAH**
has in place an OJT program in all of their facilities.

Special
Issue

December
2005

Sligo Branviews

Newsletter of the Sligo Branview Community Association
SBCA listserv: <http://groups.yahoo.com/groups/sligobranview>

Calendar

Special Meeting to Vote on SBCA Response to Development Proposal

Wed. Dec. 7, 2005,
7:30 p.m. Long Branch
Library Meeting Room

Pay Dues to Vote

The debate about the Long Branch Medical Building proposal is open to every one. However to vote on SBCA's official response to this issue you must have paid your annual \$10 dues. See coupon page 4.

Long Branch Area Town Hall Meeting

Monday, Dec. 5, 7:30

Long Branch

Community Center
7:30 p.m. Reception

8 p.m. Meeting

Sponsored by the
Montgomery County
Council. All Council
members are planning
to attend.



SBCA Holiday Party

Friday, Dec. 9

7:30 to 10 p.m.

Highland View

Elementary School

See article page 4

SBCA February General Meeting

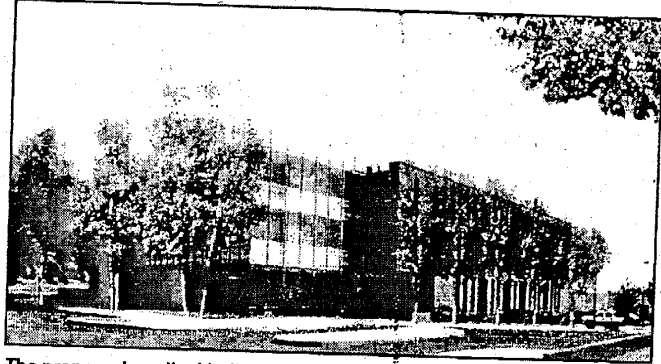
Wed. Feb. 8, 7:30 pm

Long Branch Library

Long Branch Medical Building: Learn, Discuss, Vote on Dec. 7th

At the Dec. 7 special SBCA meeting on the Long Branch Medical Building, we will review, discuss and vote on a position regarding the proposal. Please come to learn more and vote.

The meeting will start with a review of the information the community learned at two recent SBCA meetings: the first on Oct. 26 with Geoff Morgan, vice president and chief operations officer of Washington Adventist Hospital (WAH), and the second on Nov. 9 when the featured speakers included property owner and developer Greg Fernebok, his architect and traffic-



Copyright: Sharon Baranes Associates

The proposed medical building will be at Flower Ave. and Arliss St.

study specialist, and representatives from Maryland National Capital Park and Planning Commission.

The agenda will allow time

for public comment and discussion of the proposal directed by a trained facilitator. Finally, those present will vote on an SBCA position. The position is not likely to be a simple yes or no, but a statement of conditions we would like to have met before we will endorse the building.

Continued on page 4

MNCCPC Approval Process

Where Does the Development Proposal Go From Here?

According to Maryland National Capital Park and Planning Commission (MNCCPC) site planner Mary Beth O'Quinn, the planning board will hold a public hearing on the proposed medical office building at Arliss St. and Flower Ave., and must issue its approval before the developer may apply for a building permit. No hearing has yet been scheduled.

Before the hearing, MNCCPC staff will prepare a report that contains recommendations intended to improve the project and to respond to community input. The report will be posted on the MNCCPC website 11 days before the hearing, at www.mc-mnccpc.org. At the hearing, the board will hear from MNCCPC staff, the public, the developer and the architect.

After the hearing, the board will issue an official opinion that includes any conditions the developer must meet.

Once the developer signs the approved document, all its terms and conditions will be legally binding on the developer.

Noreene Stehlik

Thanks to the volunteer staff of Sligo Branviews—residents who recognized that a variety of perspectives exist in the neighborhood and worked to put aside their personal opinions in an effort to give their neighbors as much unbiased and balanced information on this proposal as possible.

SBCA Finds Developer's Traffic Study Inadequate

Brett Rouillier, an SBCA resident with degrees in urban planning and education, has worked for the DC Department of Transportation for 26 years. SBCA asked him to analyze the developer's traffic study and summarize his reactions in this report.

The developer's traffic study focuses on one aspect of traffic: critical lane vol-

Continued on page 4

Size, Impact, and Purpose of Proposed Building Concern SBCA Zoning Committee

The members of the SBCA zoning committee have expressed concerns about the proposed Long Branch Medical Building. The committee is co-chaired by Rose Crenca and Jeremy Schreffels and includes Joe Fisher, Marilyn Plety, Carol Richardson, and Brett Roullier. Following is a summary of their concerns.

The lot at Flower and Arliss is zoned C-1, which means it should be a neighborhood-serving commercial development. The Takoma Park/Silver Spring Commercial Revitalization Overlay Zone (CROZ) gives the Planning Board authority to increase or decrease some of the C-1 zone requirements under certain circumstances.

The code and master plan require that new development be "compatible with the adjacent neighborhood" in "height, bulk, building materials, setbacks, and landscaping."

The zoning code also says the purpose of the C-1 zone is "to provide locations for convenience shopping facilities in which are found retail commercial uses which have a neighborhood orientation and supply necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should ... reflect their neighborhood orientation [and] not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood."

Building Height: The maximum height allowed is 30 feet. The planning board may permit up to 42 feet if it finds the building is compatible with the neighborhood and consistent with the intent of the master plan. This building is proposed to have an average height of 40 feet.

Setback: Required setback is equal to the majority of lots fronting on that street. This plan appears to have a 10-foot setback; the majority of residential lots are set back about 25-30 feet. The commercial properties adjacent to the Flower-Arliss lot are set back about 75 feet and 40 feet. The planning board may reduce setback for a "mainstreet" type development. "Mainstreet" developments are retail shops next to wide sidewalks similar to typical main streets be-

Architect Robert Sponseller, designer of the proposed Long Branch Medical Building, listens to a question from Rose Crenca, co-chair of the SBCA Zoning Committee.



Beth Martin

fore the days of shopping malls.

Bulk and Building Materials: The proposed building would be about 195 feet wide on Flower, making it wider and taller than the row of seven townhouses on Arliss, which are about 140 feet wide and 25 feet tall. The proposed building materials are brick and glass facing Flower and glass facing Arliss.

Lighting, Signage, and Hours of Op-

eration: Sligo Branview has no information on plans for lighting or signage. However, plans include an urgent care center. Urgent care centers are open outside of normal business hours, late into the evening including weekends and holidays. Washington Adventist Hospital Chief Operations Officer Geoff Morgan said that the urgent care center would be open a minimum of 12 hours a day, but could be open as much as 24 hours a day, seven days a week. An urgent care center needs to be easily identifiable with both lighting and signage.

Pedestrian/Bicycle-Friendly, Sidewalks: The Master Plan says developments should "Enhance pedestrian and bicycle access to shops ... and other community facilities by providing a safe and attractive continuous system of sidewalks and paths"

Parking: Approximately 200 spaces will be provided for use by patients, their families and the building's 90 employees. Ramps would be 21 feet wide. There is no decision at this time about whether parking will be free or paid.

2000 Master Plan Recommendations for Development on Flower/Arliss Lot

Following are some points that the 2000 East Silver Spring Master Plan deemed important for residents' protection. The Commercial Revitalization Overlay Zone was applied to this site specifically to require a developer to consider these factors and to give neighborhood residents the ability and right to comment, and even expect certain considerations or changes.

- New development on this site should be "compatible" with the adjacent residential neighborhood. Consideration should be given to the views of homeowners that face the site across Flower Avenue, as well as the residential properties on Arliss Street.

- Buildings on this site should be compatible with the adjoining residential neighborhood in terms of height, bulk, building materials, setbacks, and landscaping.

- Townhouse development is appropriate on this site as a transition to the single-family residences located across Flower Avenue and Arliss Street.

- ... proposed redevelopment for this property must provide ... neighborhood-friendly pedestrian access.

- The impact of illuminated signs, parking lots and street and facade lights, as well as the combination of interior illumination levels and window sizes on the facing homes should be minimized.

- The impact of signage on the facing homes warrants particular attention with respect to size, color, and the amount and duration of illumination.

Developer, Architect Present Their Visions

At the Nov. 9th SBCA general meeting, Greg Fernebok, owner and manager of the Flower Avenue Shopping Center, LLC, and developer of the Washington Adventist Hospital (WAH) medical building proposed for the corner of Arliss Street and Flower Avenue, explained a few facts before turning the presentation over to the project's architect, Robert Sponseller.

Fernebok said his company has owned and managed the shopping center for over 21 years. The lot at the corner of Arliss Street and Flower Avenue was rezoned from residential to commercial (C-1) in 2000, and about a year ago WAH contacted Fernebok about developing this property, he said.

Robert Sponseller, principal architect with Shalom Baranes Associates, architects for the proposed project, described his plan for the three-story, 40-foot-high medical building with 57,000 square feet of space. Sponseller provided a 20-minute PowerPoint presentation and showed planned views, sectional views, and a color perspective.

Sponseller described his efforts to make the building more "pedestrian friendly." These include use of two different "skins" on the façade: glass on one section and a combination of brick and glass on the other section. The building also includes a variety of window sizes and random window placement. In addition,

the pedestrian entrance has been placed near the corner of the building at Flower and Arliss, while the heavy-activity areas, such as patient drop-off and the entrance to the urgent care center, have been located near the rear (Giant parking lot side) of the building.

The building will have three entry points: a pedestrian entrance on Flower Ave.; a patient drop-off point at the back of the building accessible from either Arliss or Flower; and an entrance through the underground parking lot. Entrance to the underground parking lot will be located at the back of the building, accessible from either Flower or Arliss. Approximately 200 parking spaces will be provided for patients, their families, and the building's anticipated 90 employees.

The parking lot currently on the property has been used in the past by worshipers attending the church housed in the old Flower Theater. If the medical building is approved and built, Fernebok said, worshipers will be allowed to park



Beth Martin

Greg Fernebok answers questions from SBCA residents on Nov. 9.

for free during services.

The architect explained his elevations of the structures, showed the projected "shadow lines," and described how they will change throughout various seasons.

Drawings depicting the height relationships between the proposed medical building and the nearby structures were intended to be helpful, but some in the audience noted that they were inaccurate.

The project will incorporate 10 percent green space, including a grassy area along the Arliss St. side of the building where new street trees will supplement the existing landscape.

Cathy Washington

The Review Process May Be Contentious, but It's Good for Neighborhood, Says MNCPPC Rep

Gathering community input, negotiating with developers and analyzing community needs is contentious, but it's good for the community, according to Mary Beth O'Quinn, planner and coordinator with the Maryland National Capital Park and Planning Commission (MNCPPC).

If it weren't for the Commercial Revitalization Overlay Zone (CROZ) applied to the Flower/Piney Branch business area in the 2000 East Silver Spring Master

Plan, a developer could build whatever he wanted "simply by getting a building permit," says O'Quinn. Instead, the CROZ, which requires a site plan review and approval for all development in the area it covers, gives neighborhoods and the planning board a chance to be sure new development enhances rather than hinders economic growth and revitalization.

"This gives the neighborhood an opportunity to participate and the planning

board a chance to refine the design," explains O'Quinn, MNCPPC staff contact for the medical building project.

In analyzing a proposal, MNCPPC planners evaluate the building location and footprint, pedestrian and vehicular circulation, streetscaping, open spaces and setbacks, lighting, and compatibility with existing uses, says O'Quinn. Based on community input and staff recommendations, the MNCPPC planning board might

require physical or esthetic changes in a plan.

Mary Beth O'Quinn may be reached at marybeth.oquinn@mncppc-mc.org or 301-495-1322.

Beth Martin

Check It Out

- Information about Montgomery County zoning codes is available at www.mc-mncppc.org/development/about/zoning_legend.shtml
- The East Silver Spring master plan, adopted in 2000, is at www.mc-mncppc.org/community/plan_areas/silver_spring_takoma_park/master_plans/ess2/ess2_toc.shtml
- The Urban Land Institute report on the "superblock" bordered by Flower, Piney Branch and Arliss is at: http://ivc02.residentinteractive.com/programs/module4_file_view.xhtml?file=3600561

Noreene Siehll

Learn, Discuss, Vote

Continued from page 1

While no one in the neighborhood wants the public drunkenness on that corner to continue, residents disagree about the pros and cons of the proposal and many people are still forming their opinions. (See the box at right for a summary of some of the main ideas under discussion.)

The special meeting will be held Wednesday, Dec. 7 at 7:30 p.m. at the Long Branch Library in the upstairs meeting room.

Becky Lavash

Traffic Study

Continued from page 1

ume (CLV). The study projects that the development will generate 113 additional peak hour trips in the morning and 157 additional peak hour trips in the evening, with 28 percent of those drivers using the Franklin/Colesville intersection and 52 percent using the Piney Branch/University intersection. Currently both the Franklin/Colesville and University/Piney Branch intersections exceed the allowable traffic capacity and fail applicable traffic standards.

Although the Flower/Piney Branch and Arliss/Piney Branch intersections currently do not exceed CLV and the study does not project that they will, intersection flow could be compromised by all the turning movements that must be accommodated.

At a minimum, a level of service analysis should be completed for the Flower/Piney Branch intersection. This will not only let Sligo Branview community members know the current functional level of this intersection, it will also establish a baseline that can be used

Against the Proposal	For the Proposal
<ul style="list-style-type: none"> • Size: The plans call for a building that is taller than the 30 feet permitted in the Master Plan (see page 2), requiring a special exception from the planning board. Also, the 40-foot height of the proposed building is 15-20 feet higher than the houses that will face it. • Activity: Urgent care services are proposed for a minimum of 12 hours per day but could be extended to 24 hours per day. • Setback: The building is closer to the street than allowed in the Master Plan. • Parking: The building's proposed 200-plus parking spaces seem insufficient for the patrons of the building and the 90 predicted employees. • Traffic: The expected traffic increases seem unacceptable given current traffic concerns. • Appropriateness: Smaller town-house-style buildings would be more in keeping with the Master Plan. 	<ul style="list-style-type: none"> • Type of business: The medical services proposed for the building are more desirable than other businesses that could be built on that lot. • Service to community: Long Branch is medically underserved. The proposed medical services will help meet that need. • Property rights: The owner should be free to do as he wishes with his land. • Increased customer base: The employees and patrons of the building will shop at the other nearby businesses (the grocery and hardware stores, restaurants, barber shop, bank, liquor store, shoe store, etc.) The larger customer base could attract new business. • Neighborhood investment: We should welcome the millions of dollars that the developer and Washington Adventist Hospital are proposing to invest in the neighborhood.

for future evaluations.

Finally, no Saturday traffic analysis was undertaken. As the proposed medical building may be providing services on Saturdays, and community members have experienced heavy traffic congestion at this location on Saturdays, we would ask that a Saturday analysis also be provided.

The Master Plan also seeks "a safe, pleasant and convenient pedestrian and bicycle access to places people want to go." Flower Avenue is designated as a bikeway connector. A bikeway connector for the community on Flower becomes especially important in light of the Bi-County Transit Way proposal

that calls for a station at Flower/Piney Branch. However, there is no accommodation for bicycles in the medical building proposal nor is it given serious consideration in the traffic study. In fact, the traffic study references the bikeway in only one sentence as an on-road provision identified in the East Silver Spring Master Plan.

The increased traffic congestion and large number of motor vehicle turning movements resulting from the installation of an underground garage severely compromise bicycle safety adjacent to this project. The developer should include a design for a safe on-street bicycle lane alongside the project.

Pay \$10 Dues Now So You Can Vote at December 7th Meeting

Name: _____ Address: _____

Phone: _____ e-mail: _____

Make your check to "Sligo Branview Community Association." Mail your dues along with this form to: Joanne Weiss, 9222 Whitney St., Silver Spring, MD, 20901. Annual dues (Sept. through August) are \$10 per household. Dues may be paid at any time. Additional donations are gratefully accepted.

Comments: _____



Sligo Branviews

November
2005

Newspaper of the Sligo Branview Community Association
SBCA listserv: <http://groups.yahoo.com/groups/SligoBranview>

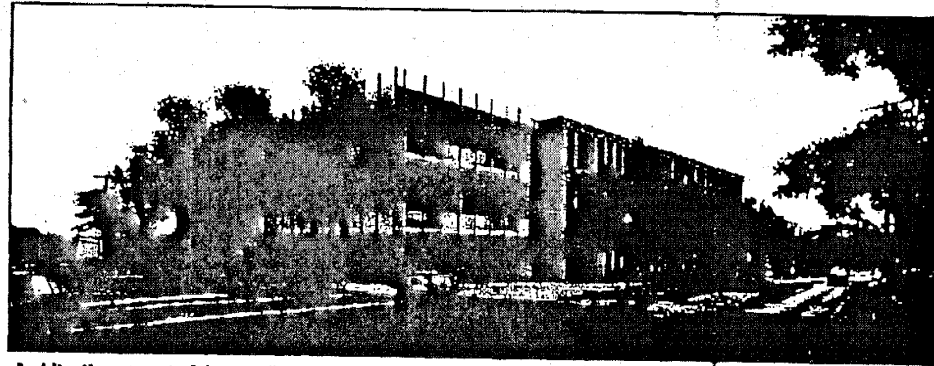
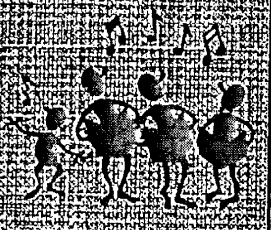
Next SBCA Meeting
Wednesday
Nov 9, 2005
7:30 pm, Long Branch
Library Meeting Room
See article on agenda
page 1, bottom left

Check listserv
for call
(601) 587-5854 for
weather related
information

**Forum on Gang and
Youth Violence**
Sat, Nov 5
9 am - 1 pm
Sligo Middle School
See article page 6



SBCA Holiday Party
Friday, Dec 9
7:30 to 10 pm
Highland View
Elementary School
See article page 4

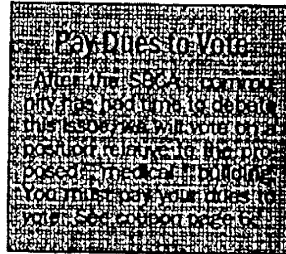


Architect's concept of the medical building proposed for the corner of Arliss Street and Flower Avenue.

Neighbors Grill WAH Vice President about Proposed Medical Building

Geoff Morgan, VP and Chief Operations Officer of Washington Adventist Hospital (WAH), attended a special two-hour community meeting on Oct. 26 to address neighborhood concerns and answer questions about WAH's proposal to build a medical building at Flower and Arliss. WAH would master-lease and sublet to the tenants, but the three-storey, 42-ft. tall building would be built and owned by the Flower Avenue Shopping Center LLC, the current owner of the shopping center. Greg Fernebok, one of the owners as well as the manager, also attended the meeting.

Morgan said the hospital needs at least 50,000 sq. ft. for:



- primary care (doctors' and dentists' offices),
 - an urgent care center,
 - ambulatory care (Outpatient Surgical suites),
 - a women's health clinic,
 - labs, x-ray and other imaging (CT, MRI, etc.).
- The facility will provide

more office space for WAH doctors since there is not enough room on their current 16-acre campus. Most hospitals have 25 to 30 acres, he said. Shady Grove Adventist, for instance, has 35 acres.

The proposed facility is also part of WAH's plan to meet the needs of the medically underserved population within its primary service area, a five-mile radius around Flower and Carroll where the hospital is located now, said Morgan. A "medically underserved" area is one which has a high number of uninsured or underinsured persons as well as a high percentage of persons covered by Medicaid or Medicare.

Community members had a variety of questions for Morgan and Fernebok, which are summarized below.

Can't WAH use some of its current campus for these facilities when they move their hospital?

Morgan said that WAH must sell its current campus to pay for its new facilities. Whether the current campus will be used for housing, condos or offices has not yet been

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Medical Building Developer and Architect Top SBCA Nov. 9 Agenda

This month's meeting will feature further discussion of the proposed medical building at the corner of Arliss and Flower.

Greg Fernebok, owner and manager of the Flower Avenue Shopping Center and developer of the WAH medical building proposed for the site will be on the agenda, as

will Mary Beth O'Quinn, planner and coordinator with the Maryland National Capitol Park and Planning Commission (MNCPPC). Fernebok will also bring along his architect, Robert Sponeseller of Shalom Baranes Associates, to discuss the details of the building design.

Shalom Baranes Associates