

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Item # 2

MCPB  
5/27/04

MEMORANDUM

**DATE:** May 21, 2004  
**TO:** Montgomery County Planning Board  
**VIA:** Rick Hawthorne, Acting Chief *RCH*  
Michael Ma, Supervisor *Ma*  
Development Review Division  
**FROM:** Wynn Witthans, RLA, AICP *WW*  
Planning Department Staff  
(301) 495-4584  
**REVIEW TYPE:** Project Plan Review  
**APPLYING FOR:** Continuance of Project Plan Review  
**CASE #:** 9-04006  
**REVIEW BASIS:** Div. 59-D-1.8, Montgomery County Zoning Ordinance for Project Plan Review  
**ZONE:** CBD-2  
**LOCATION:** Northwest of the intersection of Ripley Street and Dixon Avenue  
**MASTER PLAN:** Silver Spring CBD  
**APPLICANT:** KSI  
**FILING DATE:** March 4, 2004  
**HEARING DATE:** May 27, 2004



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**PROJECT PLAN REVIEW**

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**Staff Recommendation:**

1. Continuance of Project Plan Review # 9-04006 until resolution of issues with county and state agencies, June 2004 target date.

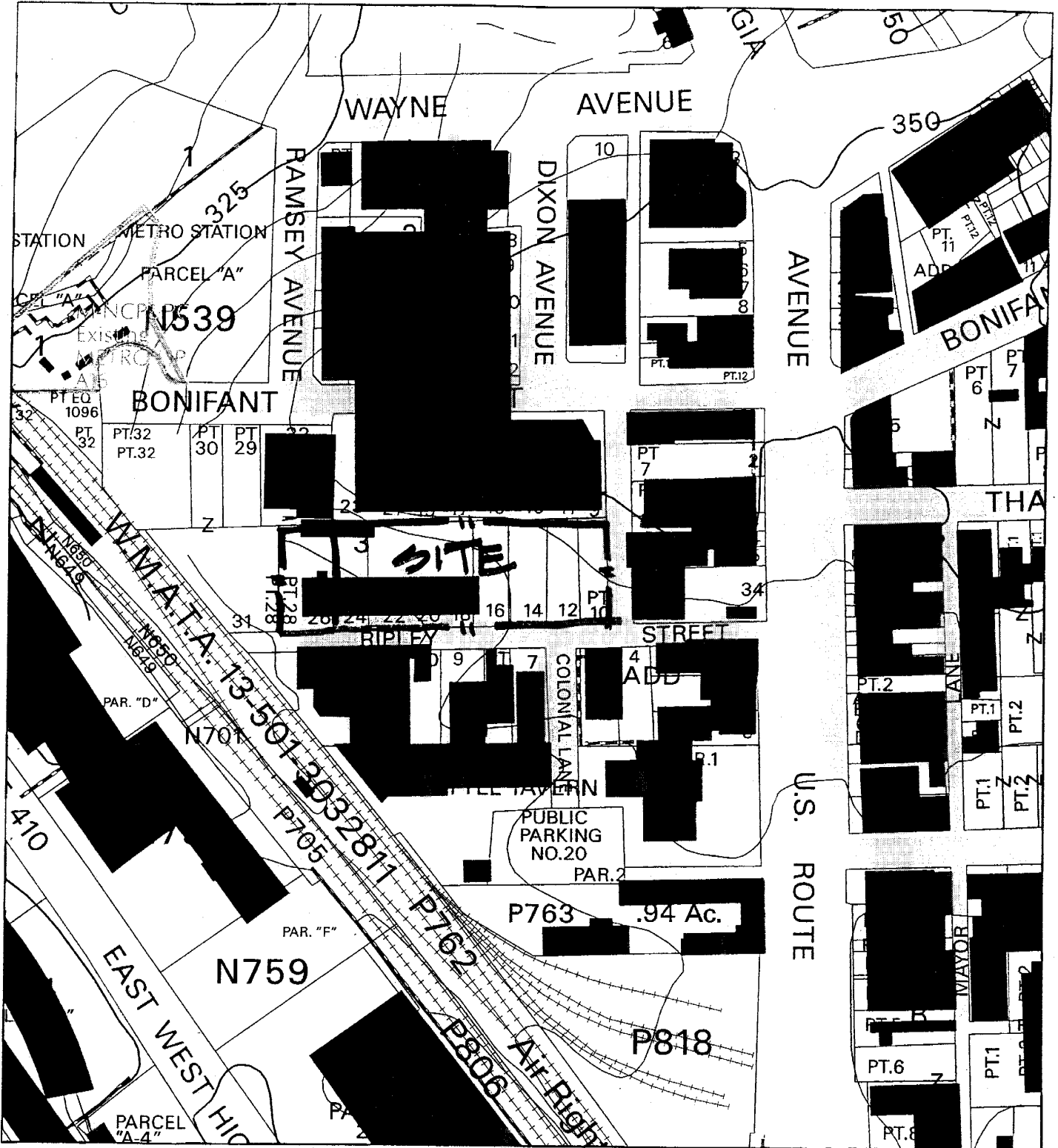
Background: The proposal includes numerous issues that require coordination with adjacent property owners and Montgomery County and State of Maryland agencies. The

project proposes utilization of the Dixon Street right-of-way for sub-surface parking, construction of Ripley Street that requires coordination with the proposed Silver Spring Transit Center and connection through the parking garage on Bonifant Street with the Dixon Street right-of-way extension. Although there has been a concentrated effort to wrap up agreements prior to the Project Plan hearing, more time is needed to receive necessary agreements. These are key features of the plan that will carry forward into the later approvals.

There is no Preliminary Plan that is proposed at this time.

Applicant memo of May 21, 2004, attached.

# RIPLEY STREET (9-04006)



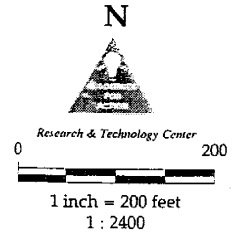
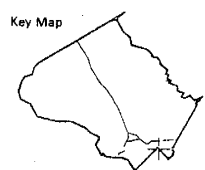
Map compiled on March 23, 2004 at 1:23 PM | Site located on base sheet no - 210NW01

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# RIPLEY STREET (9-04006)



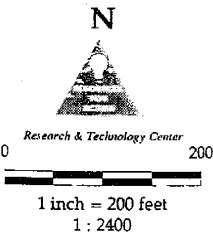
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**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

May 21, 2004

C. Robert Dalrymple  
301.961.5208  
bdalrymple@linowes-law.com

Ms. Wynn E. Witthans  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

VIA FAX

Re: Project Plan Application No. 9-04006 (the "Project Plan"); Ripley Street Development  
(KSI Services, Applicant)

Dear Ms. Witthans:

Per our discussions, we are requesting that the Planning Board's consideration of the Project Plan, currently scheduled to occur on Thursday, May 27, 2004, be continued for a short period of time in order to allow outstanding issues to be further resolved. The Department of Public Works and Transportation (DPWT) has recently raised several issues, including the Applicant's proposal to have the project's parking structure extend under a portion of Dixon Avenue (which will be dedicated and built by the Applicant in conjunction with this project). Other issues relating to the proposed development are still in need of further discussion between the Applicant, the County and you and your staff. We had hoped to have all of these issues resolved in order to preserve the May 27 hearing date, but it appears at this time that these issues have not been sufficiently aired in private meetings to make a public meeting before the Planning Board a productive use of anyone's time.

For these reasons, we ask that you remove this item from the May 27 agenda. We are anticipating a letter from DPWT shortly outlining many of the outstanding issues in further detail, and upon receipt of this letter, we should be in a position to make an educated determination on when this matter should be rescheduled before the Planning Board. It is our hope that we will be ready to present this to the Planning Board in late June or early July.

Thank you for your continued cooperation and assistance. Please do not hesitate to contact me if you have any questions.

LINOWES  
AND BLOCHER LLP  
ATTORNEYS AT LAW

Ms. Wynn E. Withans

May 21, 2004

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Sincerely,

LINOWES AND BLOCHER LLP



C. Robert Dalrymple

CRD:pai

cc: Mr. Donald Hague  
Anne C. Martin, Esq.

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