

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-------------------|---|-----------------------|---------------|
| Address: | Georgia Ave. and Colesville Rd., Silver Spring | Meeting Date: | 2/12/2020 |
| Resource: | Master Plan Site #36/7-1 Silver Theatre & Shopping Center | Report Date: | 2/5/2020 |
| Applicant: | PFA C Silver Spring, LC | Public Notice: | 1/29/2020 |
| Review: | HAWP | Tax Credit: | n/a |
| Case No.: | 36/7-20A | Staff: | Dan Bruechert |
| Proposal: | New Construction, Lighting, Landscaping, and Grading | | |

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #36/7-1 (*Silver Spring Shopping Center*)
STYLE: Art Moderne
DATE: 1928

From Places from the Past:

“The Silver Theatre and Shopping Center complex, which opened in 1938 is a rare example of an early planned neighborhood shopping center with parking integrated into the complex. The complex was planned to include all the retail uses required by residents of the surrounding neighborhood, and to accommodate 50,000 patrons... The complex was one of the first in the region to recognize the importance of an auto design for the automobile; parking areas were provided at both the front of the complex and at the rear with a connecting underpass both for cars and pedestrians. Many of the stores had double entrances and could be entered from the front or the rear parking areas. The complex originally included a gas station island, no longer standing.

Architecturally, it reflects a fine example of streamlined Moderne styling with Art Deco detailing, designed by John Eberson, a national theater architect who also designed the Bethesda Theatre (1938). Eberson rejected earlier and more traditional commercial designs in favor of a thoroughly modern style—streamlined Moderne with Art Deco detailing. Early 20th century streamlining was symbolic of the dynamic industrial and technological advances of the period, and was characterized by sleek mechanical curves and allusions to machines, such as trains and ships... The Silver Theatre and Shopping Center was built at a time when Montgomery County was experiencing unprecedented growth. The complex was built in response to this development trend and vividly symbolizes the forces that changed and shaped 20th century Montgomery county.”

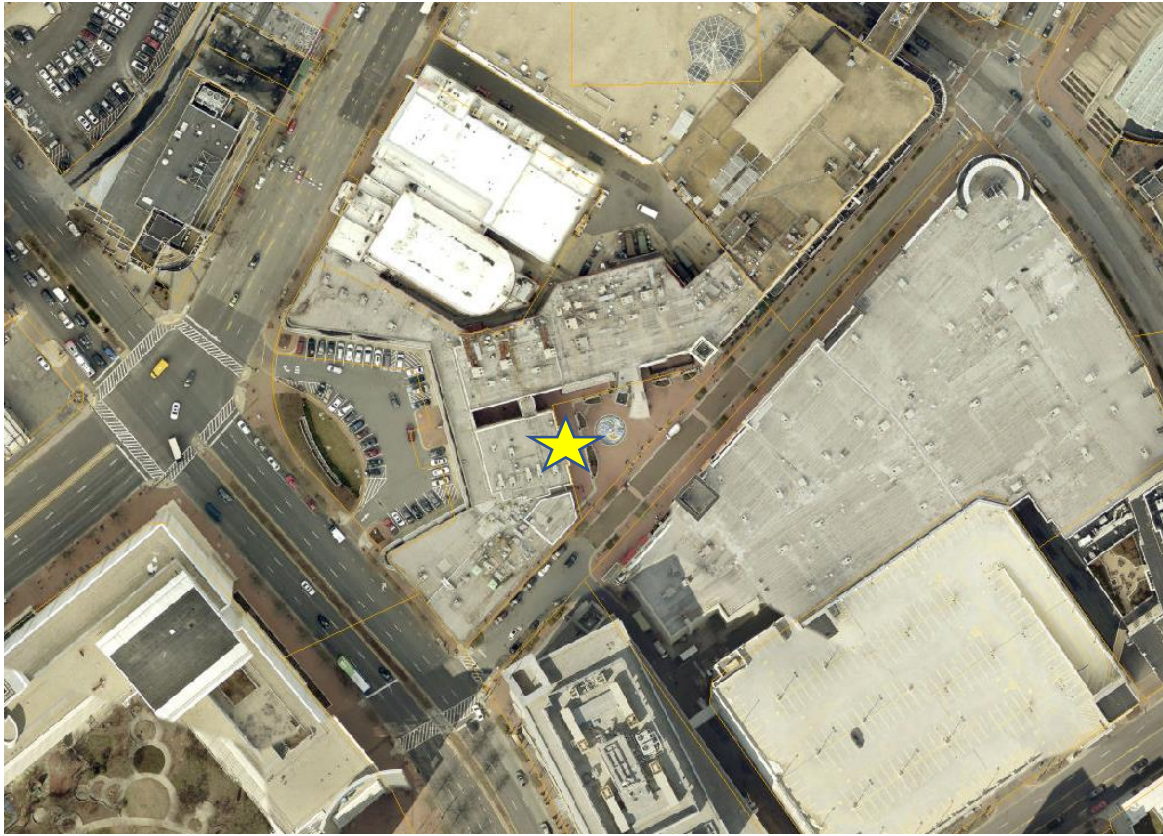


Figure 1: The subject property is at the intersection of Georgia Ave. and Colesville Rd.

PROPOSAL

The HAWP seeks approval for work in three areas: the installation of a new patio in the parking lot with accompanying planters; removing the existing, non-historic, water feature and re-grading the area; and installing new lighting. All of these elements have been reviewed and approved by MHT per the façade easement requirement.

Staff is utilizing an expedited review for these elements as authorized under the Policy on Use of Expedited Staff Reports for Simple HAWP Cases, “1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.”

Staff finds the proposed alterations are in keeping with 24A-8(b)(1) and (2) and Standards 2, 9, and 10 and recommends approval of this HAWP.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9 and 10;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tlangford@petersoncos.com Contact Person: Todd Langford
Daytime Phone No.: 703-631-7582
Tax Account No.: 13-03381415 and 13-03381426
Name of Property Owner: PFA C Silver Spring, LC Daytime Phone No.: 703-631-7582
Address: 12500 Fair Lakes Circle Ste. 430 Fairfax VA 22033
Street Number City State Zip Code
Contractor: n/a Phone No.: n/a
Contractor Registration No.: n/a
Agent for Owner: n/a Daytime Phone No.: n/a

LOCATION OF BUILDING/PREMISE

House Number: n/a Street: n/a
Town/City: Silver Spring Nearest Cross Street: Georgla Avenue and Colesville Road
Lot: n/a Block: C Subdivision: Downtown Silver Spring (Plat No. 22271)
Liber: Folio: Parcel: B and C

PART ONE: TYPE OF PERMIT ACTION AND USE

See accompanying letter for detail

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☐ Shed
☐ Move ☒ Install ☒ Wreck/Reaze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☒ Other: see accompanying cover letter for detail

1B. Construction cost estimate: \$ To be determined

1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Peterson Mgmt, LLC as manager of PFA C Silver Spring, LC
Kelly Becker, Vice President
Signature of owner or authorized agent

1/22/20
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

903465

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:
See accompanying cover letter and supplemental information

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
See accompanying cover letter and supplemental information

2. SITE PLAN See accompanying sheets

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS See accompanying sheets

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected by the proposed work is required.

4. MATERIALS SPECIFICATIONS See accompanying sheets

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS See accompanying sheets

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY See accompanying sheets

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

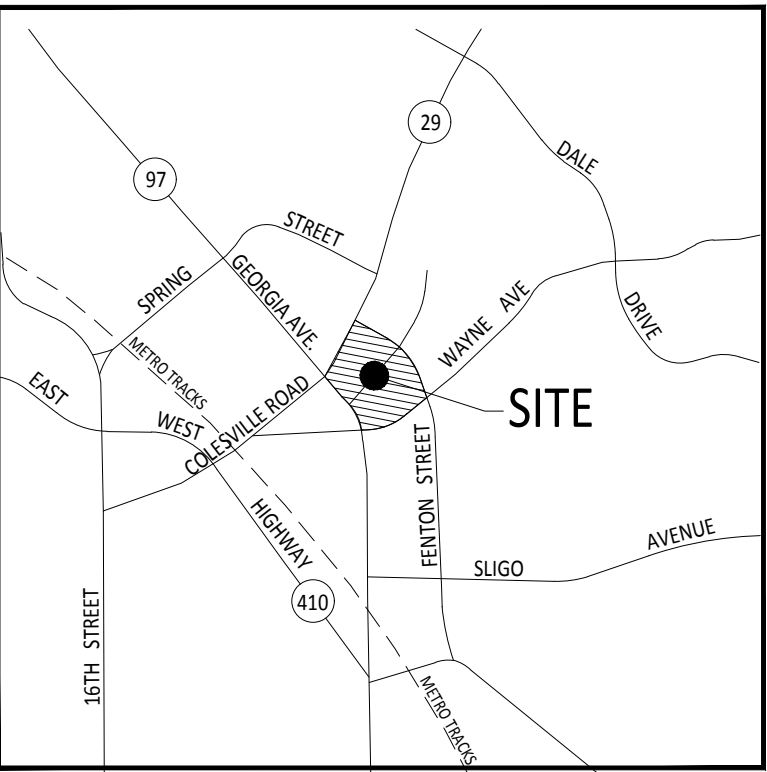
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS See accompanying sheets

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

DOWNTOWN SILVER SPRING

SILVER SPRING, MD



VICINITY MAP
SCALE: 1" = 2000'

LANDSCAPE SHEET LIST

- G0000 - COVER SHEET
- L0010 - KEY PLAN
- L0020 - EXISTING CONDITIONS PLAN
- L0034 - DEMOLITION PLAN - AREA 4
- L0100 - MATERIALS SCHEDULE
- L0104 - MATERIALS PLAN - AREA 4
- L0204 - LAYOUT PLAN - AREA 4
- L0304 - GRADING PLAN - AREA 4
- L0701 - SITE ELEVATIONS
- L0801 - DETAILS - DECK
- L0860 - ARTWORK
- L0904 - PLANTING PLAN - AREA 4
- L1010 - PLANTING SCHEDULE
- LD0001 - LUMINAIRE SCHEDULE
- LD0104 - LIGHTING PLAN - AREA 4

OWNER
PETERSON COMPANIES 12500 Fair Lakes Circle Suite 400 Fairfax, Virginia 22033
FOULGER-PRATT 12435 Park Potomac Ave Suite 200 Potomac, MD 20854

CONSULTANT
O C U L U S
1611 CONNECTICUT AVE NW
3RD FLOOR
WASHINGTON DC 20009
202-588-5454
www.oculus.info

SEAL & SIGNATURE

PROJECT NAME

DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP

NOT FOR
CONSTRUCTION

| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------------|
| 2019-10-15 | INITIAL SUBMISSION |
| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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| SCALE: | |
| DATE: | 10/15/2019 |
| PROJECT NUMBER: | W1901 |
| COVER SHEET | |
| DRAWING TITLE: | |
| G0000 | |
| SHEET NUMBER: | |

PROJECT DIRECTORY

OWNER

THE PETERSON COMPANIES
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033

FOULGER-PRATT
12435 Park Potomac Ave.
Suite 200
Potomac, MD 20854

ARCHITECT

BCT ARCHITECTS, LLC
One Charles Center
100 North Charles Street
18th Floor
Baltimore, MD 21201

LANDSCAPE ARCHITECT

OCULUS
1611 Connecticut Ave.
3rd Floor
Washington, DC 20009

CIVIL ENGINEER

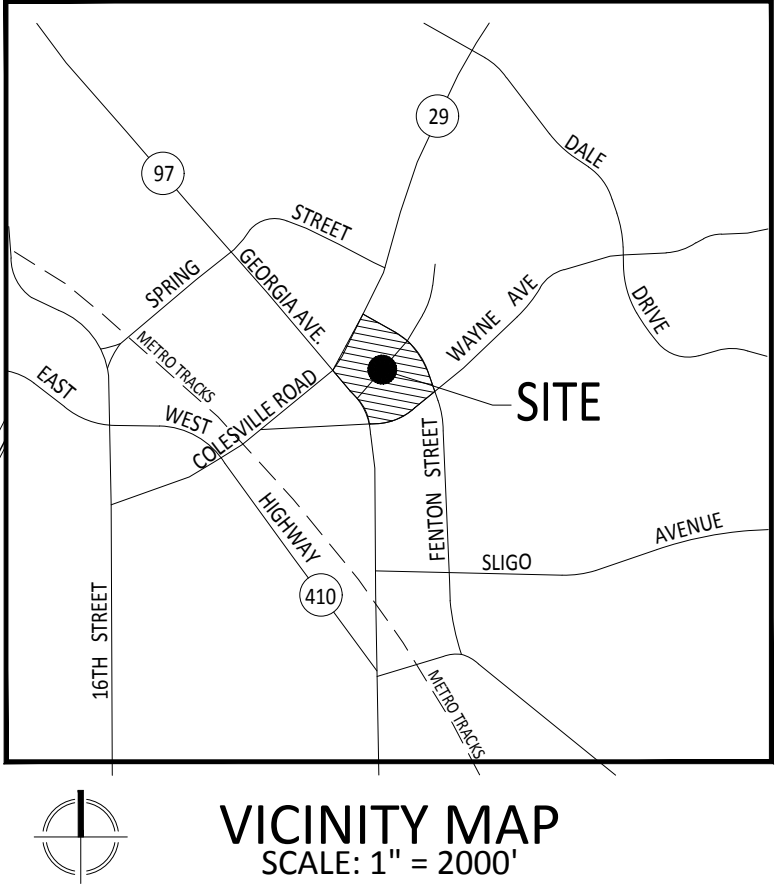
VIKA
20251 Century Boulevard
Suite 400
Germantown, MD 20874

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Peterson Companies
Contact Person: Todd Langford
Address: 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
Phone: 202.631.7582
Signature: _____ Date: _____



PROPERTY LINE
LIMIT OF WORK
MATCHLINE



OWNER
PETERSON COMPANIES 12500 Fair Lakes Circle, Suite 400, Fairfax, Virginia 22033
FOULGER-PRATT 12435 Park Potomac Ave, Suite 200, Potomac, MD 20854

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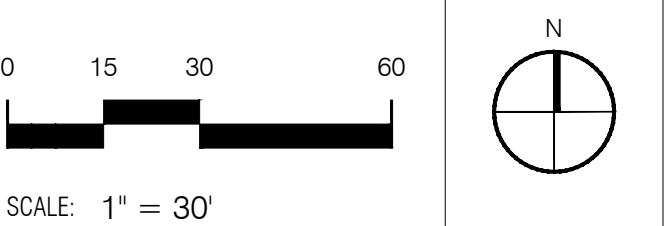
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SCALE: 1" = 30'

DATE: 10/15/2019

PROJECT NUMBER: W1901

KEY PLAN

DRAWING TITLE:

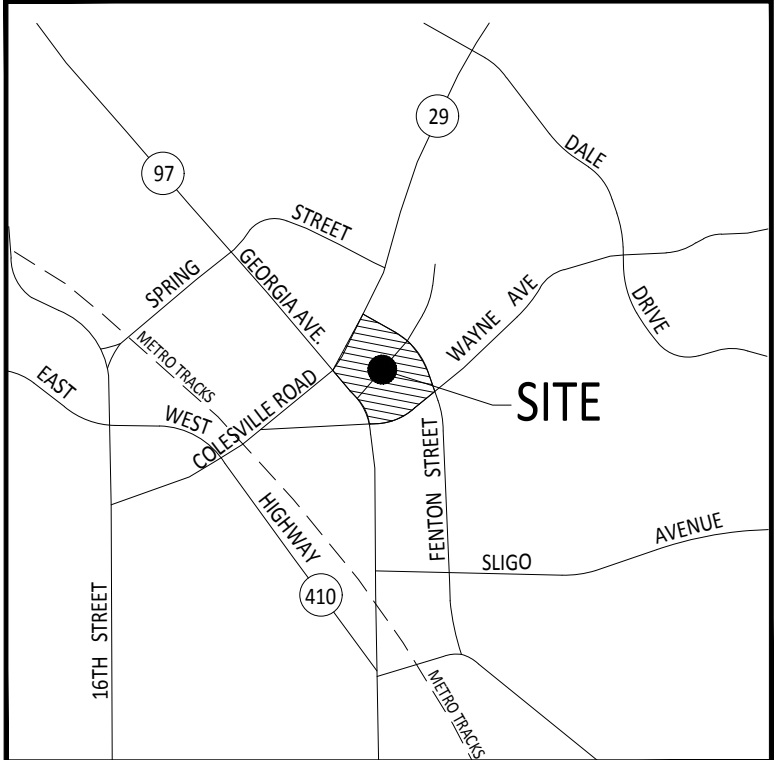
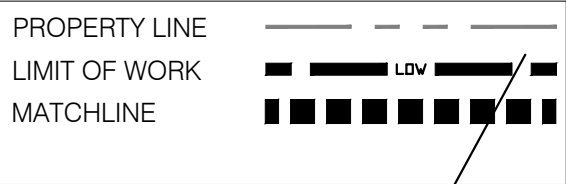
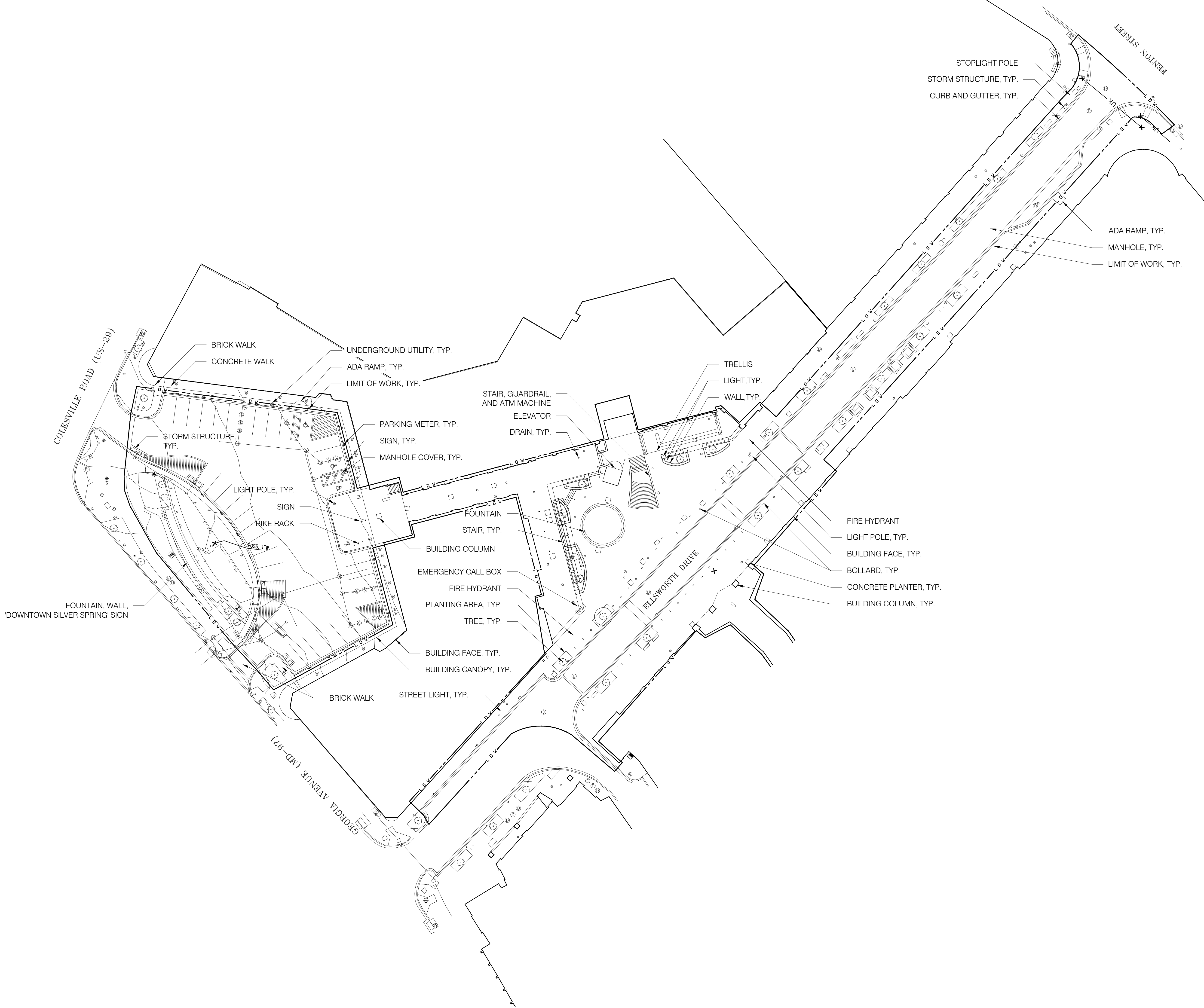
L0010

SHEET NUMBER:

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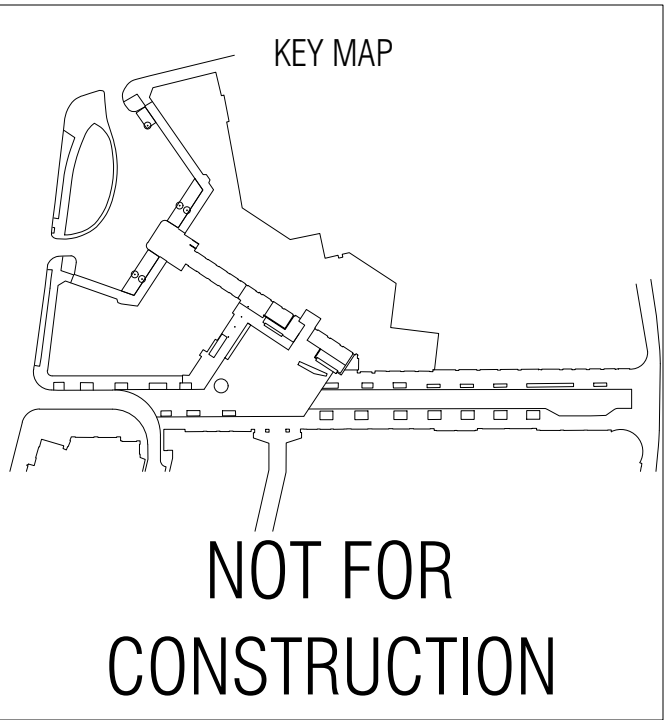
OWNER
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Fairfax, Virginia 22033

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Silver Spring, Maryland



| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------------|
| 2019-10-15 | INITIAL SUBMISSION |
| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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SCALE: 1" = 30'

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DATE: 10/15/2019

PROJECT NUMBER: W1901

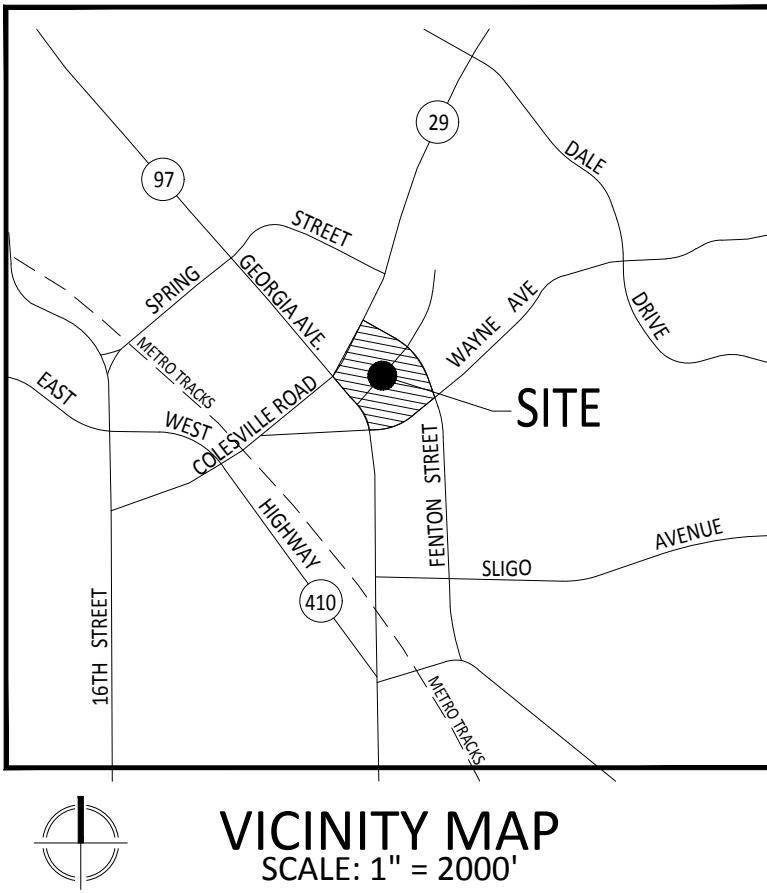
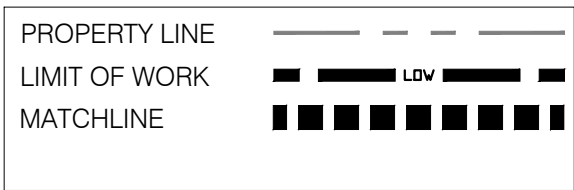
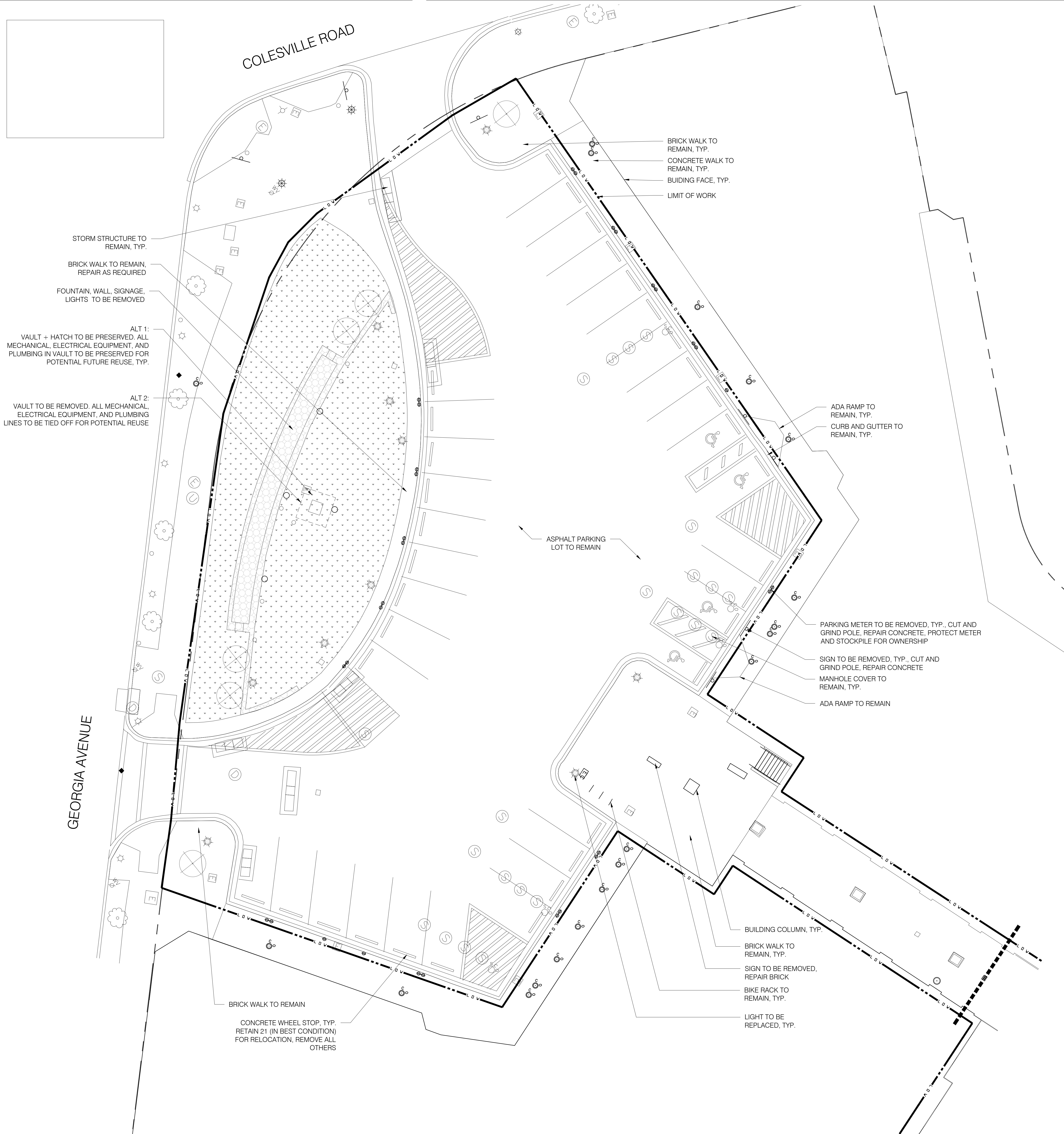
EXISTING CONDITIONS PLAN

DRAWING TITLE:

L0020

SHEET NUMBER:

P:\DOWNTOWN SILVER SPRING\DRAWINGS\DWG4-SHEETS\SSS: SITE PLAN\SSS DEMOLITION PLAN - AREA 4.dwg - 17/01/2020 11:34am



DEMOLITION NOTES

THE PRESCRIBED WORK TAKES PLACE ON A HISTORIC PROPERTY THAT IS PROTECTED BY STATE AND COUNTY REGULATIONS. CONTRACTOR SHALL UNDERTAKE WORK IN A MANNER THAT WILL PROTECT EXISTING BUILDINGS AND FEATURES.

DEMOLITION LEGEND

- TREE PROTECTION FENCE
- ☐☐ SURFACE DRAIN: REMOVE GRATE AND DRAIN BODY, PROTECT AND PRESERVE ALL PLUMBING
- ☼ POLE LIGHT: REMOVE LIGHT FIXTURE AND FOOTING
- ☼ POLE LIGHT: REMOVE LIGHT FIXTURE AND FOOTING, RELOCATE LIGHT FIXTURE WITH NEW FOOTING
- ☼ GROUND LIGHT: REMOVE LIGHT FIXTURE AND FOOTING
- ☼ POLE LIGHT TO REMAIN
- ☐ TRASH RECEPTACLE TO BE REMOVED
- ☐ CONCRETE PLANTER TO BE REMOVED
- ☐ BICYCLE RACK TO BE REMOVED
- ☐ BOLLARD TO BE REMOVED
- ☐ EXISTING TREE TO BE PRESERVED
- ☐ EXISTING TREE TO BE REMOVED
- ☐ TREE PROTECTION ZONE
- ① UNIT PAVING: REMOVE ALL PAVING AND SETTING MATERIALS, PRESERVE CONCRETE BASE
- ② UNIT AND STONE PAVING: REMOVE ALL PAVING, SETTING BED, AND CONCRETE BASE
- ③ STAIR: REMOVE STEPS, CONCRETE FOOTING, AND RAILING
- ④ ELEVATOR: REMOVE TOWER, FOOTING, AND MECHANICAL EQUIPMENT
- ⑤ PLANTER WALL AND PIER: REMOVE WALL/PIER, CLADDING, CMU BLOCK, AND CONCRETE FOOTING
- ⑥ CONCRETE PAVING: REMOVE ALL PAVING AND SETTING BED
- ⑦ CONCRETE GUTTER AND CURB: REMOVE ALL PAVING AND SETTING BED
- ⑧ ASPHALT: REMOVE ALL PAVING, SETTING BED, AND ASPHALT BASE
- ⑨ ASPHALT: MILL ASPHALT TO 1/4" BELOW GRADE OF ADJACENT CONCRETE GUTTER
- ⑩ VEGETATION AND SOIL: REMOVE ALL PLANT MATERIAL, SOILS AND BASE MATERIALS
- ⑪ FOUNTAIN: REMOVE FOUNTAIN, PAVING MATERIAL, CONCRETE BASE, CLADDING, SIGNAGE, LIGHTING. ALL ELECTRICAL, MECHANICAL, AND PLUMBING LINES TO BE TIED OFF FOR POTENTIAL FUTURE REUSE. EXISTING PLUMBING SHOULD BE PRESERVED AND REVISED WHEN FEASIBLE

| | |
|---|---|
| DEVELOPER'S CERTIFICATE | |
| The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan. | |
| Developer's Name: | Peterson Companies |
| Contact Person: | Todd Langford |
| Address: | 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033 |
| Phone: | 202.631.7582 |
| Signature: | _____ |
| Date: | _____ |

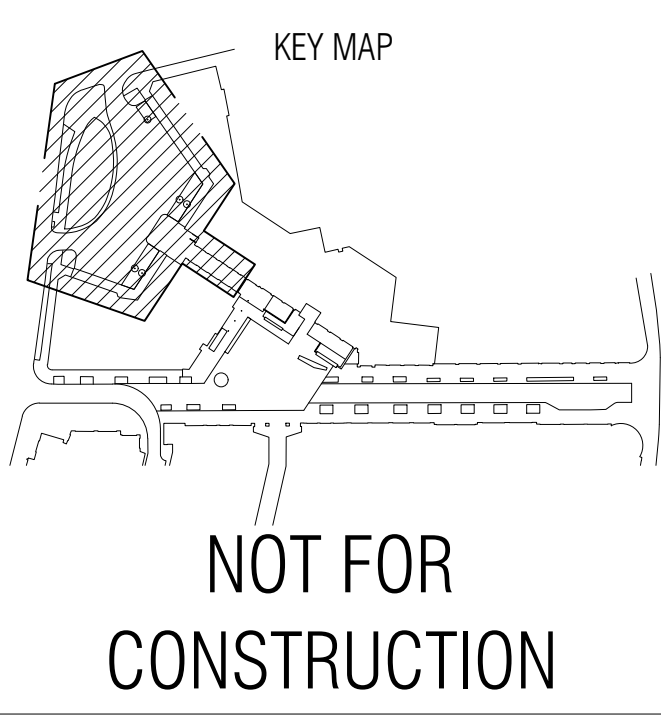
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PROJECT NAME

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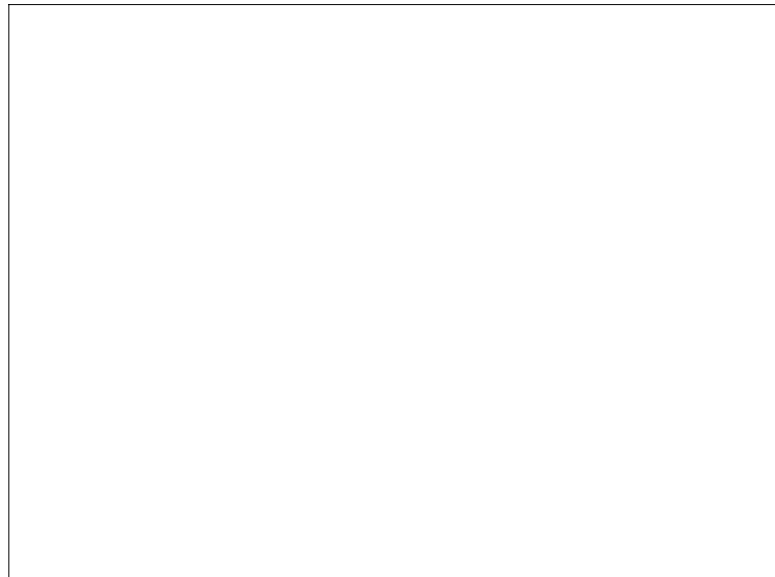


| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------|
| 2019-10-15 | INITIAL SUBMISSION |
| 2020-01-13 | RESUBMISSION |
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| SCALE: 1" = 10'-0" | |
| DATE: 10/15/2019 | |
| PROJECT NUMBER: W1901 | |

DEMOLITION PLAN - AREA 4
DRAWING TITLE:

L0034
SHEET NUMBER:



DOWNTOWN SILVER SPRING
W1901

Site Materials/Finishes Schedule

PAVEMENTS

| Type | Subtype | Material | Manufacturer | Size | Product | Color/Finish | Remarks | Location |
|----------------------|---------|----------------|----------------------|---|--------------------------------|---|------------------------|----------------------------|
| Unit Paver Type 1 | | Brick | Belden Brick Company | 3-5/8" x 7-5/8" x 3-5/8" thick, 1/16" tolerance | #470-479 Silver Spring Special | | Vehicular | Fenton |
| Unit Paving Type 2 | | Brick | Belden Brick Company | 3-5/8" x 7-5/8" x 2-1/4" thick, 1/16" tolerance | #470-479 Silver Spring Special | | Pedestrian | Fenton and Ellsworth |
| Unit Paving Type 3 | | Granite | Vermont Stone Art | 6 x 6 x 3 thick, | Absolute Black | Flamed, sawn and gauged sides and bottom, 1/16" tolerance | Vehicular + Pedestrian | Silver Plaza and Ellsworth |
| Unit Paving Type 4 | | Granite | Vermont Stone Art | 6 x 6 x 3 thick, | Cable Gray | Flamed, sawn and gauged sides and bottom, 1/16" tolerance | Vehicular + Pedestrian | Silver Plaza and Ellsworth |
| Unit Paving Type 5 | A | Granite | Vermont Stone Art | 6 x 6 x 3 thick | Meridian Ridge | Flamed, sawn and gauged sides and bottom, 1/16" tolerance | Vehicular + Pedestrian | Silver Plaza and Ellsworth |
| * | B | see above | see above | 6 x 9 x 3 thick | see above | see above | see above | see above |
| Unit Paving Type 6 | A | Granite | Vermont Stone Art | 6 x 6 x 3 thick | Arctic Gray | Flamed, sawn andgauged sides and bottom, 1/16" tolerance | Vehicular + Pedestrian | Silver Plaza and Ellsworth |
| * | B | see above | see above | 6 x 9 x 3 thick | see above | see above | see above | see above |
| * | C | see above | see above | 12 x 12 x 3 thick | see above | see above | see above | see above |
| * | D | see above | see above | 12 x 36 x 3 thick | see above | see above | see above | see above |
| Unit Paving Type 7 - | | Granite | Vermont Stone Art | XX XX x XX" Thick | | Flamed | Vehicular | Fenton and Ellsworth |
| Synthetic Turf | | Synthetic turf | SYNLawn | 1" Pile Height | SYNTipede 243 | | | |
| Wood Decking | | Lpe | Bison | See Plan | Bison Wood Tiles | Ribbed | | Gateway Plaza |

SITE WALLS

| Type | Material | Manufacturer | Size | Product | Color/Finish | Location |
|-----------------------|-----------|--------------|--------------------------|---------|--------------|--------------|
| Site Wall | CMU Block | — | As indicated | — | | Silver Plaza |
| Stone Veneer Type # 1 | Brick | | As indicated, 1.5" Thick | | | Silver Plaza |

SITE FURNISHINGS

| Type | Material | Manufacturer | Size | Product | Color/Finish | Location |
|--------------------------------|--------------------------------------|-----------------|---------------------------|---------------------------------|--|----------|
| Trash Receptacle | Aluminum | Landscape Forms | 8.6" Diameter top opening | Central Park Conservancy System | Powder Coat, color to be selected by Landscape Architect | See plan |
| Recycling Receptacle | Aluminum | Landscape Forms | 8.6" Diameter top opening | Central Park Conservancy System | Powder Coat, color to be selected by Landscape Architect | See plan |
| Bicycle Rack | Galvanized steel with rubber coating | mm'cité | 31.5 inch diameter | Gomez | Color to be selected by Landscape Architect | See plan |
| Railing Planter | Galvanized Steel | Versadeck | 36 inch | Railing Planter | Metallic Gray Powder Coat | See plan |
| Large Planter | Powder Coating | Streelife | 85" diameter x 15" ht | Giant Flowerpot | Color to be selected by Landscape Architect | See plan |
| Planter at Wood Decking Type 1 | Stainless Steel | Bison | 5 x 5 x 3 ft | Bison Aluminum Cube | Color to be selected by Landscape Architect | See plan |
| Planter at Wood Decking Type 2 | Stainless Steel | Bison | 5 x 2.5 x 3 ft | Bison Aluminum Cube | Color to be selected by Landscape Architect | See plan |
| Structural Cell | — | DeepRoot | See plan | Silva Cell | — | See plan |

BOLLARDS,FENCING, AND MISC. SITE METAL

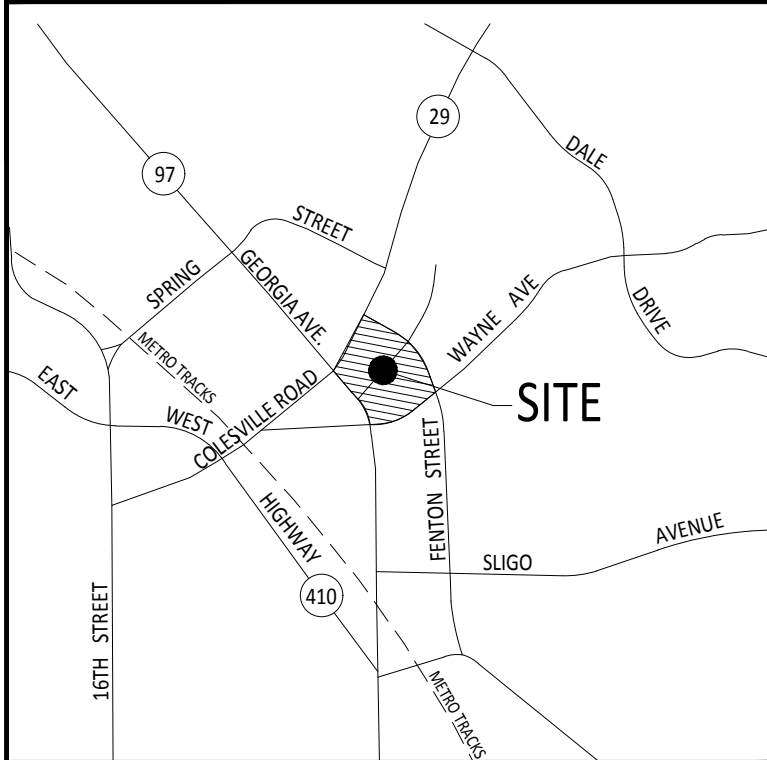
| Type | Material | Manufacturer | Size | Product | Color/Finish | Location |
|-------------------|-----------------|------------------------------------|----------------------|---------------------------------------|--|---------------|
| Tree Pit Guard | Solid Steel | — | See plans | — | Powder Coat, color to be selected by Landscape Architect | Ellsworth |
| Tree Grate Type 1 | Cast gray iron | Ironsmith | See plans | Market Street | Natural Unfinished | Silver Plaza |
| Tree Grate Type 2 | Ductile Iron | Ubran Accessories | 12 ft Dia. | Flat Rainbow | Standard | |
| Railing Type 1 | Aluminum | Hansen Architectural Systems, Inc. | See plans | ClearVue Railing w/ flat top rail | Painted, color to be selected by Landscape Architect | Silver Plaza |
| Railing Type 2 | Stainless Cable | — | See plans | — | | Gateway Plaza |
| Removable Bollard | Carbon Steel | Calpipe Security Bollards | 36" ht x 6" diameter | External Padlocking Removable Bollard | Powder Coat, color to be selected by Landscape Architect | Ellsworth |

DRAINS

| Type | Material | Manufacturer | Size | Product | Color/Finish | Location |
|---------------|-----------|---|----------|-------------|-------------------------------|----------------|
| Area Drain | Cast Iron | Iron Age designs | 12 x 12" | Regular Joe | ADA heel poof, natural finish | Silver Plaza |
| Planter Drain | | JR Smith or approved equal, see see MEP drawings. | | | | Planting Areas |

SPECIFIED SITE FURNITURE AND MATERIALS MAY BE SUBSTITUTED WITH EQUIVALENT ALTERNATIVES (OF SAME OR BETTER QUALITY), THROUGH COORDINATION WITH PLANNING DEPARTMENT STAFF, WITHOUT REQUIRING A SITE PLAN AMENDMENT

| | |
|---------------|-------|
| PROPERTY LINE | --- |
| LIMIT OF WORK | == |
| MATCH-LINE | ===== |



VICINITY MAP
SCALE: 1" = 2000'

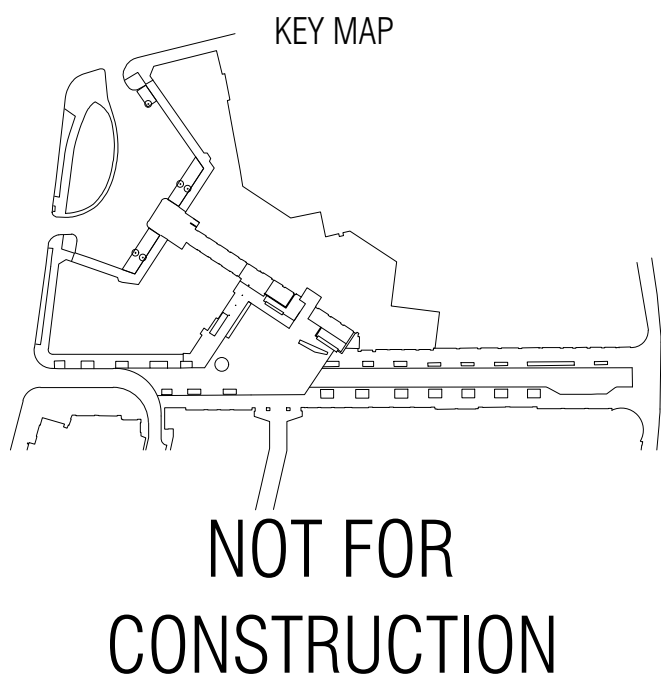
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PETERSON COMPANIES
12500 Fair Lakes Circle
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Fairfax, Virginia 22033
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Potomac, MD 20854

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SEAL & SIGNATURE

PROJECT NAME

DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland



| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------------|
| 2019-10-15 | INITIAL SUBMISSION |
| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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SCALE:

DATE: 10/15/2019

PROJECT NUMBER: W1901

MATERIALS SCHEDULE

DRAWING TITLE:

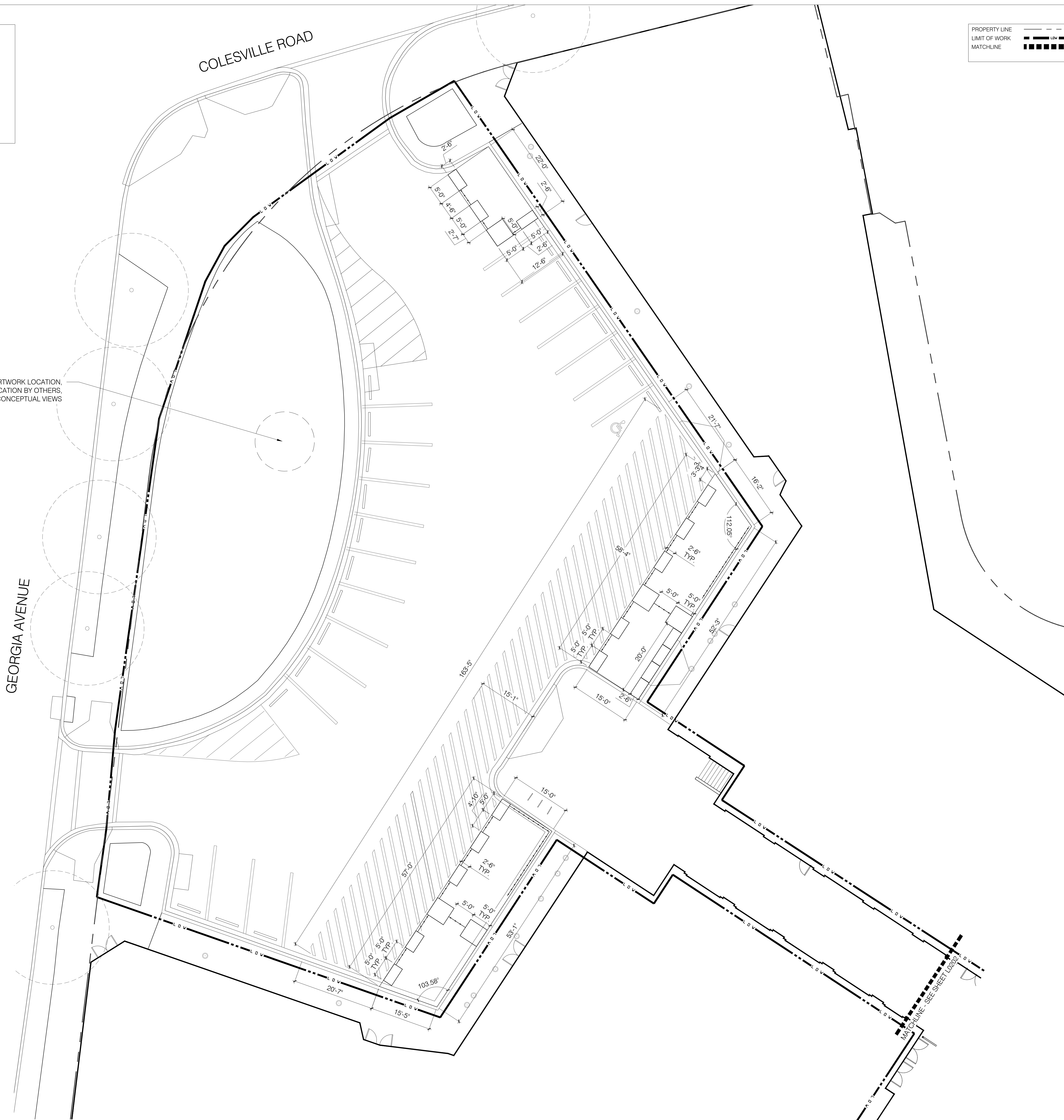
L0100

SHEET NUMBER:

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Peterson Companies
Contact Person: Todd Langford
Address: 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
Phone: 201.631.7582

Signature: _____ Date: _____



GEORGIA AVENUE

COLESVILLE ROAD

VICINITY MAP
SCALE: 1" = 2000'

| OWNER | |
|-------------------------|------------------------|
| PETERSON COMPANIES | FOULGER-PRATT |
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| Suite 400 | Suite 200 |
| Fairfax, Virginia 22033 | Potomac, MD 20854 |

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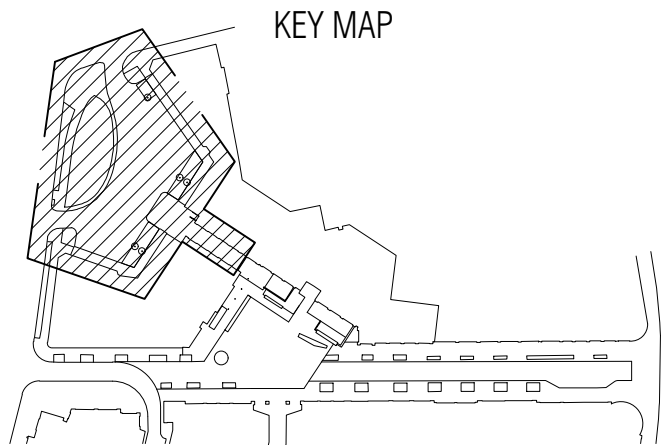
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| 2020-01-22 | HPC INITIAL CONSULTATION |



DATE: 10/15/2019

PROJECT NUMBER: W1901

LAYOUT PLAN - AREA 4

DRAWING TITLE:

L0204

SHEET NUMBER:

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Phone: 703.631.7582

Signature: _____ Date: _____

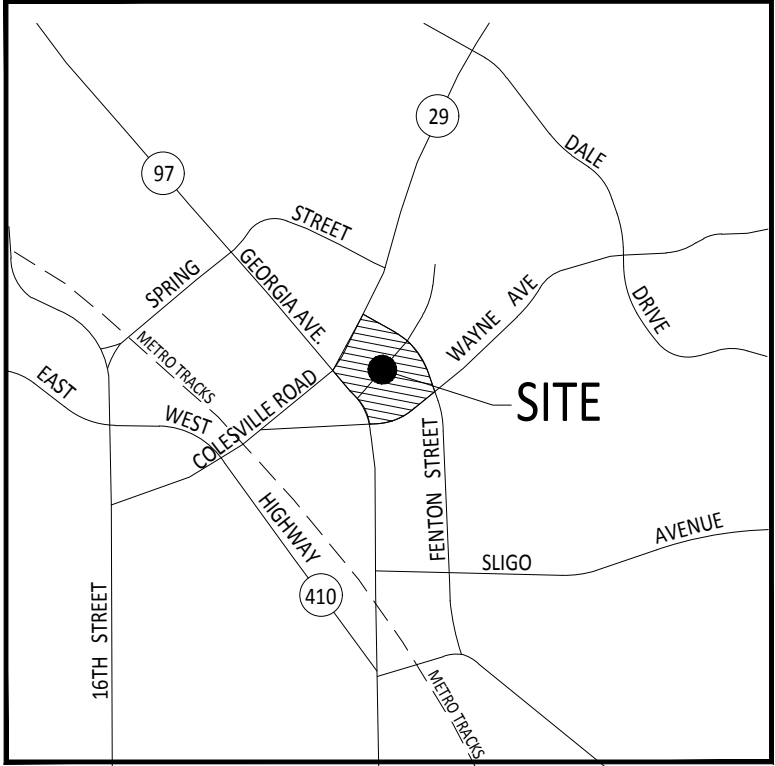


SCULPTURAL ARTWORK LOCATION,
DESIGN AND FABRICATION BY OTHERS,
SEE L0860 FOR CONCEPTUAL VIEWS

GEORGIA AVENUE

COLESVILLE ROAD

| | |
|---------------|-----|
| PROPERTY LINE | --- |
| LIMIT OF WORK | --- |
| MATCHLINE | --- |



| LEGEND | |
|--------|------------------------------|
| --- | LIMIT OF WORK |
| --- | BUILDING FACE |
| --- | BUILDING OVERHANG |
| --- | BUILDING - INTERNAL DIVISION |
| --- | EX. CONTOUR - MAJOR |
| --- | EX. CONTOUR - MINOR |
| --- | PROP. CONTOUR - MAJOR |
| --- | PROP. CONTOUR - MINOR |
| --- | EX. AREA DRAIN, TO REMAIN |
| --- | EX. CATCH BASING, TO REMAIN |
| --- | PROPOSED DRAIN INLET |
| --- | EXISTING GRADE |
| --- | PROPOSED GRADE |

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Fairfax, Virginia 22033

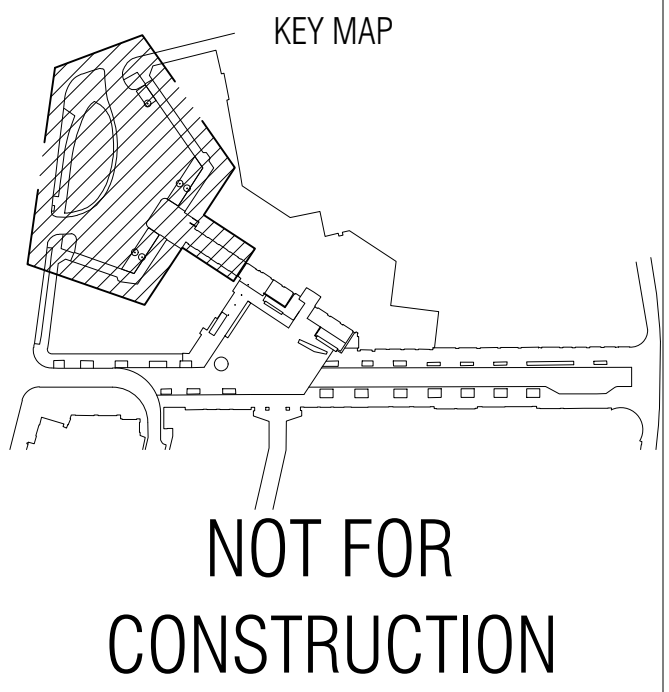
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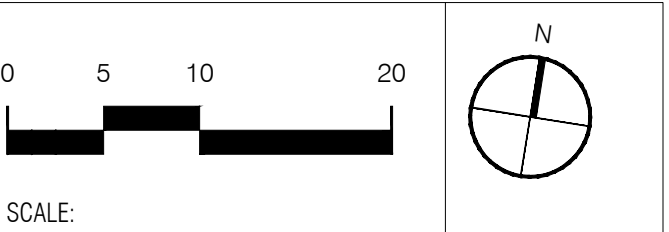
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PROJECT NAME

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916 Ellsworth Drive
Silver Spring, Maryland



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SCALE: 10/15/2019
DATE: 10/15/2019
PROJECT NUMBER: W1901

GRADING PLAN - AREA 4

DRAWING TITLE:

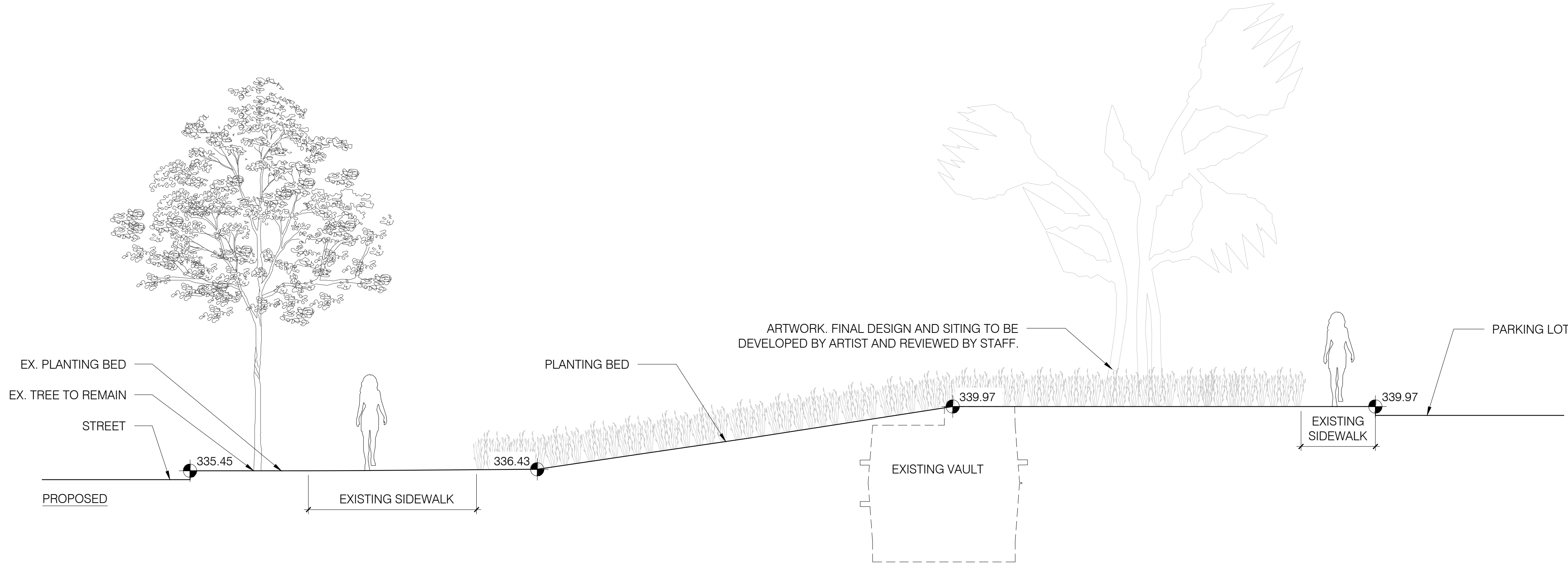
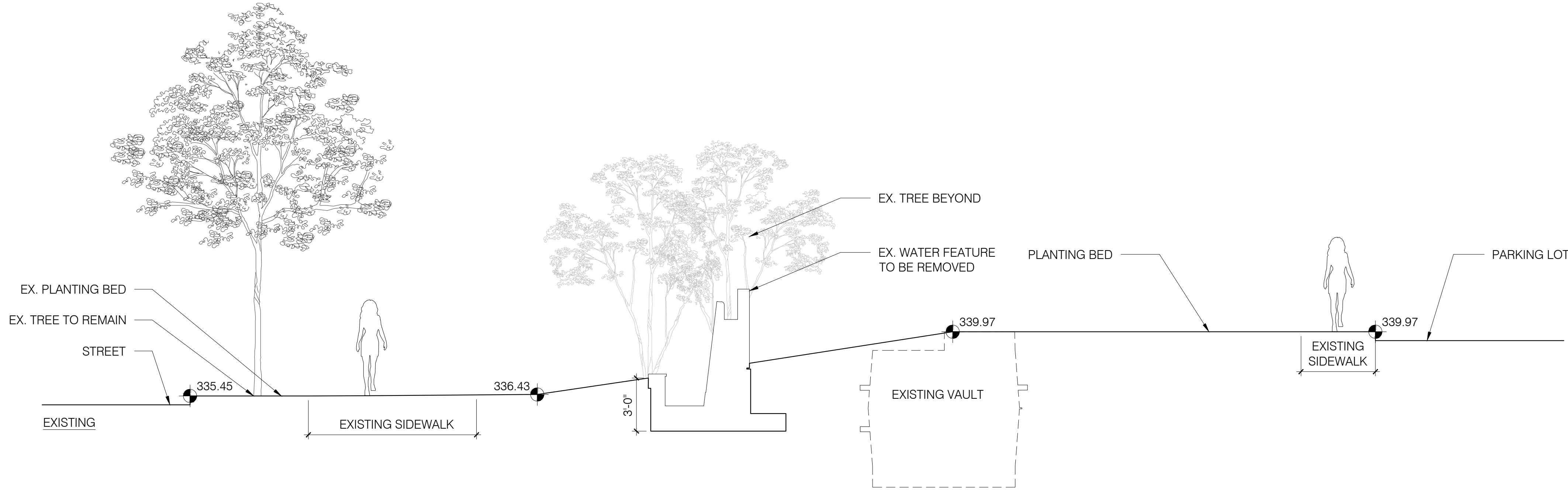
L0304

SHEET NUMBER:

NOTE: FINISHED GRADE OF WOOD
DECK TO MATCH EXISTING TOP OF
CURB ELEVATION.

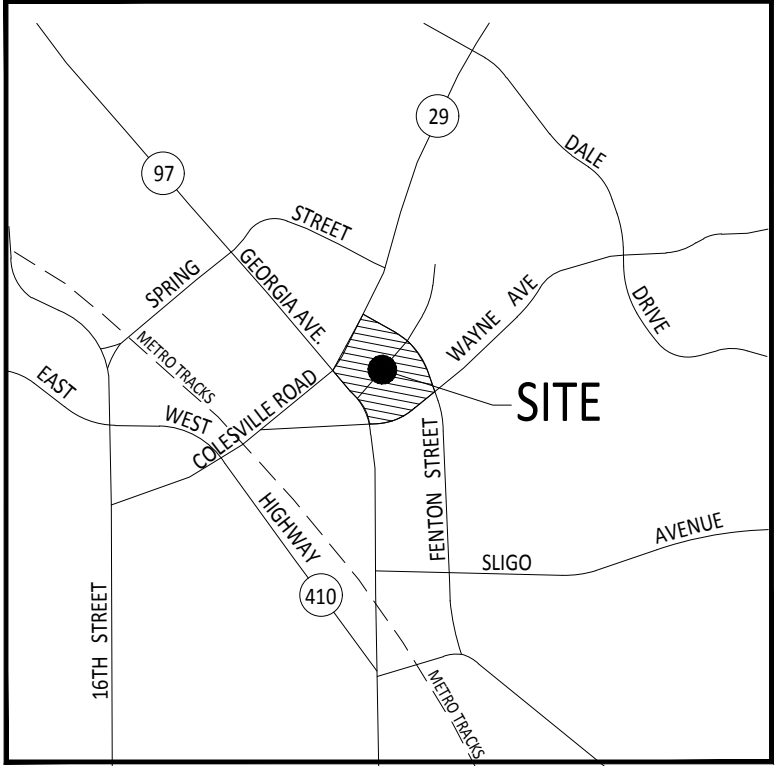
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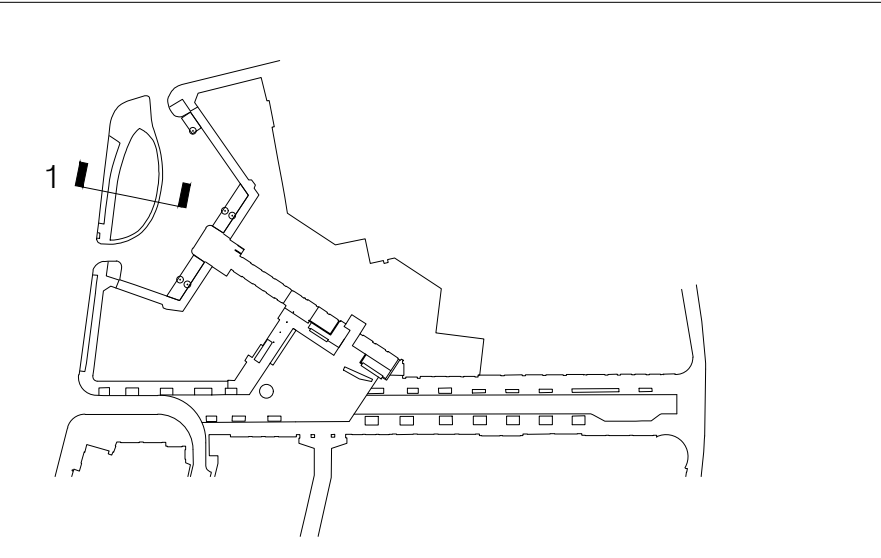


1 ELEVATION #1
SCALE: 1/4" = 1'-0"

SECTION ELEVATION



VICINITY MAP
SCALE: 1" = 2000'



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OWNER
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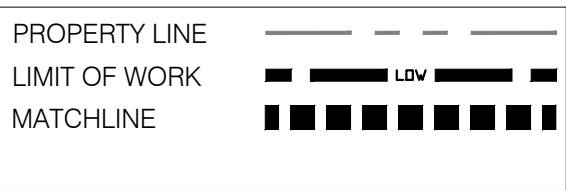
PROJECT NAME
DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP

NOT FOR CONSTRUCTION

| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------------|
| 2019-10-15 | INITIAL SUBMISSION |
| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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SCALE: _____
DATE: 10/15/2019
PROJECT NUMBER: W1901
SITE ELEVATIONS
DRAWING TITLE:
L0701
SHEET NUMBER:



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PROJECT NAME

KEY MAP

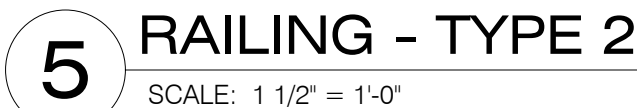
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|------------------------|--------------------------|
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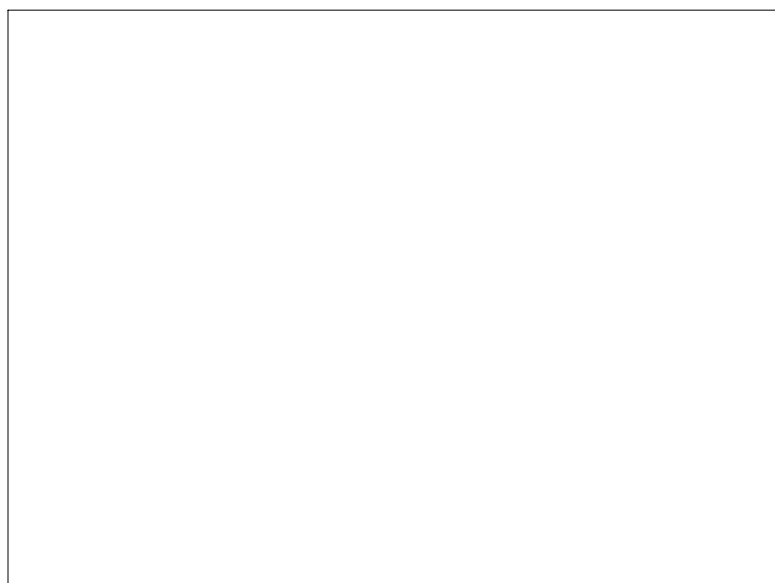
SHEET NUMBER



4 ALUMINUM CUBES

SCALE: NTS

15



1 RENDERED CONCEPT VIEW: BLUMEN LUMEN II
SCALE: NTS



2 RENDERED CONCEPT VIEW: BLUMEN LUMEN II
SCALE: NTS



3 RENDERED CONCEPT VIEW: BLUMEN LUMEN II
SCALE: NTS



4 RENDERED CONCEPT VIEW: BLUMEN LUMEN II
SCALE: NTS

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PROJECT NAME

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Silver Spring, Maryland

KEY MAP

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CONSTRUCTION**

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|------------------------|--------------------------|
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| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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| SCALE: | |
| DATE: | 10/15/2019 |
| PROJECT NUMBER: | W1901 |
| ARTWORK | |
| DRAWING TITLE: | |
| L0860 | |
| SHEET NUMBER: | |

NOTE: THESE VIEWS ARE REPRESENTATIONAL CONCEPTS ONLY AND INCLUDED TO PROVIDE GENERAL CHARACTER OF THE PROPOSED ARTWORK. FINAL DESIGN AND SITING TO BE DEVELOPED BY ARTIST AND REVIEWED BY STAFF.

| DEVELOPER'S CERTIFICATE | |
|---|---|
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| Developer's Name: | Peterson Companies |
| Contact Person: | Todd Langford |
| Address: | 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033 |
| Phone: | 202.631.7582 |
| Signature: | _____ Date: _____ |



COLESVILLE

| | | |
|-----|----|----|
| 136 | 21 | 21 |
| CV | FG | GT |

| | | |
|-----|------|------|
| 610 | 345 | 345 |
| CA | FG | GT |
| 110 | 110 | 110 |
| SO | SF | EP |
| 500 | 2476 | 4391 |
| NS | CX | CV |

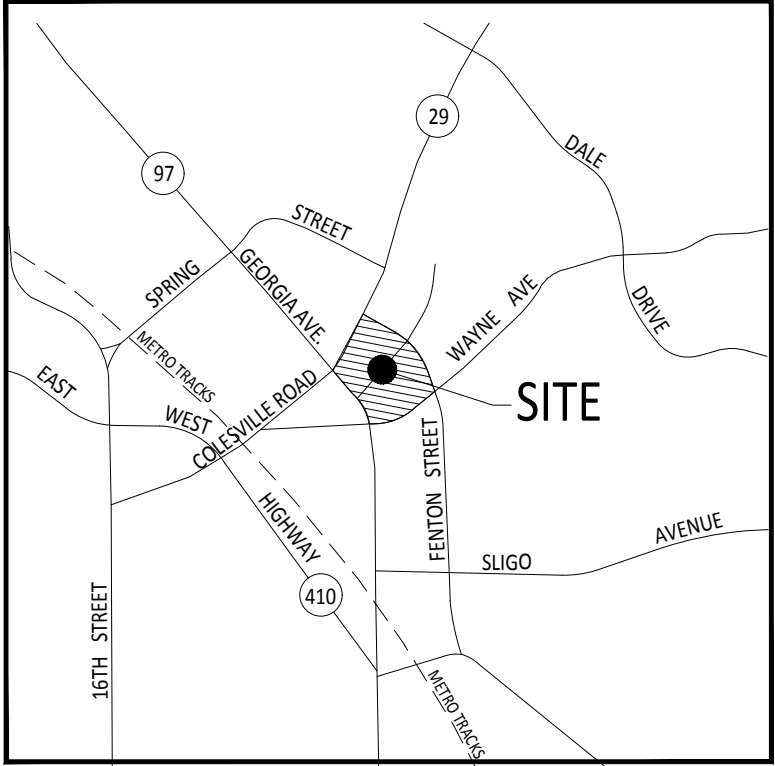
| | | |
|----|----|-----|
| 21 | 21 | 134 |
| GT | FG | CV |

| | |
|--------|-------------------------|
| LEGEND | |
| | PLANTING AREA |
| | PLANTING AREA - ANNUALS |

SPECIFIED PLANTINGS MAY BE SUBSTITUTED WITH EQUIVALENT ALTERNATIVES (OF SAME OR BETTER QUALITY), THROUGH COORDINATION WITH PLANNING DEPARTMENT STAFF WITHOUT REQUIRING A SITE PLAN AMENDMENT

ANNUALS, TYP.

| | |
|---------------|-----|
| PROPERTY LINE | --- |
| LIMIT OF WORK | --- |
| MATCHLINE | --- |



VICINITY MAP
SCALE: 1" = 2000'

| | |
|---|---|
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| | |
|-------------------------|------------------------|
| OWNER | |
| PETERSON COMPANIES | FOULGER-PRATT |
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| Suite 400 | Suite 200 |
| Fairfax, Virginia 22033 | Potomac, MD 20854 |

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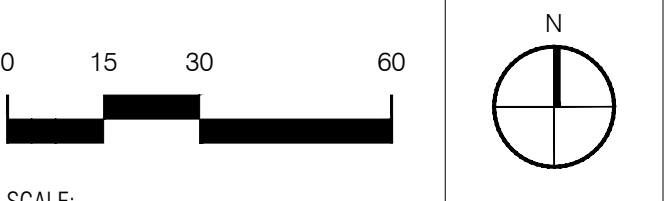
PROJECT NAME

DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP

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CONSTRUCTION

| | |
|------------------------|--------------------------|
| SUBMISSIONS/ REVISIONS | |
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| 2020-01-22 | HPC INITIAL CONSULTATION |
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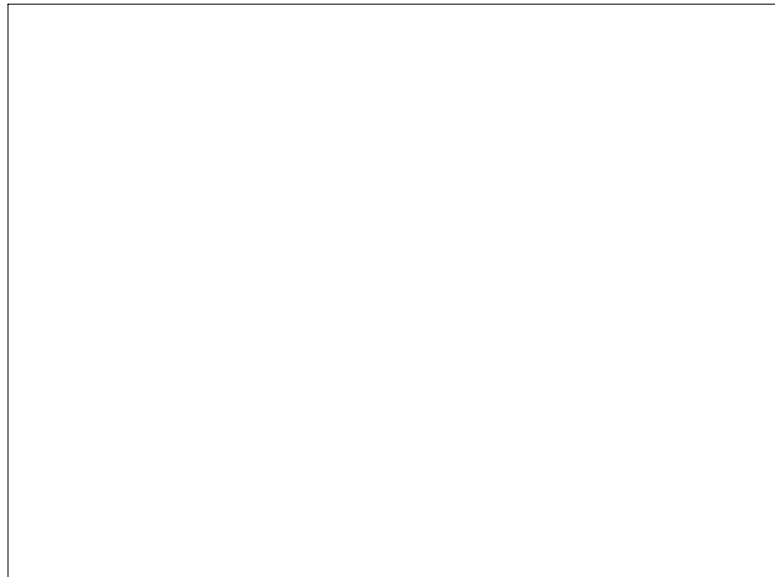
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|-----------------|------------|
| DATE: | 10/15/2019 |
| PROJECT NUMBER: | W1901 |

PLANTING PLAN - AREA 4

DRAWING TITLE:

L0904

SHEET NUMBER:



PLANT KEY

| PLANT SCHEDULE - L1010 | | | | | | |
|--|------------------------------------|-----------------------------|--------------------|---------------|-----------------|--------------|
| TREES | | | | | | |
| KEY | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | REMARKS | SPACING |
| GS | <i>Gleditsia tricanthos</i> | inermis v. Shademaster | Honey Locust | 3-3 1/2" cal. | B&B | as shown |
| QP | <i>Quercus phellos</i> | | Willow Oak | 3-3 1/2" cal. | B&B | as shown |
| SP | <i>Stewartia pseudocamelia</i> | | Japanese Stewartia | 12-14' HT | multi-stem, B&B | as shown |
| SHRUBS | | | | | | |
| KEY | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | REMARKS | SPACING |
| | | | | | | |
| PERENNIALS, ORNAMENTAL GRASSES, & GROUNDCOVERS | | | | | | |
| KEY | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | REMARKS | SPACING |
| CA | <i>Catnagrostis acutiflora</i> | 'Karl Foerster' | Feather Reed Grass | 1 Gal. | | 18" O.C. |
| CV | <i>Chrysogonum virginianum</i> | 'Allen Bush' | Goldenstar | 1 Gal. | | 6" O.C. |
| CX | <i>Carex amphibola</i> | | Creek Sedge | 1 Gal. | | 8" O.C. |
| DC | <i>Deschampsia cespitosa</i> | 'Schottland' | Tufted Hair Grass | 1 Gal. | | 24" O.C. |
| EP | <i>Echinacea purpurea</i> | | Purple Coneflower | 1 Gal. | | 24" O.C. |
| FG | <i>Fothergilla gardenii</i> | | Dwarf Fothergilla | 1 Gal. | | 24" O.C. |
| GT | <i>Deschampsia cespitosa</i> | 'Gold Tau' | Tufted Hair Grass | 1 Gal. | | 24" O.C. |
| LS | <i>Liatris spicata</i> | | Blazing Star | 1 Gal. | | 12" O.C. |
| MC | <i>Meehania cordata</i> | | Meehan's Mint | 1 Gal. | | 6" O.C. |
| NS | <i>Narcissus spp.</i> | | Daffodil | Bulb | | FIELD LOCATE |
| RF | <i>Rudbeckia fulgida</i> | var. sullivanii 'Goldstrum' | Black-Eyed Susan | 1 Gal. | | 24" O.C. |
| RS | <i>Rosa rugosa</i> | 'Schneekoppe' | Hybrid Rugosa Rose | 1 Gal. | | 24" O.C. |
| SE | <i>Symphoricarum ericoides</i> | | Heath Aster | 1 Gal. | | 9" O.C. |
| SF | <i>Solidago rugosa</i> | 'Fireworks' | Rough Goldenrod | 1 Gal. | | 24" O.C. |
| SO | <i>Symphoricarum oblongifolium</i> | 'October Skies' | Aromatic Aster | 1 Gal. | | 24" O.C. |
| WF | <i>Waldsteinia fragarioides</i> | | Barren Strawberry | 1 Gal. | | 6" O.C. |

SPECIFIED PLANTINGS MAY BE SUBSTITUTED WITH EQUIVALENT ALTERNATIVES (OF SAME OR BETTER QUALITY), THROUGH COORDINATION WITH PLANNING DEPARTMENT STAFF WITHOUT REQUIRING A SITE PLAN AMENDMENT

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PROJECT NAME

DOWNTOWN SILVER SPRING
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Silver Spring, Maryland

KEY MAP

NOT FOR CONSTRUCTION

SUBMISSIONS/ REVISIONS

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|------------|--------------------------|
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| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
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SCALE:

DATE: 10/15/2019

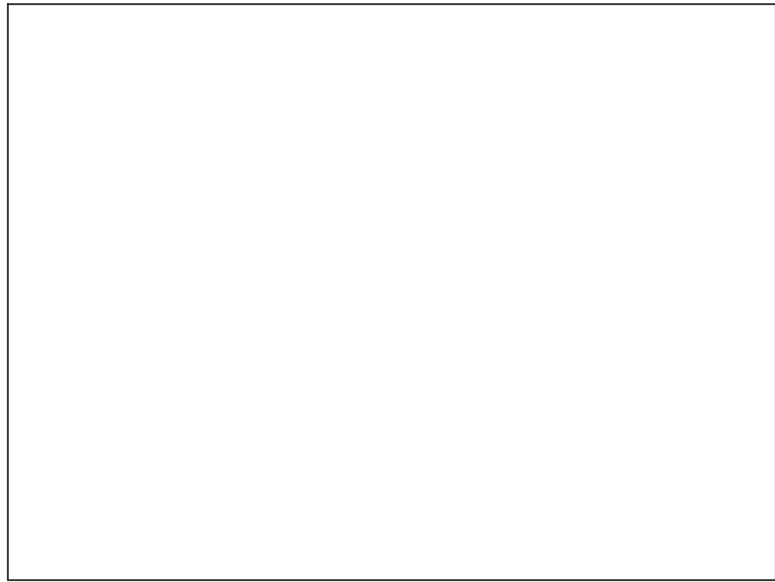
PROJECT NUMBER: W1901

PLANTING SCHEDULE

DRAWING TITLE:

L1010

SHEET NUMBER:



| | | | | | | | | | | | | | |
|--|---|--------------|---|--|--------------|-------|-------|--------------|-----------|--|---------|--|--|
| CM KLING + ASSOCIATES INC Architectural Lighting Design 1028 Cameron Street Alexandria, VA 22314 Tel: 703.684.6272 | | | | | | | | | | REVISION: JANUARY 12, 2020 JANUARY 3, 2020 OCTOBER 30, 2019 OCTOBER 14, 2019 DATE: OCTOBER 9, 2019 | | | |
| ARCHITECTURAL LIGHTING LUMINAIRE SCHEDULE | | | | | | | | | | | | | |
| PROJECT: DOWNTOWN SILVER SPRING | | | | | | | | | | | | | |
| GENERAL NOTES | | | | | | | | | | | | | |
| 1 | SHOULD THE CONTRACTOR WISH TO NAME PRODUCTS OTHER THAN THOSE SPECIFIED, THE ITEM MUST BE SUBMITTED (14) DAYS IN ADVANCE OF THE BID. FAILURE TO SUBMIT WITHIN THAT DEADLINE CONSTITUTES A GUARANTEE THAT THE SPECIFIED PRODUCTS WILL BE SUPPLIED. | | | | | | | | | | | | |
| 2 | CONTRACTOR SHALL PROVIDE A COMPLETE LIST OF ALL LAMPS WHICH WILL BE FURNISHED ON THE PROJECT. THIS LIST SHALL BE ORIGINATED ALPHABETICALLY BY LUMINAIRE TYPE INDICATED ON THE LUMINAIRE SCHEDULE, AND INCLUDE THE MANUFACTURER AND EXACT MODEL, ORDERING CODE OF EACH LAMP. | | | | | | | | | | | | |
| 3 | THE CONTRACTOR SHALL PROVIDE EXTRA MATERIALS AS DESCRIBED WITHIN A MINIMUM OF 1 FOR EACH CATEGORY, 16 FOR EVERY 100 OF LAMPS, 1 FOR EVERY 100 OF PLASTIC DIFFUSERS, LENSES, BALLASTS, AND LED POWER SUPPLIES, 1 FOR EVERY 50 OF GLASS AND GLASS, 1 FOR EVERY 40 OF LED LUMINAIRES INCLUDING FULL LIGHT ENGINE ASSEMBLY AND POWER SUPPLY, 1 LED LIGHTING CONTROL BOX, LIST OF SPARE MATERIALS TO BE INCLUDED IN SUBMITTAL DOCUMENTATION. | | | | | | | | | | | | |
| 4 | ALL EMERGENCY AND EXIT LIGHTING SHALL BE DESIGNED AND SPECIFIED BY THE ELECTRICAL ENGINEER. | | | | | | | | | | | | |
| 5 | CONFORM WITH ARCHITECT THE EXACT MOUNTING HEIGHT AFT. | | | | | | | | | | | | |
| 6 | CONTRACTOR MUST PROVIDE UNIT PRICING TO THE ARCHITECT, FOR EACH FIXTURE TYPE COMPLETE WITH ALL ACCESSORIES AND LAMP. | | | | | | | | | | | | |
| FIXTURE TYPE | DESCRIPTION | ITEM | MANUFACTURER | CATALOG NUMBER | SYSTEM WATTS | VOLTS | PHASE | APPL. SIZE | DIFFUSION | RECESSED | CONVERT | NOTES | |
| EXTERIOR | | | | | | | | | | | | | |
| KX1 | FIXTURE | BEGA | 77105-K3-BLK-AND MOUSE SIDE SHIELD | | | | | BLK-38 30° | X | | 22.0' | 1. (2) HEADS PER FIXTURE 2. FACTORY MODIFICATION TO SHIELD LIGHT ON BACK SIDE OF FIXTURE | |
| | | LAMP | BEGA | 3000K LED, 80+ CRI, 375LM, 90-28 | | | | | | | | | |
| | | POWER SUPPLY | BEGA | 0-10V | | | | | | | | | |
| | | POLE | BEGA | 1500R-3'-5" TAPERED ROUND HXRD POLE, BLACK, 1"X1" AND THICK, BLACK | | | | | | | | | |
| KX2 | FIXTURE | BEGA | 77210-K3-SLV | | | | | SLV-38 30° | X | | 22.0' | * FIXTURE HEADS TO BE ORIENTED AND TILTED TO DIRECT LIGHT AT PARKING LOT | |
| | | LAMP | BEGA | 3000K LED, 80+ CRI, 399LM | | | | | | | | | |
| | | POWER SUPPLY | BEGA | 0-10V | | | | | | | | | |
| | | POLE | BEGA | 925-SLV | | | | | | | | | |
| KX3 | FIXTURE | LUMENPULSE | DM-0VOLT-30K-WAT-GRN-X-DMX-CUSTOM MOUNT (CERTIFICATION) | | | | | GRN-0 30° | | | | 1. BELL JAR TO BE CLEANED, REFINISHED, AND REPAIRED PER LANDSCAPE ARCHITECT 2. LIGHT ENGINE TO BE REPLACED BY K03 FIXTURE 3. MOCK UP REQUIRED TO CONFIRM FIXTURE SIZE AND NECESSITY OF DOMED ACRYLIC DIFFUSER | |
| | | LAMP | LUMENPULSE | 3000K LED, 80+ CRI, 1375LM, 90° | | | | | | | | | |
| | | POWER SUPPLY | LUMENPULSE | 0-10V | | | | | | | | | |
| | | POLE | BEGA | 925-SLV | | | | | | | | | |
| KX4 | TYPE NOT USED | | | | | | | | | | | | |
| KX5 | FIXTURE | USAI | RF70021-B1-S-28-LTD70-8016-C3-3000-90-28-10VOLT-DMX2 | | | | | RETROFIT 60° | 0° | X | 1 1/16" | 1. FIXTURE TO REPLACE EXISTING DOWNLIGHTS AT EXISTING LOCATIONS, ONE FOR ONE. QUANTITIES AND LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. TO BE FIELD VERIFIED BY CONTRACTOR. 2. ALLOW (12) NEW FIXTURES TO BE LOCATED AT ELEVATOR LOBBY, WITH (8) ON LOWER LEVEL AND (8) ON UPPER LEVEL, LOCATED PER PLANS. 3. CONTRACTOR TO CONFIRM CUTOFF DIMENSIONS AND HOUSING CLEARANCE AT EACH INSTANCE. | |
| | | LAMP | USAI | 3000K LED, 80+ CRI, 1375LM, 90° | | | | | | | | | |
| | | POWER SUPPLY | USAI | 0-10V 10% | | | | | | | | | |
| | | POLE | USAI | 0-10V 10% | | | | | | | | | |
| KX5A | FIXTURE | USAI | RF70021-B1-S-28-LTD70-8016-C3-3000-90-28-10VOLT-DMX2 | | | | | RETROFIT 60° | 0° | X | 1 1/16" | 1. ALLOW (12) FIXTURES TO BE LOCATED AT ELEVATOR LOBBY, WITH (8) ON LOWER LEVEL AND (8) ON UPPER LEVEL, LOCATED PER PLANS. 2. CONTRACTOR TO CONFIRM CUTOFF DIMENSION REQUIREMENTS AND HOUSING CLEARANCE AT EACH INSTANCE. | |
| | | LAMP | USAI | 3000K LED, 80+ CRI, 1375LM, 90° | | | | | | | | | |
| | | POWER SUPPLY | USAI | 0-10V 10% | | | | | | | | | |
| | | POLE | USAI | 0-10V 10% | | | | | | | | | |
| KX6 | FIXTURE | LUMD | CUSTOM - BASE OF DESIGN IS LIGHTSTICK VARIOUS DIAMETER 8" TO 10" - LENGTH PER PLANS | | | | | | | | | 1. 8"OB LIGHTSTICK WITH FROSTED ACRYLIC TUBE 2. MOCK UP OF SMALLEST TUBE REQUIRED FOR APPROVAL 3. FACTORY SHOP DRAWINGS REQUIRED WITH SUBMITTAL | |
| | | LAMP | LUMD | RGB LED | | | | | | | | | |
| | | POWER SUPPLY | LUMD | DMX | | | | | | | | | |
| | | POLE | LUMD | DMX | | | | | | | | | |
| KX7 | FIXTURE | MODERN FORMS | WS-W55-21-GH + DECORATIVE TRELLIS | | | | | SHIMSL 21° | X | | 4' | 1. TOE KICK LIGHT TO BE INTEGRATED AT BASE OF PLATFORM. COORDINATION WITH PLATFORM SHOP DRAWINGS REQUIRED. | |
| | | LAMP | MODERN FORMS | 3000K LED, 90 CRI, 768LM | | | | | | | | | |
| | | POWER SUPPLY | MODERN FORMS | ELV 10% | | | | | | | | | |
| | | POLE | MODERN FORMS | ELV 10% | | | | | | | | | |
| KX8 | FIXTURE | LED LINEAR | VARIELED FLEX-PHOSOR-1C-TV-VAR-LED LENGTH PER PLANS (PFT) | | | | | WHY 0 17° | X | | 8.5' | 1. TOE KICK LIGHT TO BE INTEGRATED AT BASE OF PLATFORM. COORDINATION WITH PLATFORM SHOP DRAWINGS REQUIRED. | |
| | | LAMP | LED LINEAR | 3000K LED, 90 CRI, 100LM/F | | | | | | | | | |
| | | POWER SUPPLY | LED LINEAR | 0-10V 1% | | | | | | | | | |
| | | POLE | LED LINEAR | 0-10V 1% | | | | | | | | | |
| KX9 | FIXTURE | LED LINEAR | HYDRA-HD15-WA-30-LED LENGTH PER PLANS (PFT) | | | | | | | | | 1. MOCK UP REQUIRED TO CONFIRM OUTPUT, BEAM SPREAD, AND FINAL LOCATION | |
| | | LAMP | LED LINEAR | 3000K LED, 85 CRI, 290LM/F | | | | | | | | | |
| | | POWER SUPPLY | LED LINEAR | 0-10V 1% | | | | | | | | | |
| | | POLE | LED LINEAR | 0-10V 1% | | | | | | | | | |
| KX10 | FIXTURE | WE-EF | 602-9021 + 9029-031 | | | | | | | | | 1. FACTORY SHOP DRAWINGS REQUIRED AT SUBMITTAL | |
| | | LAMP | WE-EF | 602-2402-BAL-3000 + 9846224-BAL-001 | | | | | BLK-4 | | | | |
| | | POWER SUPPLY | WE-EF | 0-10V | | | | | | | | | |
| | | POLE | WE-EF | 0-10V | | | | | | | | | |
| KX10A | FIXTURE | WE-EF | 602-2402-BAL-3000 + MOUNTING | | | | | BLK-4 | 4.7° | X | 10' | 1. MOCK UP REQUIRED TO CONFIRM OUTPUT, BEAM SPREAD, AND FINAL LOCATION | |
| | | LAMP | WE-EF | 3000K LED, 80 CRI, 1142LM | | | | | | | | | |
| | | POWER SUPPLY | WE-EF | 0-10V | | | | | | | | | |
| | | POLE | WE-EF | 0-10V | | | | | | | | | |
| KX11 | FIXTURE | WE-EF | 602-2402-BAL-3000 + MOUNTING | | | | | BLK-4 | 4.7° | X | 10' | 1. MOCK UP REQUIRED TO CONFIRM OUTPUT, BEAM SPREAD, AND FINAL LOCATION | |
| | | LAMP | WE-EF | 3000K LED, 80 CRI, 1507LM | | | | | | | | | |
| | | POWER SUPPLY | WE-EF | 0-10V | | | | | | | | | |
| | | POLE | WE-EF | 0-10V | | | | | | | | | |

| | | | | | | | | | |
|-------|--|--------------|----------------------|--|--|--|--|-------------------|---|
| KX12 | STAGE AREA LINEAR UP/LIGHT | FIXTURE | FILUX - INTERLUX | F-40-R0X (LENGTH PER PLANS) (H-30 OR 24-ROUNDER) | | | | STANDARD TUB 2" | 1. CONTRACTOR TO CONFIRM TILE MOUNTING INSTALLATION WITH FINAL PLAZA MATERIALS |
| | | LAMP | FILUX - INTERLUX | 3000K LED, 80+ CRI, 1245LM | | | | | |
| | | POWER SUPPLY | FILUX - INTERLUX | 0-10V 10% | | | | | |
| | | POLE | FILUX - INTERLUX | 0-10V 10% | | | | | |
| KX13 | FOUNTAIN LIGHT | FIXTURE | FILUX - INTERLUX | FAS-H-30 (OPTIC) TO TR-ASTR | | | | STANDARD TUB 2.4" | 1. FINAL SPECIFICATION TO BE COORDINATED AND COORDINATED WITH FINAL FOUNTAIN DESIGN |
| | | LAMP | FILUX - INTERLUX | 3000K LED, 80+ CRI, 200LM, 10° TO 30° | | | | | 2. QUANTITY AND LAYOUT SUBJECT TO CHANGE BASED ON FINAL FOUNTAIN DESIGN |
| | | POWER SUPPLY | FILUX - INTERLUX | 0-10V 10% | | | | | |
| | | POLE | FILUX - INTERLUX | 0-10V 10% | | | | | |
| KX14 | STAIR HANDRAIL LIGHT | FIXTURE | WAGNER ARCHITECTURAL | LULF-30K-70-S (MOUNTING) | | | | STANDARD TUB | |
| | | LAMP | WAGNER ARCHITECTURAL | 3000K LED, 80+ CRI, 70° | | | | | |
| | | POWER SUPPLY | WAGNER ARCHITECTURAL | 0-10V | | | | | |
| | | POLE | WAGNER ARCHITECTURAL | 0-10V | | | | | |
| KX15 | TREE DROP LIGHTS - SHORT | FIXTURE | SGM | LT-100 (MAX LENGTH TO 14" (MAX FROSTED TUBE) | | | | WHY 1" | 1. CUSTOM FIXTURE LENGTH TO 14" WITH (9) MODES |
| | | LAMP | SGM | RGB LED, 170LM | | | | | 2. FACTORY MODIFIED TO FROSTED TUBE |
| | | POWER SUPPLY | SGM | DMX PER PIXEL | | | | | 3. LAYOUT AND SUSPENSION LENGTH TO BE COORDINATED ON SITE WITH DESIGNER |
| | | POLE | SGM | DMX PER PIXEL | | | | | |
| KX15A | TREE DROP LIGHTS - LONG | FIXTURE | SGM | LT-100 (MAX FROSTED TUBE) | | | | WHY 1" | 1. FACTORY MODIFIED TO FROSTED TUBE |
| | | LAMP | SGM | RGB LED, 516LM | | | | | 2. LAYOUT AND SUSPENSION LENGTH TO BE COORDINATED ON SITE WITH DESIGNER |
| | | POWER SUPPLY | SGM | DMX PER PIXEL | | | | | |
| | | POLE | SGM | DMX PER PIXEL | | | | | |
| KX16 | MURAL WASH | FIXTURE | LUMENPULSE | LOG-HD-0VOLT (LENGTH PER PLANS) (30K-WATT) (FS-SHAW-CC-UCTL) (CERTIFICATION) | | | | 0.0VPM 2.0 10° | 1. CUSTOM COLOR TO MATCH FACADE |
| | | LAMP | LUMENPULSE | 3000K LED, 80+ CRI, 880LM/F, ASYMMETRICAL | | | | | 2. CUSTOM COLOR AT EACH INSTANCE |
| | | POWER SUPPLY | LUMENPULSE | 0-10V | | | | | 3. MOCK UP REQUIRED TO CONFIRM ARM LENGTH AND OPTICS |
| | | POLE | LUMENPULSE | 0-10V | | | | | |
| KX17 | MURAL FRAME | FIXTURE | TIVOLI | F20LM-30-S-D-24 (LENGTH PER PLANS) | | | | WHY 1.1 10° | |
| | | LAMP | TIVOLI | 3200K LED, 85 CRI, 30LM/F | | | | | |
| | | POWER SUPPLY | TIVOLI | 0-10V | | | | | |
| | | POLE | TIVOLI | 0-10V | | | | | |
| KX18 | CORNER TOWER GRABING BACKLIGHT | FIXTURE | LUMENPULSE | LOG-HD-0VOLT (LENGTH PER PLANS) (30K-WATT) (FS-SHAW-CC-UCTL) (CERTIFICATION) | | | | BLK-2.0 10° | 1. FIXTURE TO BE MOUNTED INSIDE TOWER TO BACKLIGHT EXISTING TRANSLUCENT WINDOW. MOCKUP REQUIRED TO CONFIRM OPTICS, OUTPUT, AND LENGTH |
| | | LAMP | LUMENPULSE | 3000K LED, 80+ CRI, 140LM/F, 10°-10° | | | | | |
| | | POWER SUPPLY | LUMENPULSE | 0-10V | | | | | |
| | | POLE | LUMENPULSE | 0-10V | | | | | |
| KX19 | EXISTING GOODRICH DETROIT LAMP | FIXTURE | EXISTING | REFURBISH AND REPAINT PER LANDSCAPE ARCHITECT | | | | | 1. CONTRACTOR TO CONFIRM EXISTING LAMP SIZE, SOCKET, AND WATTAGE |
| | | LAMP | TBD | TBD | | | | | 2. FIXTURE HOUSING TO BE REFINISHED AND REPAIRED PER LANDSCAPE ARCHITECT |
| | | POWER SUPPLY | | | | | | | |
| | | POLE | | | | | | | |
| KX19A | EXISTING SCORCE | FIXTURE | EXISTING | REFURBISH AND REPAINT PER LANDSCAPE ARCHITECT | | | | | 1. CONTRACTOR TO CONFIRM EXISTING LAMP SIZE, SOCKET, AND WATTAGE |
| | | LAMP | TBD | TBD | | | | | 2. FIXTURE HOUSING TO BE REFINISHED AND REPAIRED PER LANDSCAPE ARCHITECT |
| | | POWER SUPPLY | | | | | | | |
| | | POLE | | | | | | | |
| KX20 | EXISTING UPPER LEVEL PENDANT | FIXTURE | EXISTING | REFURBISH PER LANDSCAPE ARCHITECT | | | | | 1. CONTRACTOR TO FIELD VERIFY EXISTING LAMP SIZE, SOCKET, AND WATTAGE. LIGHTING DESIGNER TO SPECIFY LAMP BASED ON THIS INFORMATION |
| | | LAMP | TBD | TBD | | | | | |
| | | POWER SUPPLY | | | | | | | |
| | | POLE | | | | | | | |
| KX21 | ROUND WALL GRABING SCORCE | FIXTURE | VIBBA | 4720-07 | | | | MOCKUP 10 10° | |
| | | LAMP | VIBBA | 3000K LED, 80+ CRI, 70LM | | | | | |
| | | POWER SUPPLY | VIBBA | SWITCHED | | | | | |
| | | POLE | VIBBA | SWITCHED | | | | | |
| KX22 | WALL MOUNTED DIRECT INDIRECT | FIXTURE | BEGA | 32550-K3-CUS | | | | 0.0VPM 3 10° | |
| | | LAMP | BEGA | 3000K LED, 80+ CRI, 150LM, 20° | | | | | 1. CUSTOM FIXTURE COLOR PER LANDSCAPE ARCHITECT TO MATCH / CONTRAST WITH FACADE COLOR |
| | | POWER SUPPLY | BEGA | 0-10V | | | | | |
| | | POLE | BEGA | 0-10V | | | | | |
| KX22A | WALL MOUNTED DIRECT INDIRECT HIGH OUTPUT | FIXTURE | BEGA | 24550-K3-CUS | | | | 0.0VPM 3 10° | |
| | | LAMP | BEGA | 3000K LED, 85 CRI, 208LM, 10° | | | | | 1. CUSTOM FIXTURE COLOR PER LANDSCAPE ARCHITECT TO MATCH / CONTRAST WITH FACADE COLOR |
| | | POWER SUPPLY | BEGA | 0-10V | | | | | |
| | | POLE | BEGA | 0-10V | | | | | |
| KX22B | WALL MOUNTED DIRECT | FIXTURE | BEGA | 33081-K3-CUS | | | | 0.0VPM 3 10° | |
| | | LAMP | BEGA | 3000K LED, 80+ CRI, 40LM, 20° | | | | | 1. CUSTOM FIXTURE COLOR PER LANDSCAPE ARCHITECT TO MATCH / CONTRAST WITH FACADE COLOR |
| | | POWER SUPPLY | BEGA | 0-10V | | | | | |
| | | POLE | BEGA | 0-10V | | | | | |

| | | | | | | | | | | | | |
|------|-----------------------------|--------------|------------|--|-----------|----------|--------|------------|--------|--------|--|--|
| KX23 | TYPE NOT USED | | | | | | | | | | | |
| KX24 | GARAGE TUNNEL CEILING WASH | FUTURE | LUMENPULSE | LOG-HD-0VOLT (LENGTH PER PLANS) (30K-WATT) (FS-SHAW-CC-UCTL) (CERTIFICATION) | | | | WHY 2 1/2" | X | 3 1/2" | 1. MOCK UP REQUIRED TO CONFIRM OPTICS | |
| | | LAMP | LUMENPULSE | 3000K LED, 80+ CRI, 880LM/F, ASYMMETRICAL | 15.25 WLF | BY EYE | | | | | 2. FIXTURE LENGTH TO BE 1'-6" LESS THAN (SHELF - 1'-6" IF 4" TO AVAILABLE FIXTURE LENGTHS) | |
| | | POWER SUPPLY | LUMENPULSE | 0-10V | | | | | | | | |
| | | | | | | | | | | | | |
| KX25 | TYPE NOT USED | | | | | | | | | | | |
| KX26 | UNDER STAIR INDIRECT | FUTURE | LUMENPULSE | LOG-HD-48V (LENGTH PER PLANS) (30K-WATT) (FS-SHAW-CC-UCTL) (CERTIFICATION) | | | | 0.0VPM | 1 1/2" | X | 2 1/4" | 1. MOUNTING AND DETAIL TO BE COORDINATED WITH FINAL STAIR DESIGN |
| | | LAMP | LUMENPULSE | 3000K LED, 80+ CRI, 400LM/F, 30°-90° | | 4 WLF | BY EYE | | | | | 2. COLOR TO MATCH STAIRS AT MOUNTING POSITION |
| | | POWER SUPPLY | LUMENPULSE | 0-10V | | | | | | | | |
| | | | | | | | | | | | | |
| KX27 | CATENARY STRING LIGHTS | FUTURE | TWOVLI | LSI-B-B-10-30-AND-12-1/2 (20'10" FOOT) (LANS) + LEAD WIRE | | | | 8.40" | | | | 1. MOUNTING AND DETAIL TO BE COORDINATED WITH LANDSCAPE ARCHITECT |
| | | LAMP | TWOVLI | 3000K LED, 70+ CRI, 200LM/F | | 0.64 WLF | BY EYE | | | | | 2. CATENARY SAID NOT TO EXCEED 3% OF AVAILABLE RUN LENGTH |
| | | POWER SUPPLY | TWOVLI | 0-10V | | | | | | | | |
| | | | | | | | | | | | | |
| KX28 | STAGE CANOPY COLOR CHANGING | FUTURE | LUMENPULSE | LOG-HD-48V (LENGTH PER PLANS) (30K-WATT) (FS-SHAW-CC-UCTL) (CERTIFICATION) | | | | 0.0VPM | 1 1/2" | X | 2 1/4" | 1. MOUNTING AND DETAIL TO BE COORDINATED WITH LANDSCAPE ARCHITECT |
| | | LAMP | LUMENPULSE | RGBA LED | | 4 WLF | BY EYE | | | | | 2. FIXTURE FINISH TO MATCH STAGE CANOPY FINISH. FINISH SAMPLE REQUIRED WITH SUBMITTAL. |
| | | POWER SUPPLY | LUMENPULSE | DMX | | | | | | | | |
| | | | | | | | | | | | | |
| KX29 | ILLUMINATED POLE | FUTURE | TECORNULUM | TRIPLE-14-3000K TOP FLOODING PATTERNS TO BE COORDINATED WITH LANDSCAPE ARCHITECT | | | | 0.0VPM | | X | 14' | 1. FEATURE TO BE MOUNTED SO WIDEST FACE OF POLE IS TOWARDS CENTER OF PLAZA |
| | | LAMP | TECORNULUM | 3000K LED, 70+ CRI | 33 W | BY EYE | | | | | | 2. FIXTURE FINISH TO MATCH STAGE CANOPY FINISH. FINISH SAMPLE REQUIRED WITH SUBMITTAL. |
| | | POWER SUPPLY | TECORNULUM | 0-10V | | | | | | | | |
| | | | | | | | | | | | | |



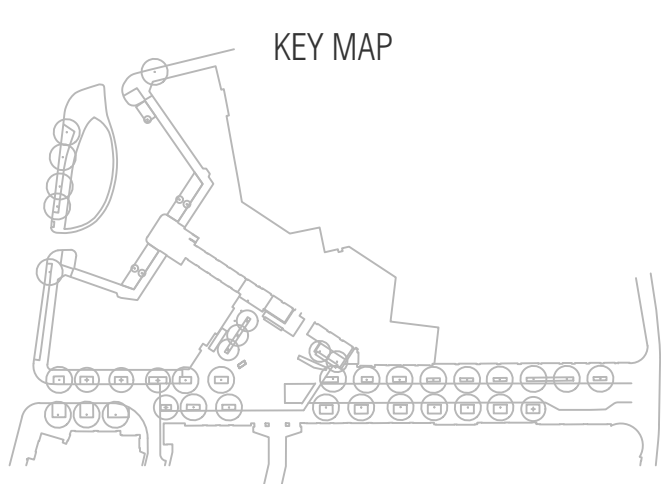
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1020 CAMERON STREET ALEXANDRIA, VA 22314
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PROJECT NAME
DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP



NOT FOR CONSTRUCTION

| SUBMISSIONS/ REVISIONS | |
|------------------------|--------------------------|
| 2019-06-10 | SCHEMATIC DESIGN |
| 2020-01-13 | RESUBMISSION |
| 2020-01-22 | HPC INITIAL CONSULTATION |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|------------------------|------------|
| SCALE: | |
| DATE: | 11/15/2019 |
| PROJECT NUMBER: | W1901 |
| LIGHTING PLAN - AREA 4 | |
| DRAWING TITLE: | |
| LD0104 | |
| SHEET NUMBER: | |

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: PPA SILVER SPRING LLC
Contact Person: _____
Address: _____
Phone: _____
Signature: _____ Date: _____

KX8 MOUNTING DETAIL NOT TO SCALE

ILLUMINATED FACE OF FIXTURE

EASEMENT ALTERATION APPLICATION REPORT
SILVER SPRING SHOPPING CENTER



prepared for
MONTGOMERY COUNTY HPC
JANUARY 22, 2020

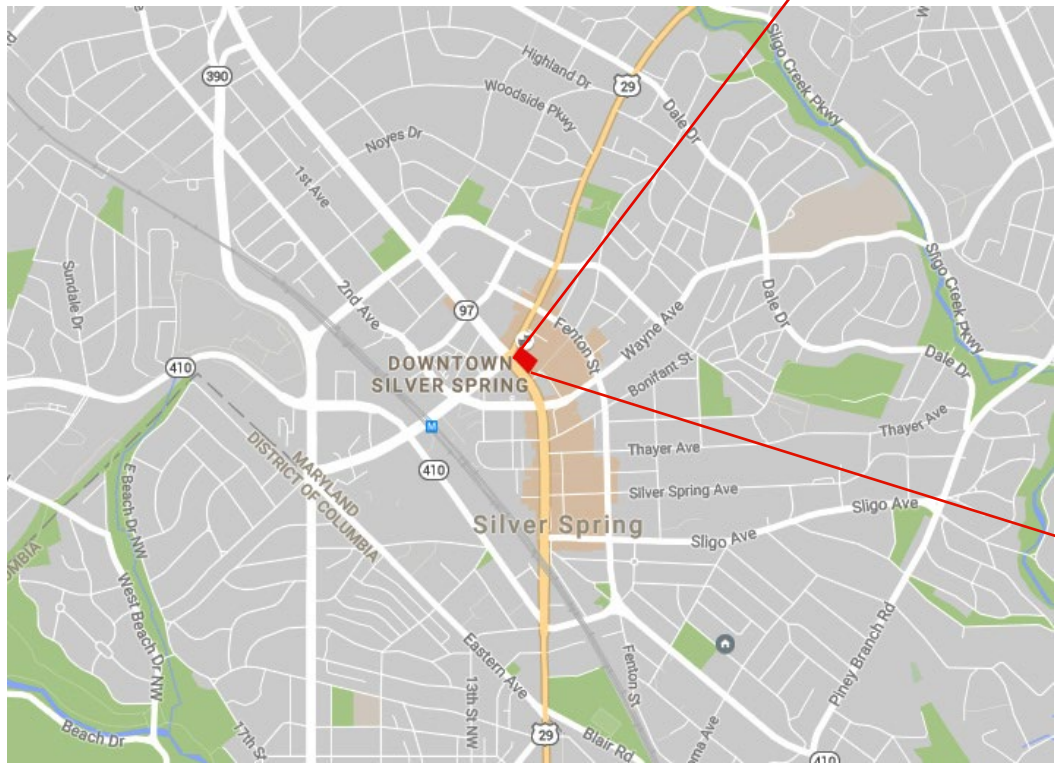
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AND URBAN DESIGN

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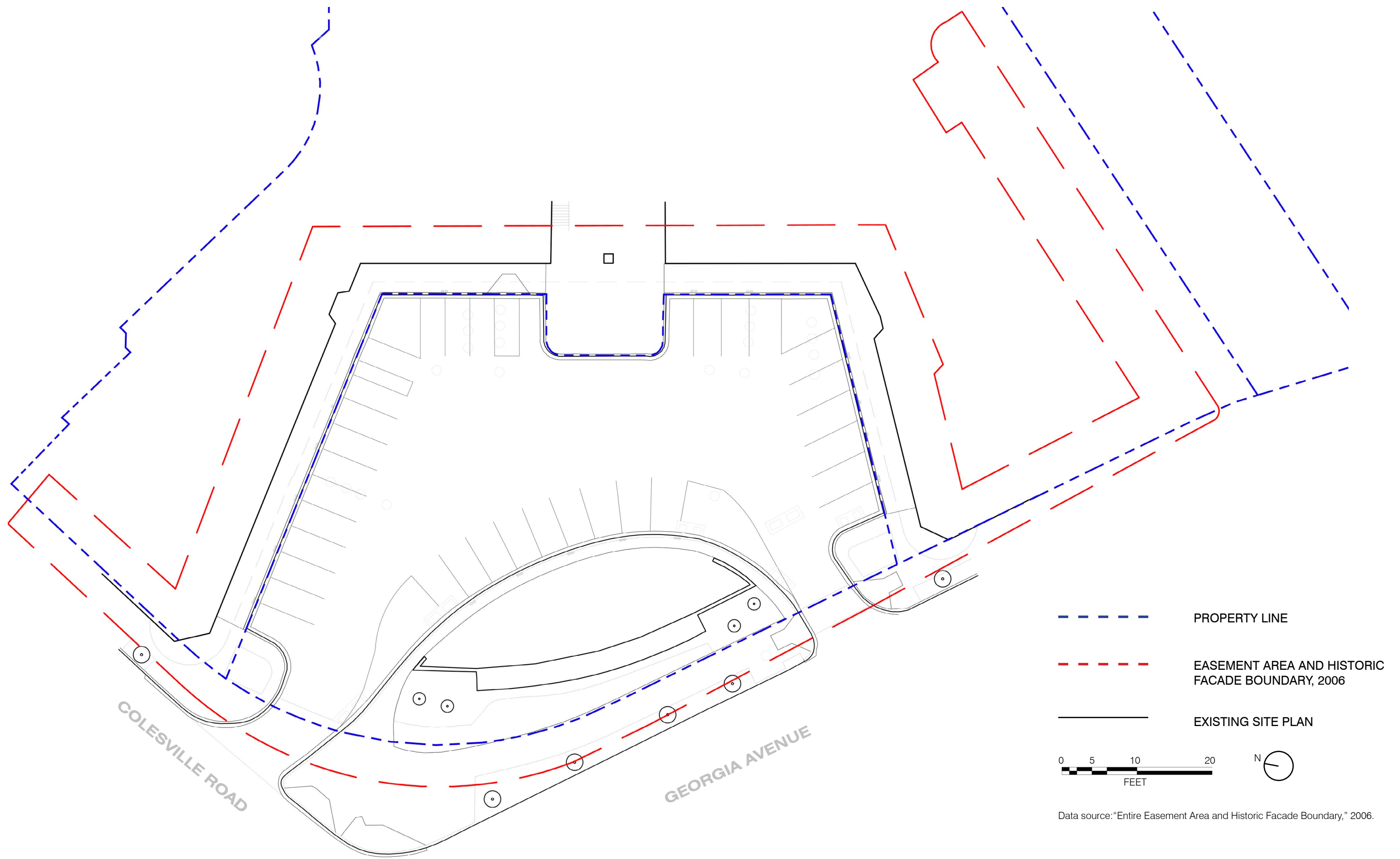
PROJECT AREA



SILVER SPRING SHOPPING CENTER
Silver Spring, Maryland

PROJECT LOCATION

OCULUS
January 22, 2020
23
PAGE 2





Silver Theatre and Shopping Centre from Colesville Road/Georgia Avenue intersection. Undated photograph, c. 1938, courtesy AFI Silver Theatre and Cultural Center.



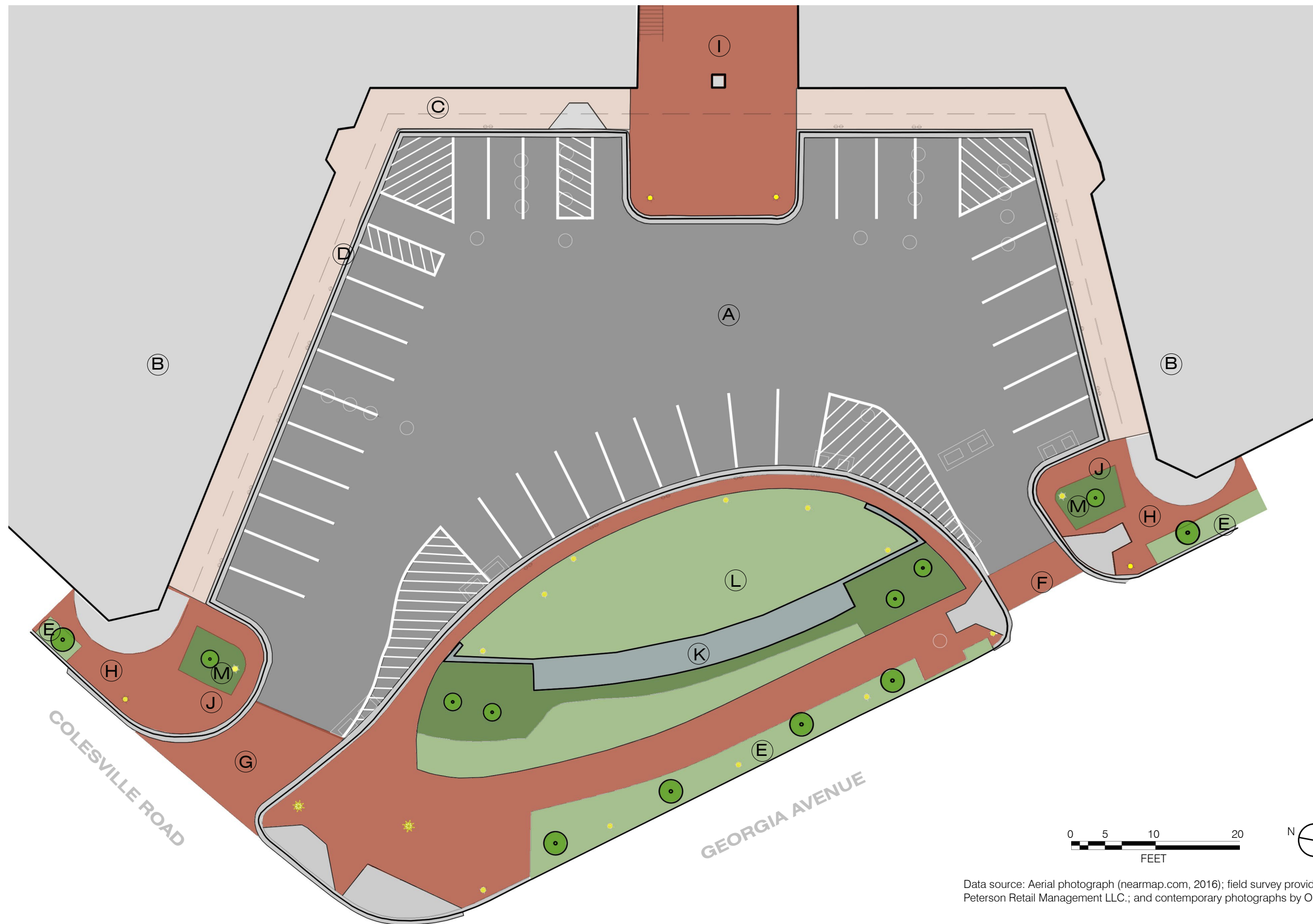
Silver Theatre and Shopping Centre from Colesville Road/Georgia Avenue intersection. Undated photograph, c. 1938, courtesy AFI Silver Theatre and Cultural Center.



Silver Theatre and Shopping Centre west elevation from Colesville Road/Georgia Avenue intersection. Undated photograph, c. 1952, courtesy AFI Silver Theatre and Cultural Center.



Silver Theatre and Shopping Centre south elevation and parking lot. Undated photograph, c. 1940 courtesy AFI Silver Theatre and Cultural Center.



- (A) 16,246-SQUARE-FOOT ASPHALT PAVED PARKING AREA, ACCOMMODATES 33 VEHICLES, 24 FACING STOREFRONTS, 9 FACING GEORGIA AVE.
- (B) SILVER SPRING SHOPPING CENTER
- (C) CONCRETE SIDEWALK, MATERIAL LIKELY REPLACED
- (D) CURBS, GUTTER, ACCESSIBILITY RAMPS, TYP.
- (E) STREET PLANTING
- (F) ENTRANCE AT GEORGIA AVE.
- (G) EXIT AT COLESVILLE RD.
- (H) BRICK PAVING, REPLACED CONCRETE SIDEWALKS ALONG STREETS AND AT BUILDING CORNERS, IN COMPLIANCE WITH MONTGOMERY COUNTY DESIGN STANDARDS
- (I) BRICK PAVED PASSAGE FROM ELLSWORTH DRIVE, CIRCA 2004
- (J) BRICK PAVED BUMP OUTS WITH PLANTING BEDS
- (K) WATER FEATURE, SITE WALL, "DOWNTOWN SILVER SPRING" SIGN, CONSTRUCTED CIRCA 2004
- (L) 4,700-SQUARE-FOOT LANDSCAPED AREA AND TURF
- (M) PLANTING BEDS WITH FLOWERING TREES AND GROUND COVER

| | |
|--|------------------|
| | STREET TREES |
| | PARKING METERS |
| | SITE LIGHTING |
| | UTILITY MANHOLES |
| | STORM GRATES |

Data source: Aerial photograph (nearmap.com, 2016); field survey provided by Peterson Retail Management LLC.; and contemporary photographs by Oculus



Shopping center vehicular entrance and east elevation from Georgia Avenue.
Photograph 2016, OCULUS.



Shopping center east elevation and signage from Georgia Avenue.
Photograph 2016, OCULUS.

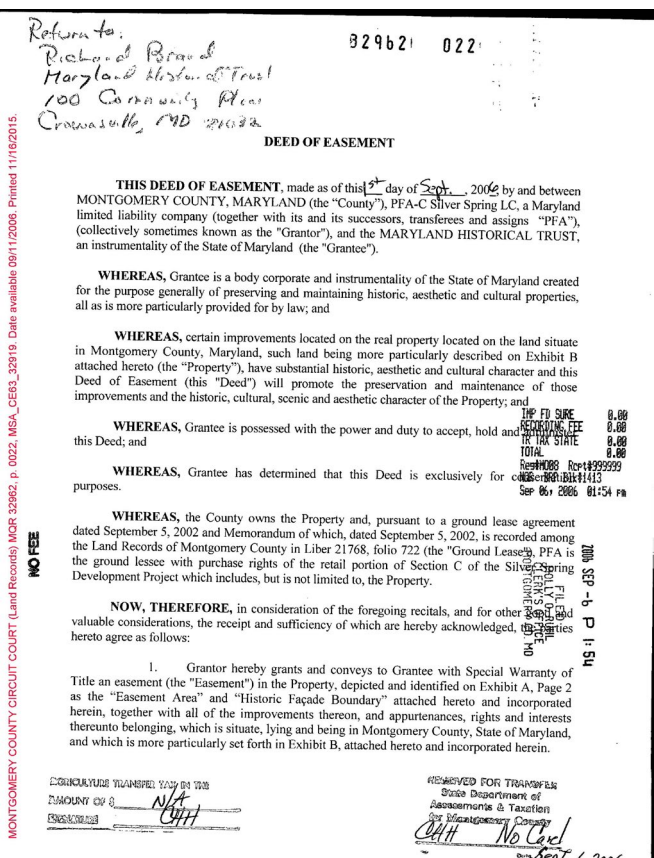
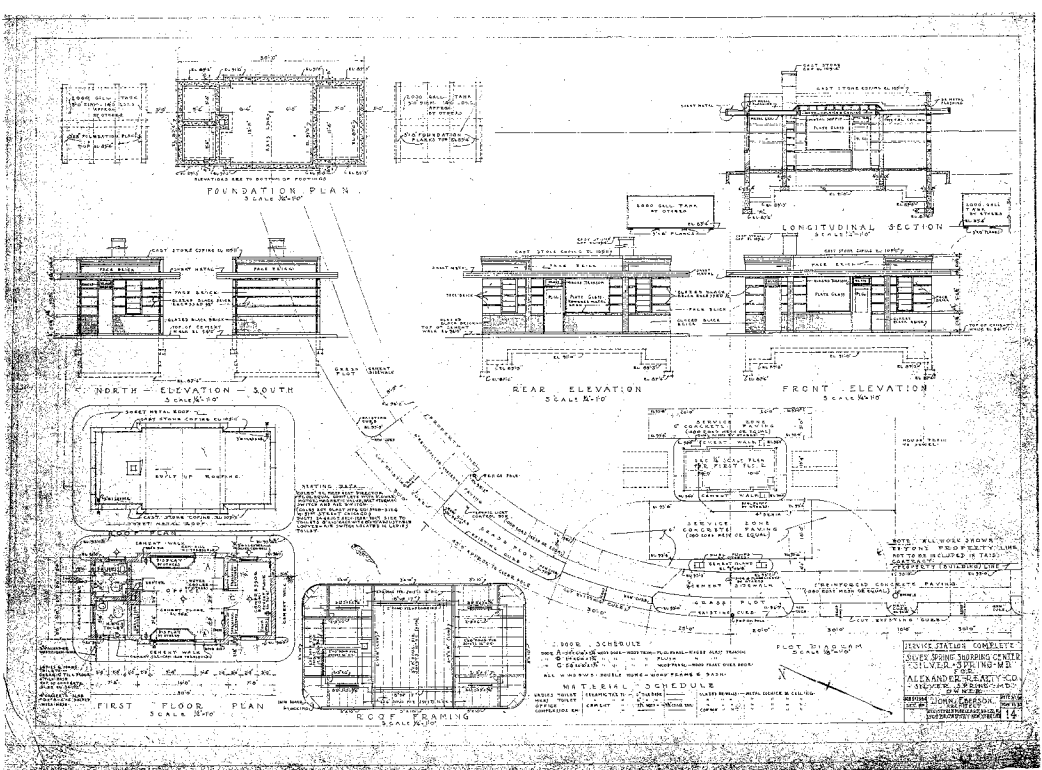
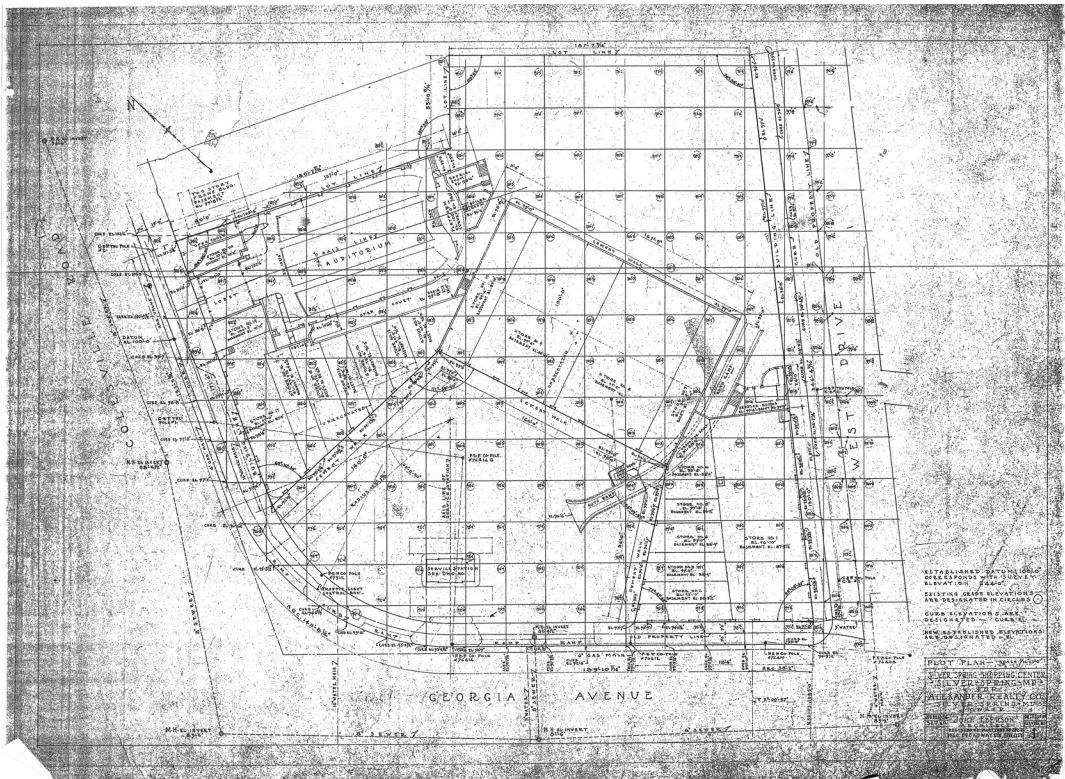


Shopping center historic facade, concrete walk, and parking lot, looking east.
Photograph 2016, OCULUS.



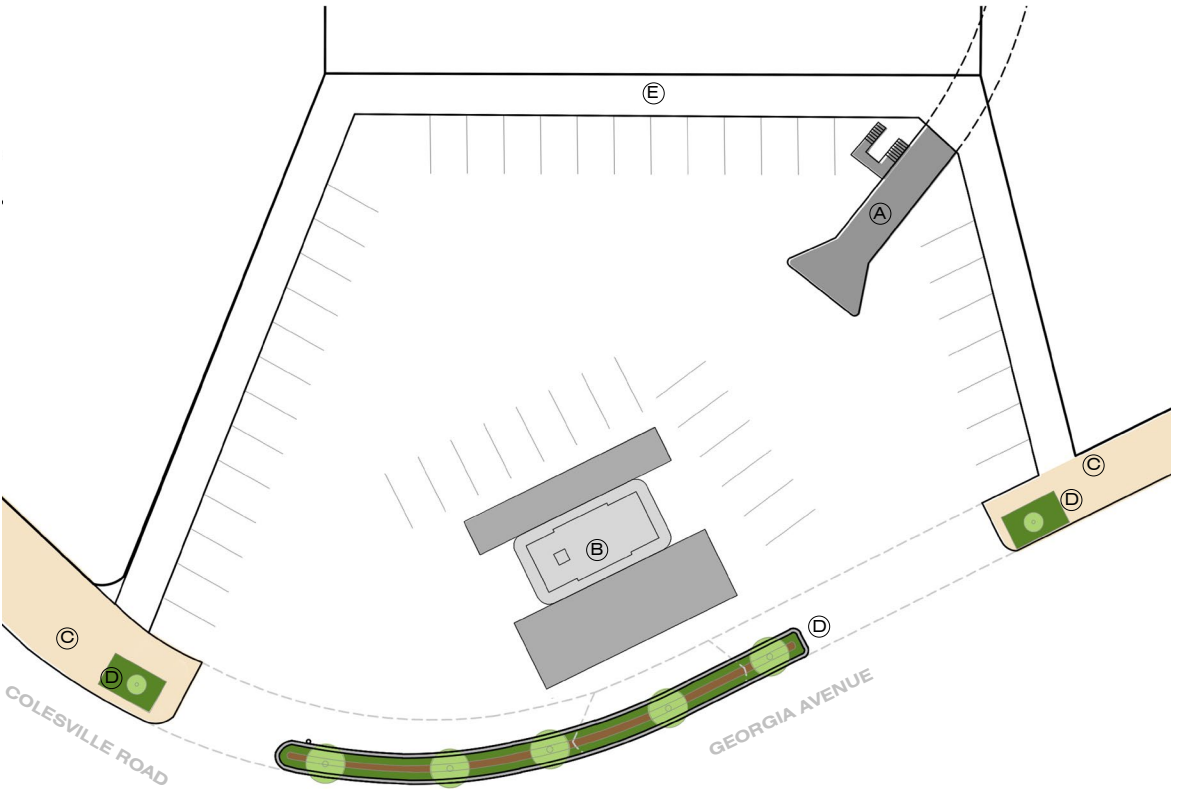
Shopping center parking lot and historic facade, looking north.
Photograph 2016, OCULUS.

Upon undertaking the design project at Silver Spring Shopping Center, OCULUS engaged in a process of analysis comprising a review of available literature, historic photographs, maps, and drawings. Analysis also included precedent studies and site visits. In preparation for the conceptual design process, OCULUS studied the National Register of Historic Places Registration Form regarding the site (1988), the Maryland Historical Trust (MHT) Inventory form for the Silver Spring Commercial District (1976), and the Deed of Easement (2006). OCULUS also reviewed the MHT's comments regarding a denied Change of Alteration Application submitted on September 21, 2015. Facsimiles of the original architectural drawings (John Eberson, Architect, 1938) were reviewed, as were historic photographs and postcards (various dates, sources, and repositories). Representatives from OCULUS visited the site on several occasions to study and document the existing site conditions. The analysis process also included the overlay of historic and contemporary graphic material to create diagrams that illustrated the integrity of the extant historic elements and explicate the spatial relationships of the existing features. The analysis methodology followed the guidance provided by “The Secretary of the Interior’s Standards for the Treatment of Historic Properties” (1995), “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes” (1996), “National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes,” and “Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations” (2008). The design team consulted “The Neighborhood Shopping Center in Washington, D.C., 1930-1941” (1992), and “Blacktop History: The Case for Preserving Parking Lots” (2014), among others.



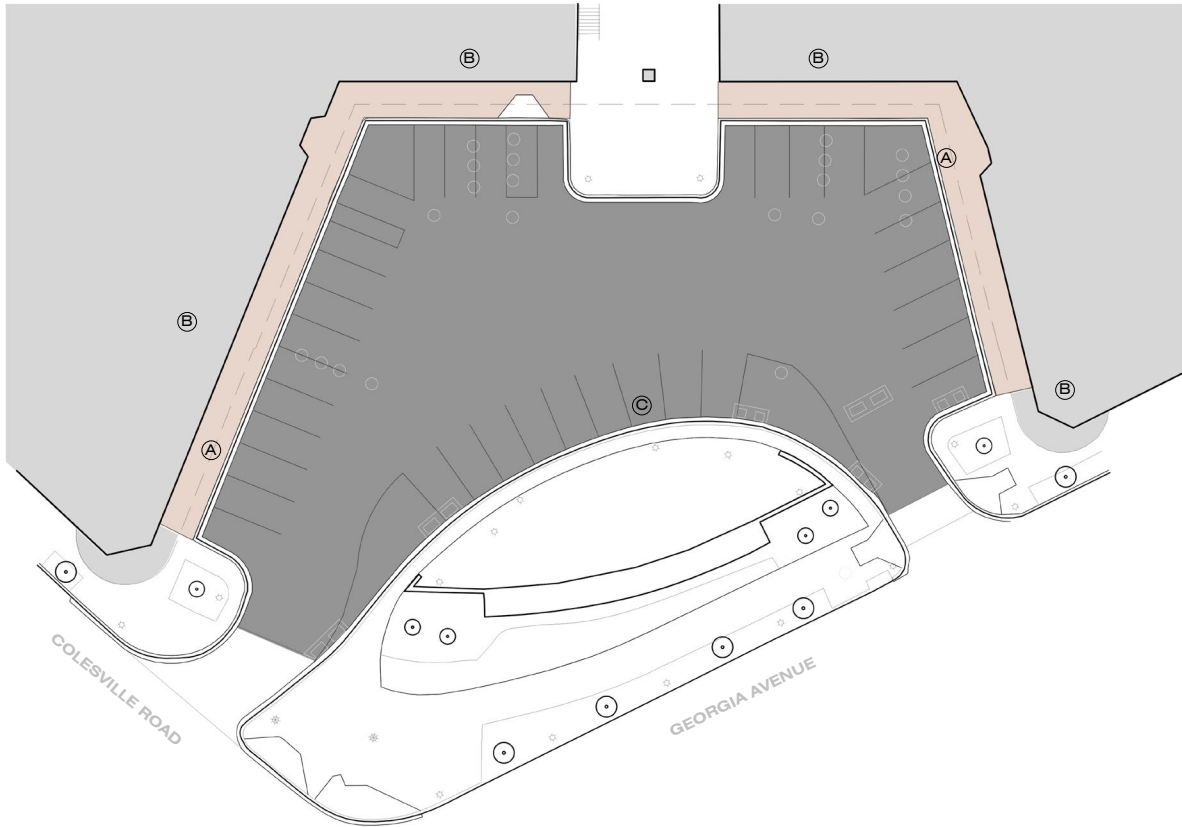
The site analysis led to several findings that informed the design process. Although some of the original conditions have been altered or destroyed, many of the historic materials and spatial relationships remain. According to the MHT inventory for the Silver Spring Commercial District (M:36-7), the “Apple Orchard Beer Garden” preceded the shopping center at the corner of Colesville Road and Georgia Avenue. When the original site was constructed in 1938, vehicles entered and exited the parking lot from both bordering streets while an underground ramp provided automobile access to a secondary surface lot east of the shopping center. Parking was limited to stalls directly adjacent to the storefronts and to the rear of the service station. The presence of a service station in the central area of the lot influenced automobile circulation and meant that the site was sometimes used by patrons of the service station only, rather than those parking in the lot for extended periods while shopping. The removal of the service station and underground ramp (c. 1954-1959) altered the site in several ways: the lot was no longer frequented by short-term patrons of the service station; parking stalls were created across the entirety of the site rather than only adjacent to the storefronts; and Colesville Road and Georgia Avenue became the only automobile access points. Based on aerial photographs taken subsequent to 1950, parking patterns have changed several times over the years. The installation of brick pavers on the sidewalks adjacent to the surrounding streets (c. 1993) resulted in a conversion of the historic paving at the site; construction of a lawn and planting area and the “Downtown Silver Spring” sign (c. 2004) further altered the character of the historic landscape near the surrounding streets; and the creation of the pedestrian passage (c. 2004) altered both the integrity of the historic façade and the patterns of pedestrian circulation.

Surviving historic features include the asphalt parking lot, the six-inch-high concrete curbs, the ten-foot-wide concrete walks adjacent to the building (other than those areas replaced by brick), and the building façade (other than the aforementioned passage), which includes canopies and metal, bell-shaped lights. The historic spatial organization of the parking lot is mostly intact in the areas immediately adjacent to the building façade and at the automobile entrance and exit. The extant historic materials of the parking lot include the concrete walks adjacent to the storefronts (although the concrete may have been replaced and has been altered with the addition of ADA accessible ramps and with the introduction of brick paving on the peripheries and near the passage); the raised curbs separating the concrete walks from the asphalt parking lot (although the concrete may have been replaced); the asphalt material of the parking lot (although the asphalt likely has been replaced multiple times); street trees along Georgia Avenue and Colesville Road were present during the historic period and persist, although these have been replaced due to attrition and alterations to Georgia Avenue and Colesville Road; the low shrub that enclosed the lot during the period of significance is no longer extant.



- (A) BELOW GRADE PEDESTRIAN AND VEHICULAR ACCESS, REMOVAL DATE UNKNOWN.
- (B) FILLING STATION REMOVED 1954-1959.
- (C) CONCRETE SIDEWALK ALONG COLESVILLE RD AND GEORGIA AVE REPLACED WITH BRICK, CIRCA 1993.
- (D) CURB, STREET TREES, AND HEDGES PRESENT IN HISTORIC PERIOD PHOTOGRAPHS, REMOVAL DATE UNKNOWN.
- (E) FACADE ALTERED WITH THE INTRODUCTION OF PEDESTRIAN BREEZEWAY; CONCRETE WALK, GUTTER, AND PARKING LOT ALTERED WITH THE INTRODUCTION OF BRICK PAVING AND CURB CUTS.

HISTORIC PERIOD LANDSCAPE FEATURES REMOVED OR ALTERED



- (A) CONCRETE SIDEWALK AND CURBS (LIKELY REPLACED TO MATCH ORIGINAL MATERIALS)
- (B) BUILDING FACADE
- (C) 16,246-SQUARE-FOOT ASPHALT PARKING LOT (WESTERN EXTENT MODIFIED IN 2004 WITH LAWN, FOUNTAIN, SITE WALL, AND PLANTING AREA), STRIPING AND ASPHALT LIKELY REPLACED.

HISTORIC PERIOD LANDSCAPE FEATURES SURVIVING

This description identifies those features of the site that are proposed for retention and/or removal, and characterizes proposed new design elements and treatments of surviving historic features. The description is followed by a discussion of how the proposed design complies with and responds to the Secretary of the Interior’s Standards for Rehabilitation (codified in 36 CFR 67). See the attached documents for graphic illustrations.

The purpose of the proposed rehabilitation of the parking lot is to accommodate new outdoor passive recreation use with the installation of temporary, pedestrian-scale elements.

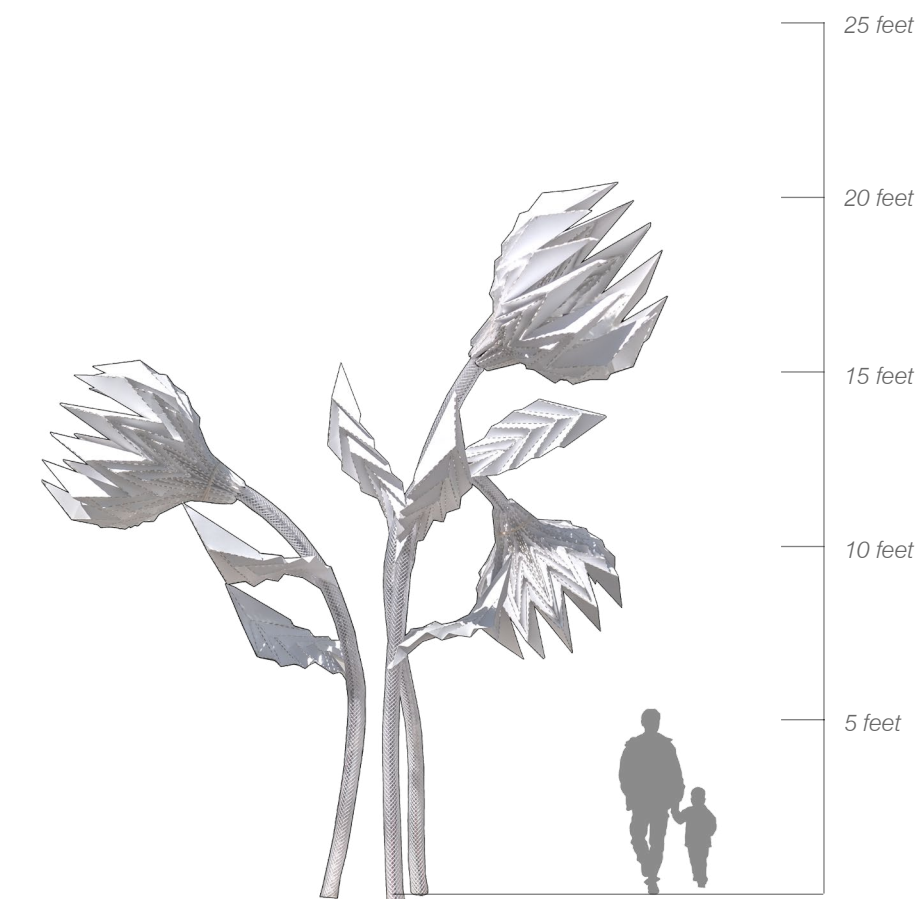
The overall design approach is to:

- Retain the paving features that convey the significance of the parking function;
- Enhance the views into and out of the historic property;
- Include removable/reversible features such as wood decking, plantings, and public art;

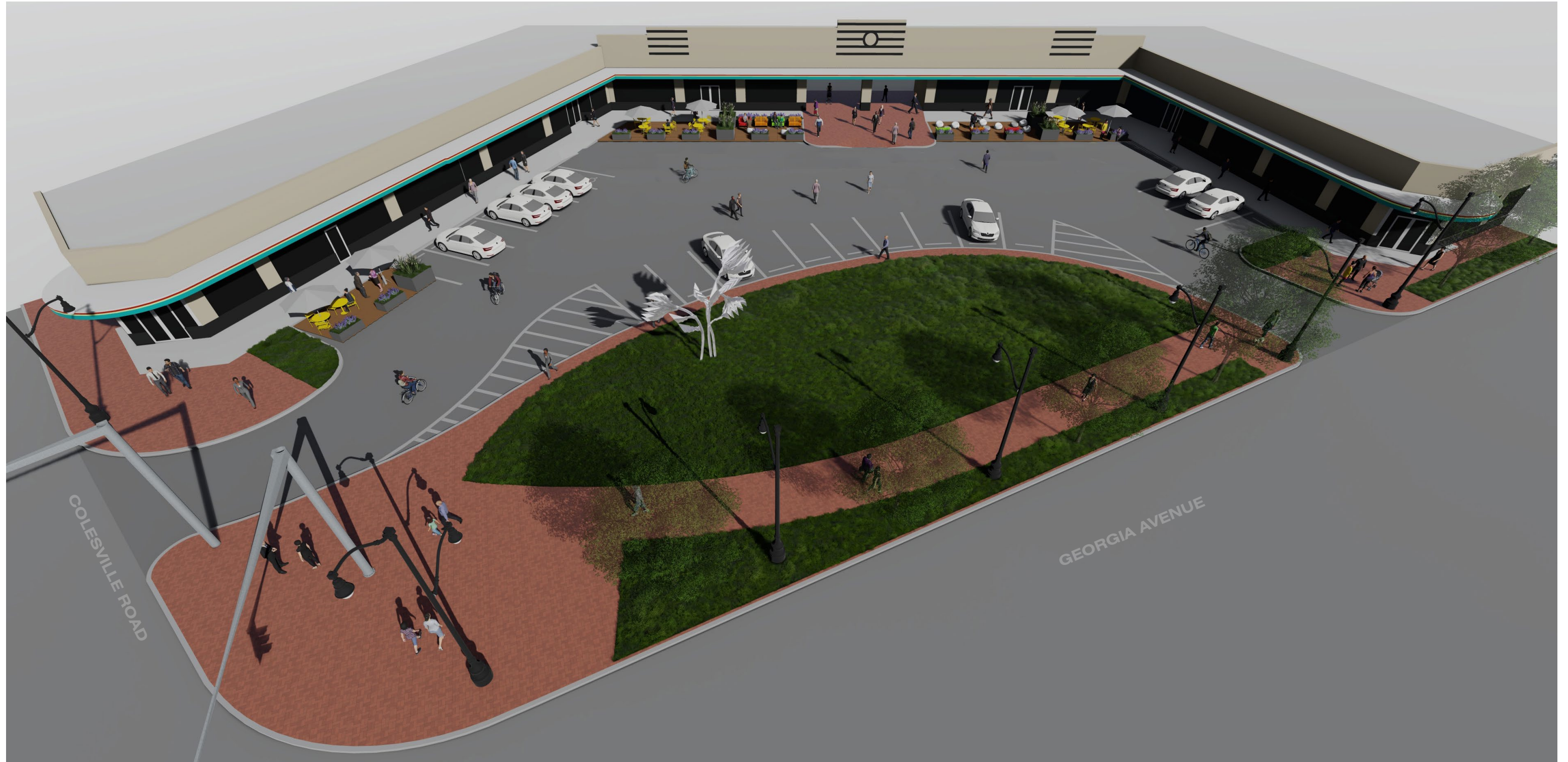
The proposed interventions will have a minimal construction impact on the site, are compatible with the scale and materials of the existing historic resource, and are completely reversible. There are no proposed alterations to the building façade or the alignments, materials, or surface treatments of the ten-foot-wide concrete sidewalk and six-inch-high raised curb adjacent to the façade. The existing geometry and scale of the parking lot will be retained and will remain paved with asphalt, which will be resurfaced.

The proposed design maintains the significant visual relationship of the historic building façade and historic parking lot. The planted lawn area near Georgia Avenue, and the accompanying sign, water feature, and wall – all of which are non-contributing features— will be removed. The elliptical area will be regraded from its current terraced condition to a more gradual topography, it will be planted with low to medium height perennials, grasses, and shrubs, and will serve as the setting for a sculptural object installed as public art. The artwork, called *Blumen Lumen II* and executed by FoldHaus Collective, is a commissioned stainless-steel sculpture of three flowers, ranging from 18-24 feet in height and occupying a 10-foot diameter space. Integrated LED lighting will provide nighttime interest. The exact location of the artwork within the elliptical area will be selected to minimize visual intrusions on the historic facade.

The project also entails the creation of outdoor cafe-style seating areas in certain places presently occupied by parking stalls. To facilitate this, several non-contributing parking meters and signs will be removed, 14 parking stalls will be eliminated, and wood decking on pedestals will be installed. The wood decking, meant to be temporary, is non-invasive and easily removed. Movable furniture and metal planters with rotating annuals will be set upon the wood decking. A painted graphic on asphalt will provide a buffer between the seating area and vehicular circulation areas.



Blumen Lumen II scale comparison





The submitted design complies with the *Secretary of the Interior’s Standards for Rehabilitation* and is informed by the *Secretary of the Interior’s Guidelines for the Treatment of Cultural Landscapes* in a number of ways. Specifically,

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic use (automobile parking) of the area in question is retained, although the number of available spaces will be reduced by about 40% from the current number of 34 to 20. New interventions within the historic easement focus on introducing areas for outdoor dining and passive recreation: removable wood decking on pedestals will be installed in selected areas, movable and removable site furnishings will be added, a painted graphic will be applied to the pavement to provide a buffer between the seating area and drive aisle, non-contributing lighting will be updated, and limited plantings and a new public art sculpture will be sited in an already-compromised area of the site’s perimeter.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The existing, though compromised, historic character of the building façade is retained without further alteration. Extant historic-period landscape elements (concrete walks and curbs) are retained, as is the crescent-shaped form of the parking lot and its function as an automobile parking lot. The surviving historic spatial organization of the site is retained. Visual relationships between the street and facade are improved through the removal of obtrusive, non-historic landscape and signage features.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

All proposed new interventions will be contemporary in material and form.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Previously prepared historical documentations and evaluations indicate the period of significance is 1938. Features and alterations post-dating the documented period of significance are not likely to be determined as significant.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed concept retains the historic character of pedestrian concrete paving and vehicular asphalt paving. However, it is likely that the existing concrete and asphalt paving post-dates the period of significance given the expected life of service of asphalt and concrete paving. No modifications are proposed to existing concrete walks or curbs; the existing asphalt will be seal-coated as part of routine maintenance.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed design includes retaining and repairing the concrete and asphalt paving. Repairs of concrete paving and curbing will match the existing concrete paving and curbing. The existing asphalt paving will be retained and, if repairs are necessary, they will match the existing materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Surface cleaning of historic paved features will be undertaken following best practices for building materials conservation. The historic building façade will be protected from cleaning operations.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

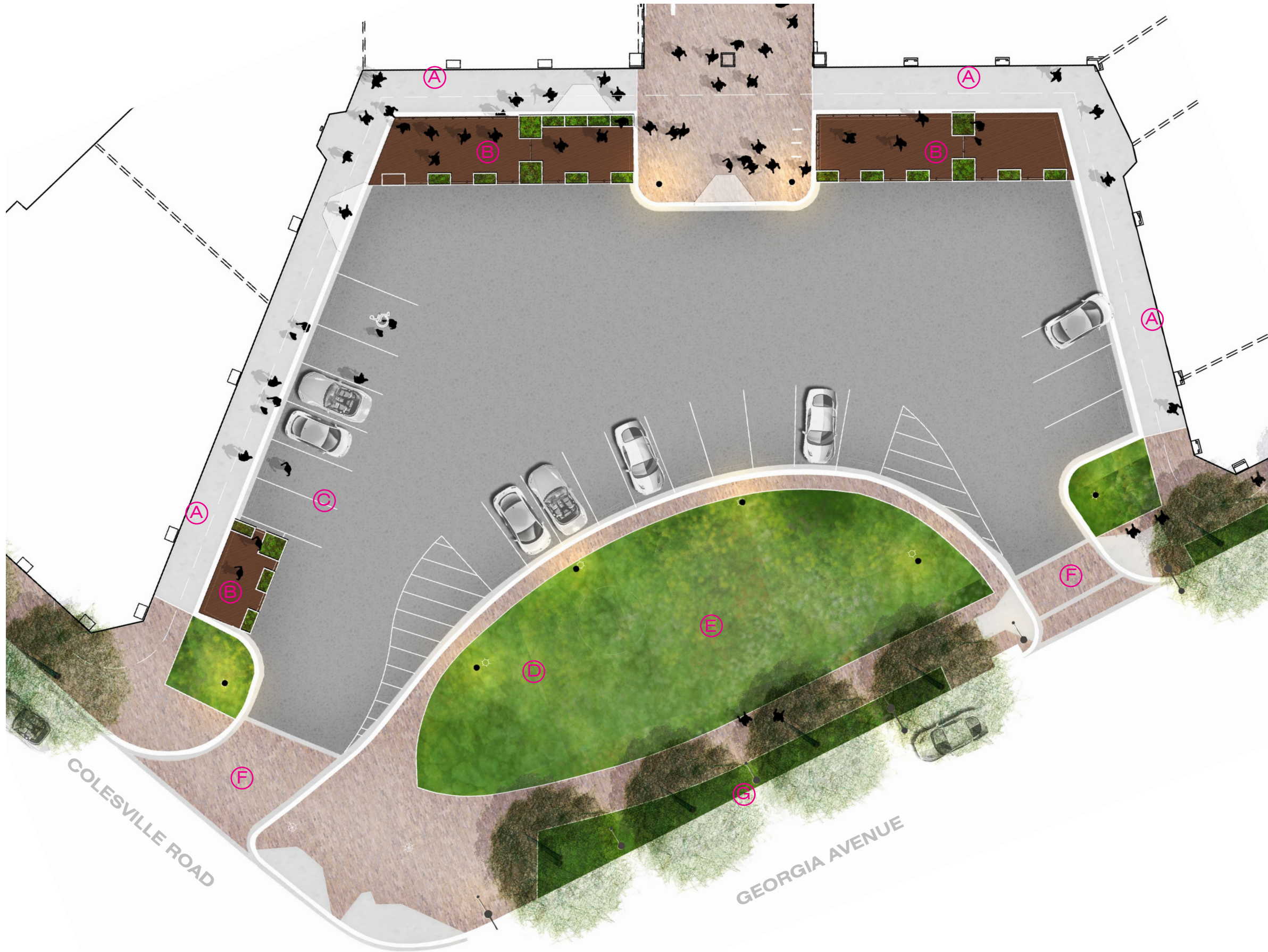
Information available to the design team did not indicate the presence or likely presence of archaeological resources within the limits of the parking lot and streetscape. Much of the project area has been disturbed after the period of significance with the removal of the service station and the vehicular underpass, the upgrading of subsurface stormwater management infrastructure, and various streetscape alterations.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

While compatible with the historic features of the site, the new elements will be readily differentiated from the historic features and will not create a false sense of the site’s development. All proposed new interventions will be contemporary in materials and form. The proposed character of new site furnishings and planted features are compatible with the extant historic resources.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

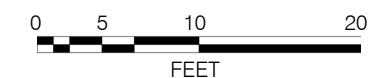
The proposed design elements can be removed without negatively affecting the form and integrity of the historic building, the concrete walks and curbs, and the surviving areas of parking.



PROPOSED DESIGN

- (A)** HISTORIC BUILDING FACADE, CONCRETE WALK, AND CONCRETE CURB TO REMAIN
- (B)** TEMPORARY WOOD DECK ON PEDESTALS, TEMPORARY PLANTERS, MOVABLE SEATING
- (C)** PARKING STRIPING ON ASPHALT
- (D)** SCULPTURAL PUBLIC ART, SITING APPROXIMATE
- (E)** AREA PLANTED WITH SHRUBS, PERENNIALS, GRASSES
- (F)** EXISTING VEHICULAR ACCESS TO REMAIN
- (G)** EXISTING STREETScape TO REMAIN

Note: Site lighting not shown: Site illumination (type and placement) to be developed in consultation with lighting designer to meet Montgomery County standards. Movable furniture not shown, exact locations to be determined.





Loll Designs "Go Loveseat"

Note: Character images identified here are shown to provide general character of site furnishings. Final selections to be determined.



Plust "Gumball" collection furniture



Site selection and survey.



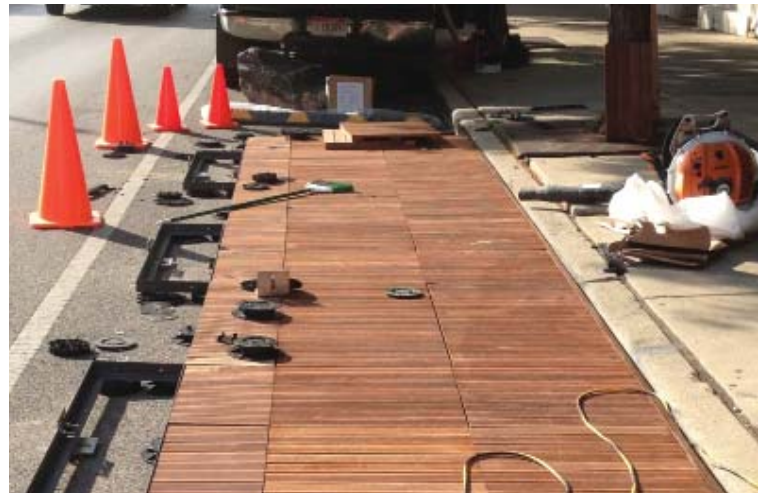
Set pedestals roughly 2 feet apart.



Level with Versadjust pedestal slope compensator and install bracing.



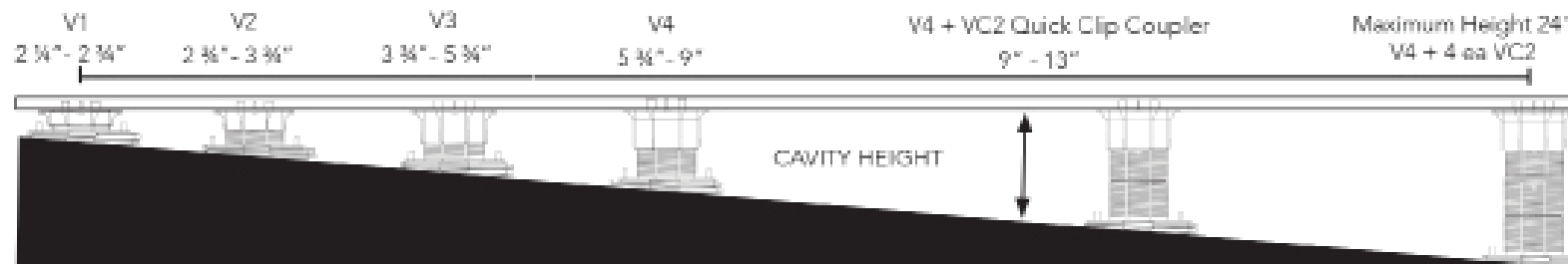
Completed bracing, Anchor to curb and road base.



Install planter support brackets if needed.



Install fascia boards, planters, & railing.



Place furniture and enjoy!

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

January 21, 2020

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Ms. Rebecca Ballo
Historic Preservation Office
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Downtown Silver Spring - Request for Preliminary Consultation

Dear Ms. Ballo:

We represent 8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PFA-B Silver Spring LC, PFA-C Silver Spring LC, PFA-D Silver Spring LC, PFA-H Silver Spring LC, PFA Silver Spring Manager LC ("Applicants"), which are the owners of certain property known as Downtown Silver Spring ("Property"). Applicants seek a preliminary consultation with the Historic Preservation Commission for the installation of new amenities within an area of the Property known as Gateway Plaza. Because this portion of Property is within Silver Spring Locational Atlas Historic District ("Historic District"), a historic area work permit ("HAWP") application for Applicants' proposed improvements is required under the Montgomery County Code (the "Code").

Property Background

The Property is located within an area generally bounded by Colesville Road, Georgia Avenue, Cedar Street, and Wayne Avenue in Silver Spring and known as Downtown Silver Spring. The Property is more particularly described as follows:

- Parcel A, Block A, as shown on Plat No. 21017 recorded among the Land Records of Montgomery County, Maryland (the "Land Records") on April 15, 1999.
- Parcel A, Block E, and Parcel B, Block A, as shown on Plat No. 22598 recorded among the Land Records on June 17, 2003.
- Parcel A Block D as shown on Plat No. 21284 recorded among the Land Records on January 4, 2000.

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- Parcels D, E, F, G and H, Block B, as shown on Plat No. 21573 recorded among the Land Records on September 1, 2000.

Parcels A, B, C, and D, Block C, as shown on Plat No. 22271 recorded among the Land Records on August 13, 2002.

Parts of the Property are located within the Historic District. Historic resources on the Property include the Silver Theatre and Silver Spring Shopping Center. The area of the Property, which included these historic resources, is also subject to a historic preservation easement between PFA-C Silver Spring LC and the Maryland Historic Trust (“MHT”), recorded among the Land Records of Montgomery County, Maryland at Liber 82962, folio 022 (the “Historic Easement”). The purpose of the Historic Easement is to protect the historic façade and its setting. The 39,449 square foot easement area comprises the architectural façade and associated parking lot, as shown on the sketch and description appended to the Historic Easement (Exhibit A).

The Silver Spring Shopping Center opened in 1938. The latest alteration was a major building renovation and addition completed in 2004, as part of the Downtown Silver Spring development on the Property. The shopping center is historically significant, in part, because its design (by architect John Eberson) included integrated parking, an innovative design concept at the time of construction. The recessed asphalt lot was flanked on the north, east, and south by the crescent-shaped shopping center complex and on the west/northwest by Georgia Avenue and Colesville Road. A ten-foot-wide concrete walk and six-inch-high curb separated the parking lot from the building. In 1938, the 20,650-square-foot lot accommodated approximately 40 parked cars. It also included a freestanding 2,490-square-foot service station and a vehicular underpass that accessed an additional lot to the east of the shopping center complex. The service station and underpass were demolished in the mid-twentieth century. The western section of the asphalt parking lot was modified in 2004 with the installation of a 4,700-square-foot planted lawn and a 120-footlong retaining wall with an integrated water feature and sign. After the 2004 renovation, the 16,246-square-foot lot has accommodated approximately 33 parked cars. Automobile circulation patterns are unidirectional, with the entrance located on Georgia Avenue and the exit on Colesville Road.

Applicant’s Proposal

As a part of Site Plan Amendment Application No. 81999002M, Applicants are proposing to modify and enhance Gateway Plaza by adding new features and amenities to include public art, plantings, and outdoor café-style seating. Given Gateway Plaza’s status as the foreground of the historic Silver Spring Shopping Center and location within the Historic District, the design approach is to:

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- Retain the paving features that convey the significance of the parking function;
- Enhance the views into and out of the historic property;
- Include removable/reversible features such as wood decking, plantings, and public art;

The proposed interventions will have a minimal construction impact on the Gateway Plaza, are compatible with the scale and materials of the existing historic resource, and are completely reversible. There are no proposed alterations to the building façade or the alignments, materials, or surface treatments of the ten-foot-wide concrete sidewalk and six-inch high raised curb adjacent to the façade. The existing geometry and scale of the parking lot will be retained and will remain paved with asphalt, which will be resurfaced as part of routine maintenance.

The proposed design restores the significant visual relationship of the historic building façade and historic parking lot. Within Gateway Plaza, the elliptical area near Georgia Avenue, which includes a planted lawn, the Downtown Silver Spring sign, a water feature, and wall (all of which are noncontributing features) will be removed. The elliptical area will be re-graded from its current terraced condition to a more gradual topography thereby enhancing views into and out of the historic property. This area will be replanted with low to medium height perennials, grasses, and/or shrubs, and will serve as the setting for new public artwork. The exact location of the proposed artwork within the elliptical area will be selected to minimize visual intrusions on the historic façade. Applicants have presented a proposed artwork to be located within the elliptical area called Blumen Lumen II to both the MHT and the Montgomery County Art Review Panel. Blumen Lumen II is a collection of three oversized flowers, each ranging from 18 to 24 feet in height that will be custom designed and fabricated for the Downtown Silver Spring site by FoldHaus. At night, an integrated state-of-the-art LED lighting system will flood the surfaces of the flowers with high-saturation color in ever-shifting patterns. Select metal surfaces will be laser-perforated to create shadows and light both during daytime and nighttime with LED illumination. The LED lighting will also provide opportunities for dynamic interaction with external conditions. As described below, the proposed features will not obscure or substantially alter the historic façade of the buildings or the parking lot.

The proposed improvements to Gateway Plaza also entail the creation of temporary outdoor cafe-style seating areas in certain places presently occupied by parking stalls, as shown on the plans included with this application. To facilitate this, certain noncontributing parking meters and signs will be removed, 14 parking stalls will be eliminated, and wood decking on pedestals will be installed. The wood decking, designed and installed to be temporary, is non-invasive and easily removed. Movable furniture and metal planters with rotating annuals will be set upon the wood decking.

The Historic Easement requires Applicants to present the proposal to the MHT for review. Per their letter dated December 12, 2019, the MHT has conditionally approved the above

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described modifications to Gateway Plaza (see attached letter, Exhibit B). Approval was conditioned upon: 1) the Applicants not installing certain proposed graphic circles and striping within the parking lot area and submitting a revised site plan, not including the graphic circles and striping, to MHT staff for review and approval; and 2) MHT staff review and approval of the proposed light fixtures intended to replace the existing pole lighting. Subsequent to receipt of the MHT's letter of conditional approval, the Applicants responded by submittal of proposed design changes (attached as Exhibit C) and lighting fixture specifications sheets (attached as Exhibit D), addressing the above listed MHT conditions. The materials submitted with this application further demonstrate that Applicants have complied with the two aforementioned conditions.

Discussion

1. The proposal meets the criteria under Section 24A-8 of the Code

Applicants believe a HAWP application for the proposed improvements illustrated on the submitted exhibits is appropriate under Section 24A-8(b) of the Code because Applicants' proposal satisfies a number of criteria for issuance contained therein. In accordance with Section 24A-8(b)(1) of the Code, Applicants' proposal will not substantially alter the exterior features of an historic site. The existing historic character of the building façade will be retained without further alteration. Extant historic-period landscape elements (concrete walks and curbs) will be retained, as will be the crescent-shaped form of the parking lot and its function as an automobile parking lot. The surviving historic spatial organization of the site will be retained. The proposed new features, in particular the new public art (Blumen Lumen II), will be placed so as not obscure the historic façade and historic parking lot. Visual relationships between the street and facade will be improved through the removal of obtrusive, non-historic landscape and signage features. As such, the proposal will not substantially alter the exterior features of the Silver Spring Shopping Center, but rather will enhance their prominence.

In accordance with Section 24A-8(b)(2) of the Code, Applicants' proposal is also compatible in character and nature with the historical, archeological, architectural or cultural features of the Silver Spring Shopping Center and the Historic District and would not be detrimental there to or to the achievement of the purposes of Chapter 24A. The new public art, site furnishings, and planted features will serve as complementary modern accents within the foreground of the historic Silver Spring Shopping Center and are, therefore, compatible. All proposed new interventions will be contemporary in materials and form, yet compatible with the extant historic features. In this manner, the new features and amenities complement the extant historic features, while not creating a false sense of the timing of the site's development. As previously noted, compatibility will further be ensured by placing the new features and amenities such that historic spatial organization of the site is retained.

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Furthermore, and pursuant to Section 24A-8(b)(3) of the Code, Applicants' proposal would enhance or aid in the protection, preservation, and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural, or cultural value of the historic site. Applicants currently lease the Silver Spring Shopping Center to restaurant and retail tenants. The creation of outdoor café-style seating areas using removable wooden platforms will assist the Applicants in attracting quality tenants to the shopping center, thereby providing the economic resources to support the shopping center's maintenance needs. Additionally, the proposed new iconic public art (Blumen Lumen II) create visual interest within the environmental setting of the Silver Spring Shopping Center, thereby drawing pedestrians to and increasing awareness of the historic site.

2. *The proposal complies with Secretary of the Interior's Standards for Rehabilitation and is informed by the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes*

The submitted design complies with the Secretary of the Interior's Standards for Rehabilitation and is informed by the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes as follows:

- a. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The historic use (automobile parking lot) of the area in question is retained, although the number of available spaces will be reduced. New interventions within the historic easement focus on introducing areas for outdoor dining and passive recreation: removable wood decking on pedestals will be installed in selected areas, movable and removable site furnishings will be added, noncontributing lighting will be updated, and limited plantings and a new public art sculpture will be sited in an already-compromised area of the site's perimeter. These elements require no change to the building facades and minimal alteration of the site and environment.

- b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The existing historic character of the building façade will be retained without further alteration. Extant historic-period landscape elements (concrete walks and curbs) will be retained, as will be the crescent shaped form of the asphalt parking area and its function as an automobile parking lot. The surviving historic spatial organization of the site will be retained. Visual relationships between the street and facade will be improved through the removal of obtrusive, non-historic landscape and signage features.

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- c. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

All proposed new interventions will be contemporary in material and form.

- d. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Previously prepared historical documentations and evaluations indicate the period of significance is 1938. Features and alterations post-dating the documented period of significance are not significant.

- e. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed concept retains the historic character of pedestrian concrete paving and vehicular asphalt paving. However, it is likely that the existing concrete and asphalt paving post-dates the period of significance given the expected life of service of asphalt and concrete paving. No modifications are proposed to existing concrete walks or curbs. The existing asphalt will be seal-coated as part of routine maintenance.

- f. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed design includes retaining and repairing the concrete and asphalt paving. Repairs of concrete paving and curbing will match the existing concrete paving and curbing. The existing asphalt paving will be retained and, if repairs are necessary, they will match the existing materials.

- g. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

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In their review of relevant records, the design team did not find the presence or likely presence of archeological resources within the limits of the parking lot and streetscape. Much of the project area has been disturbed after the period of significance with the removal of the service station and the vehicular underpass, the upgrading of sub-surface stormwater management infrastructure, and various streetscape alterations.

- h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

While compatible with the historic features of the site, the new elements will be readily differentiated from the historic features and will not create a false sense of the site's development. All proposed new interventions will be contemporary in materials and form. The proposed character of new site furnishings and planted features are compatible with the extant historic resources.

- i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed design elements can be removed without negatively affecting the form and integrity of the historic building, the concrete walks and curbs, and the surviving areas of parking.

- 3. *The proposal complies with the relevant guidance of the Silver Spring CBD Sector Plan, Approved and Adopted in February 2000 ("Sector Plan").*

The proposal complies with the relevant recommendations of the Sector Plan. The Sector Plan recognizes the "Silver Theatre and Shopping Center Complex" (referred to herein as the Silver Spring Shopping Center) as a historic resource. Sector Plan at p.137. The Sector Plan recommends that the buildings be "retained, restored, and reused." *Id.* It describes the Silver Theater and the Silver Spring Shopping Center as a "complex of connected buildings, at the visible intersection of Colesville Road and Georgia Avenue, [. . .] built in 1938 in the Art Deco style and reflect[ing] Silver Spring's role as the County's shopping and entertainment center." *Id.* The Sector Plan explains that, at the time the Sector Plan was adopted, the Silver Theatre and Silver Spring Shopping Center, were "proposed to be integrated into the Downtown Silver Spring main street-style development that will include the American Film Institute, returning active retail and entertainment uses to these buildings." *Id.* The Sector Plan's aspiration for restoration and reuse of the Silver Spring Shopping Center with active retail and entertainment

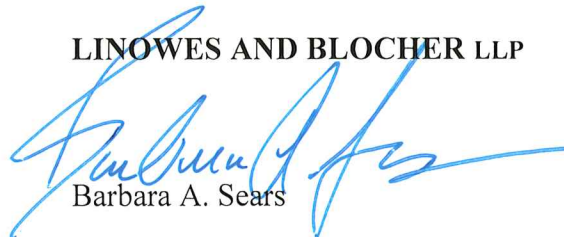
Ms. Rebecca Ballo
January 21, 2020
Page 8

uses was achieved during the 2004 renovation undertaken by the Applicants. At this time, in keeping with the recommendations of the Sector Plan, Applicants are proposing to enhance and modernize the environmental setting of the Silver Spring Shopping Center to ensure that it is retained for years to come. This includes installing removable wooden platforms for café-style seating, which will help Applicants attract and retain quality restaurant tenants for the shopping center ensuring its continued success. It also includes replacement of the existing Downtown Silver Spring sign and fountain, which obstruct the views of the historic Art Deco façade from the adjacent sidewalk and roads, with new iconic public art (Blumen Lumen II) and appropriate landscaping, which will draw interest to the historic site.

We have enclosed all necessary plans and documents for the historic area work permit preliminary consultation. Thank you for your attention to this matter. Should you have any questions, please feel free to contact us. We look forward to working with you during this preliminary consultation

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Laura M. Tallerico

cc: Elza Hisel-McCoy
Stephanie Dickel
Grace Bogdan
Bryant Foulger
Paul Weinschenk
Kelly M. Price
Todd Langford
Ian P. Duke
Don Hoover
Matthew Traucht

Return to:
Richard Brand
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

329621 022

Exhibit "A"

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this 5th day of Sept., 2006, by and between MONTGOMERY COUNTY, MARYLAND (the "County"), PFA-C Silver Spring LC, a Maryland limited liability company (together with its and its successors, transferees and assigns "PFA"), (collectively sometimes known as the "Grantor"), and the MARYLAND HISTORICAL TRUST, an instrumentality of the State of Maryland (the "Grantee").

WHEREAS, Grantee is a body corporate and instrumentality of the State of Maryland created for the purpose generally of preserving and maintaining historic, aesthetic and cultural properties, all as is more particularly provided for by law; and

WHEREAS, certain improvements located on the real property located on the land situate in Montgomery County, Maryland, such land being more particularly described on Exhibit B attached hereto (the "Property"), have substantial historic, aesthetic and cultural character and this Deed of Easement (this "Deed") will promote the preservation and maintenance of those improvements and the historic, cultural, scenic and aesthetic character of the Property; and

WHEREAS, Grantee is possessed with the power and duty to accept, hold and administer this Deed; and

WHEREAS, Grantee has determined that this Deed is exclusively for conservation purposes.

WHEREAS, the County owns the Property and, pursuant to a ground lease agreement dated September 5, 2002 and Memorandum of which, dated September 5, 2002, is recorded among the Land Records of Montgomery County in Liber 21768, folio 722 (the "Ground Lease"), PFA is the ground lessee with purchase rights of the retail portion of Section C of the Silver Spring Development Project which includes, but is not limited to, the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grantor hereby grants and conveys to Grantee with Special Warranty of Title an easement (the "Easement") in the Property, depicted and identified on Exhibit A, Page 2 as the "Easement Area" and "Historic Façade Boundary" attached hereto and incorporated herein, together with all of the improvements thereon, and appurtenances, rights and interests thereunto belonging, which is situate, lying and being in Montgomery County, State of Maryland, and which is more particularly set forth in Exhibit B, attached hereto and incorporated herein.

AGRICULTURE TRANSFER TAX IN TAX
AMOUNT OF \$ N/A
SIGNATURE CAH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County

CAH No Card
Sep 15, 2006

IMP. FD. SURE 0.00
RECORDING FEE 0.00
TR. TAX STATE 0.00
TOTAL 0.00
Res #14088 Rcpt #999999
MQR 32962, p. 0022
SEP 06, 2006 01:54 PM

2006 SEP - 6 P 1:54
FILED
MONTGOMERY CO. MD
CLERK'S OFFICE

NO FEE

2. Exhibit A consists of 24 pages and includes the documents, photographs of the Property, and other things that are recorded herewith and completely incorporated by reference into this Deed. Grantor acknowledges that Exhibit A may be modified and updated upon the conclusion of the restoration of the Property. The parties agree that the originals of such photographs and documents shall be maintained at the Maryland State Archives, located at 350 Rowe Boulevard, Annapolis, MD 21401.

3. The terms of the Easement are as follows:

(A) Duration and Nature of the Easement. The Easement shall be perpetual in duration. The parties agree that it is and shall be considered an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the Property enforceable by Grantee and its successors, transferees and assigns with respect to the Property and against PFA and the County individually, and collectively as Grantor and their heirs, successors, transferees and assigns, all of whom are collectively referred to herein as "Grantee" and "Grantor", respectively. The Easement is subject to any and all presently existing valid encumbrances, easements and rights-of-way upon the Property.

(B) Public Access. PFA shall make the exterior portions of the Property open to the public on a minimum of 5 days per year from 10 a.m. to 5 p.m., or the equivalent of 35 hours a year, and at other times by appointment as may be determined by PFA.

(C) Maintenance and Administration. PFA shall keep and maintain the Historic Facade (as hereinafter defined), in good, clean and safe condition. PFA shall maintain, repair and administer Historic Facade in a manner to preserve the historic, aesthetic and cultural character and appearance of the Historic Facade as shown and described in Exhibit A. The maintenance, repair and administration of the Historic Facade shall further conform to the requirements of Paragraph D below. This covenant does not require reconstruction of any improvements that are destroyed in whole or in part by casualty loss unless insurance proceeds are available for such purposes.

(D) Changes and Alterations.

(i) Without the express written consent of the Director of the Maryland Historical Trust (the "Director"), Grantor shall not cause, permit or suffer any construction on or to the Historic Facade which would alter or change the Historic Facade as described and depicted in Exhibit A, provided, however, that if damage has resulted to said Historic Facade from casualty loss, deterioration or wear and tear, then the maintenance, reconstruction, repair, repainting or refinishing to correct the damage shall be permitted without such written permission of the Director, provided that such maintenance, reconstruction, repair, repainting or refinishing is performed in a manner that will not substantially alter the appearance of the Easement Area and the Historic Façade upon conclusion of the restoration of the Property provided, however that, as noted in Section 3(C) above, reconstruction of the Easement Area and the Historic Façade improvements that are destroyed in whole or in part by casualty loss shall not be required unless insurance proceeds are available to Grantor for such purpose. All construction (as defined below) on or to the Historic Facade that is approved by the Director or provided for in this Agreement shall

be reviewed under and conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*.

(ii) The "Historic Façade" is defined as the area explicitly shown and described on Exhibit A, Page 2 "Historic Façade Boundary". The term Historic Façade includes the exterior surfaces, architectural style, the general design and arrangement, the color, the kind and texture of the building materials and the type and style of all windows, doors, light fixtures, signs and other similar exterior features. The Historic Façade and the Historic Façade Boundary do not include the interior of any structures unless explicitly shown on Exhibit A, Page 2 and identified as the Historic Façade Boundary. The term "construction" shall include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair of the Easement Area and the Historic Façade Boundary.

(iii) Without the express written consent of the Director, or as provided in paragraph 3(D)(iv) below, no building, structure, or improvement may be constructed or erected on or within the Easement Area other than those buildings, structures, or improvements which are as of the date of this Deed located on the Property, as described and depicted in Exhibit A.

(iv) Grantor may demolish certain portions of the Property and construct new buildings and new additions to the existing improvement as shown in Construction Documents prepared by Brown & Craig, Inc. with a last addendum #1 dated 6/17/2002. Any changes or alterations to those plans must be reviewed and approved by the Director and must meet *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*. Changes or alterations to the Plans that do not affect in any way the appearance of the Historic Façade shall not require the review or approval of the Director as provided in the prior sentence.

(v) Grantor may install signs and awnings in accordance with Grantor's "Concept Sign Plan-Comprehensive Sign Plan Proposal", dated September 2003 without the review and approval of the Director.

(vi) In the event a situation arises with the Historic Façade which presents an actual and immediate danger to any person or property of such person, Grantor shall: (1) make a reasonable effort under the circumstances to immediately notify the Director; (2) to the limited extent necessary immediately stabilize any situation that presents an actual and immediate danger to any person or person's property; and, once the immediate danger has been stabilized; (3) notify the Director of the work that has been performed; and, (4) comply with the terms of paragraph 4(D) when the Historic Façade is repaired, constructed or rehabilitated. If necessary to stabilize any situation under this Paragraph 3(D)(vi), Grantor may disturb the surface or subsurface without complying with Paragraph 3(E).

(E) Archeological Resources. Without the express written consent of the Director, Grantor shall not cause, permit or suffer any grading, excavation, plowing over 12 inches in depth, subsoiling, drainage improvement, or other undertaking which would materially disturb

the surface or subsurface of the ground under the Historic Façade Boundary except as provided in Paragraph 3(D)(vi). Prior to granting such consent, the Director may require the Grantor to perform a survey in order to identify and determine the significance of archeological deposits. If subsequently deemed necessary by the Director, the Grantor shall conduct data recovery, excavation, curation, documentation and reporting of the affected deposits, all in a form and substance satisfactory to the Director.

(F) Inspection. Subject to the rights of tenants, Grantee shall have the right to enter the Easement Area on reasonable prior notice to PFA, with a copy to the County, for the purpose of inspecting the Easement Area and the Historic Façade Boundary to determine whether there is compliance by the Grantor with the terms of the Easement.

(G) Breach by Grantor. Upon any breach of the terms of the Easement by Grantor, Grantee may, after reasonable written notice to Grantor and any mortgagee of Grantor of which Grantee is aware, specifying the nature of the breach and the necessary curative action and following the failure of Grantor to cure such breach within a reasonable time, exercise any or all of the following remedies to the extent permitted by law:

(i) institute suit(s) to enjoin any breach or enforce any covenant by ex parte, temporary, and/or permanent injunction;

(ii) demand that the Property be restored promptly to the condition required by the Easement; and

(iii) enter upon the Property, correct any breach, and hold the breaching party responsible for the reasonable and substantiated costs of the cure.

Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or equity. Each party shall be responsible for its own costs of litigation and attorney fees.

(H) Waiver. No waiver of any term or condition of the Easement shall have any force or effect unless it be in writing and approved by the parties hereto. No failure on the part of Grantee to enforce any covenant or provision herein nor the waiver of any right thereunder by Grantee shall discharge or invalidate such covenant or provision of any other covenant, condition, or provision hereof, or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

(I) Consent, Disapproval and Appeal. In any event where the terms of the Easement require the consent of the Director, such consent shall be requested by notice to the Director and consent shall be deemed to have been given within forty-five (45) days after receipt of notice by the Director unless the Director gives notice to the Grantor of specific reason for disapproval. In any event where the Director gives such notice of disapproval, Grantor may appeal the disapproval to the Board of Trustees of the Maryland Historical Trust for review by it or by such person or agency as may be designated by it to make such review. Appeal shall be made by notice to the Director given within forty-five (45) days of receipt of notice of disapproval from the

Director.

(J) Notice. Any notice required to be given by the Easement shall be in writing and may be given by certified or registered mail, with postage prepaid and return receipt requested, if to the Grantor, addressed to the Grantor as follows:

Chief Administrative Officer
Executive Office Building
101 Monroe Street
Rockville, Maryland 20850

And

Director
Department of Public Works and Transportation
101 Monroe Street
Rockville, Maryland 20850

And

PFA-C Silver, LC
C/o Foulger Pratt Corporation
9600 Blackwell Drive
Suite 200
Rockville, Maryland 20850

or to the Grantor at such other address as the Grantor may from time to time designate by notice to the Director, or, if to the Grantee or the Director, addressed to the Grantee or Director as follows:

Director
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032-2023

or to the Grantee or the Director at such other address as the Director may from time to time designate by notice to the Grantor. Any notice given in the foregoing manner shall be deemed to have been given upon receipt thereof, which shall be presumed to be two (2) days after the day notice has been deposited with the United States Post Office.

(K) Construction. The Easement is for the purpose of promoting and shall be construed to promote the purposes of the statutes creating and governing Grantee and of Section 2-118 of the Real Property Article of the Annotated Code of Maryland and to preserve the historic, cultural, scenic and aesthetic character of the Property.

(L) Subsequent Conveyance. Grantor agrees that the restrictions of the

Easement will be inserted, verbatim or by express reference, in any subsequent deed or other legal instrument by which the Grantor's fee simple title to the Property or any other possessory interest in the Property, or any part thereof, is divested or conveyed. Upon the termination of the Ground Lease or merger of title in the Property, the fee simple owner shall be responsible for all obligations and duties of the County and PFA contained in the Deed. In the event the County becomes the fee simple owner upon the termination of the Ground Lease, it shall be responsible for all obligations and duties in this Deed until it enters into an agreement with new tenant or ground lessee that assumes the responsibilities of PFA.

(M) Transfer of Ownership. The Grantor agrees for itself, its personal representatives, heirs, successors, transferees and assigns, to notify the Grantee in writing of the names and addresses of any party to whom the Property, or any part thereof, is being transferred before or within forty-five (45) days of the time the transfer is consummated.

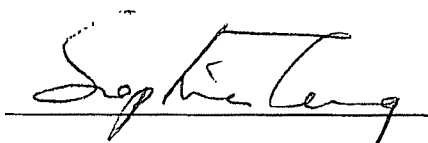
(N) Conservation Purposes. Grantee agrees that it will hold this Deed exclusively for conservation purposes i.e., that it will not transfer this Deed whether or not for consideration. However, subject to the provisions of any applicable federal law, Grantee may assign or transfer its interest in this Deed to a governmental unit or organization which qualifies at the time of the transfer as an eligible donee of this Deed under any pertinent provisions of federal law.

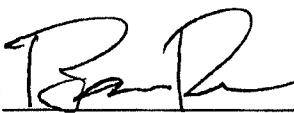
(O) Property Right. Grantor agrees that the donation of this Deed gives rise to a property right, immediately vested in the Grantee, with a fair market value equal to the proportionate value that this Deed bears to the value of the Property as a whole.

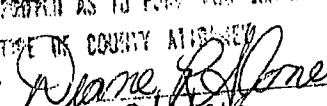
WITNESS THE FOLLOWING SIGNATURES AND SEALS:

WITNESS/ATTEST:

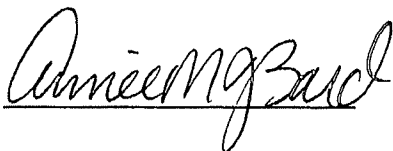
GRANTOR: MONTGOMERY COUNTY, MARYLAND




By:  (SEAL)
Bruce Romer
Chief Administrative Officer

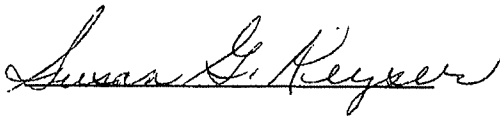
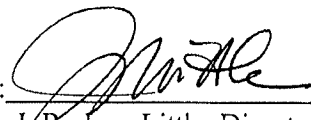
APPROVED AS TO FORM AND LEGALITY.
OFFICE OF THE COUNTY ATTORNEY
BY 
DATE 9/1/06

PFA-C SILVER SPRING LC
A Maryland limited liability company




By: 
Title: Managing Director

WITNESS:

ACCEPTED BY THE
MARYLAND HISTORICAL TRUSTBy:  (SEAL)
J. Rodney Little, DirectorSTATE OF MARYLAND, Montgomery CITY/COUNTY, to wit:

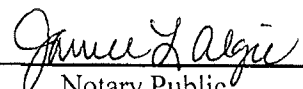
I HEREBY CERTIFY, that on this 1st day of September, in the year 2006 before the subscriber, personally appeared Bruce Romer who acknowledged that he executed the foregoing instrument for the purposes therein contained as the duly authorized Chief Admin. Officer of Montgomery County, Maryland.


REBECCA S. DOMARUK
NOTARY PUBLIC, MONTGOMERY COUNTY, MD
MY COMMISSION EXPIRES JANUARY 30, 2007

My Commission Expires: _____


STATE OF Virginia Fairfax CITY/COUNTY, to wit:

I HEREBY CERTIFY, that on this 23 day of May, in the year 2006 before me, the undersigned Notary Public of said State, personally appeared James J. Vecchiarelli, who acknowledged himself to be the Managing Director of PFA-C Silver Spring LC, a Maryland limited liability company and a party to the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained as the duly authorized Managing Director of PFA-C Silver Spring LC.


Notary Public

My Commission Expires: January 31, 2008STATE OF MARYLAND Anne Arundel COUNTY, to wit:

I HEREBY CERTIFY, that on this 22 day of May, in the year 2006, before the subscriber, personally appeared J. Rodney Little, and acknowledged that he executed the foregoing instrument for the purposes therein contained as the fully authorized Director of the Maryland Historical Trust.


Notary Public

My Commission Expires: February 4, 2009

Approved as to form and legal
sufficiency this 22 day of

May, 2006


Assistant Attorney General

CERTIFICATION

The undersigned hereby certifies that this instrument has been prepared by me or under my supervision and that I am an attorney admitted to practice before the Court of Appeals of Maryland.

 (SEAL)
Mark S. Petrauskas

JOINDER AND CONSENT OF LENDER

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, Lender and holder of the Promissory Note secured by the Indemnity Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Indemnity Deed of Trust") from PFA-C Silver Spring, LC and others, dated December 23, 2004 and recorded in the Land Records of Montgomery County, Maryland, in Liber 28924, folio 212, hereby joins in the aforesaid Deed for the sole purpose of expressing consent thereto and of binding, subjugating and subordinating the aforesaid Indemnity Deed of Trust and its interests in any portion of the Property to the terms of this Easement. Until the parties are otherwise notified in writing, Teachers Insurance and Annuity Association Of America's address for notices pursuant to Section 3(G) hereof is as follows:

Teachers Insurance and Annuity
730 Third Avenue
New York, New York 10017
Attention: Mortgage and Real Estate Division
Portfolio Director
Region: East
Application #AAA-4360
Mortgage #5910-00

with a
copy to

329621 030

Silver Spring Shopping Center
Gift Easement
MSP/mhd (03/22/06)(16)

Page 9

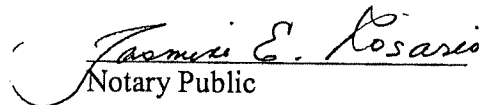
Teachers Insurance and Annuity Association of
America
730 Third Avenue
New York, New York 10017
Attention: Managing Counsel-New York,
Asset Management Law
Region: Northeast/South
Application #AAA-4360
Mortgage #5910-00

TEACHERS INSURANCE AND ANNUITY
ASSOCIATION OF AMERICA,
a New York Corporation

By: *Sonia Malkani*
Name: ~~Joan Herman~~ SONIA MALKANI
Title: ~~Associate Director~~ DIRECTOR

STATE OF NEW YORK)
) ss.:
 COUNTY OF NEW YORK)

On the 30th day of May, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared SONIA MALKANI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


 Notary Public

JASMINE E. ROSARIO
 NOTARY PUBLIC, STATE OF NEW YORK
 01R06117308
 QUALIFIED IN NEW YORK COUNTY
 COMMISSION EXPIRES OCTOBER 25, 2008

EXHIBIT A

SILVER SPRING SHOPPING CENTER-EASEMENT AREA
Located at the Intersection of Colesville Road and Georgia Avenue
Silver Spring, Montgomery County

- 1 of 24 Schedule (this recorded page)
- 2 of 24 Entire Easement Area and Historic Façade Boundary
- 3 of 24 View of Colesville Road portion of shopping center
- 4 of 24 View of corner of shopping center at Colesville Rd. and Georgia Ave.
- 5 of 24 Detail of view from Colesville Rd and Georgia Ave
- 6 of 24 Underside of Canopy
- 7 of 24 Northern section storefronts facing east
- 8 of 24 Center section, looking east
- 9 of 24 Close-up of center section
- 10 of 24 Center and North Sections
- 11 of 24 Center and South Sections
- 12 of 24 Southern Section detail
- 13 of 24 Southern section at Georgia Avenue
- 14 of 24 Southern section, North facade
- 15 of 24 Shopping Center and Parking lot
- 16 of 24 Ellsworth Street elevation
- 17 of 24 Ellsworth facade and rear corner
- 18 of 24 Rear of new section (Easement covers only original curved wall within)
- 19 of 24 Southern section along Georgia Avenue
- 20 of 24 Photo Contact Sheet, 7229
- 21 of 24 Photo Contact Sheet, 7228
- 22 of 24 Photo Contact Sheet, 7230
- 23 of 24 Identification of Photo Contact Sheet
- 24 of 24 Identification of Photo Contact Sheets

SILVER SPRING SHOPPING CENTER
Montgomery County

EASEMENT EXHIBIT NO. Page 1 of 20

SCHEDULE

SCALE:

PREPARED: rjb 8/2002

MARYLAND HISTORICAL TRUST

SIGNED ORIGINAL ON FILE WITH THE M.H.T.
GRANTOR

GRANTEE

EXHIBIT "B"

Property Description
Easement Area
Part of Parcels A & B and all of Parcel C, Block C
Downtown Silver Spring
(Plats 21647 & 22271)
Wheaton (13th) Election District
Montgomery County, Maryland

Being a strip or parcel of land, hereinafter described, in, through, over, and across the property acquired by Montgomery County, Maryland, a Maryland municipal corporation, from Fred Burka et al., by deed dated January 10, 1996 and recorded among the Land Records of Montgomery County, Maryland in Liber 13865 at Folio 701, part of said property being part of Parcel A, Block C, as shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCEL A, BLOCK C, DOWNTOWN SILVER SPRING" and record among the aforesaid Land Records as Plat 21647, and all of Parcel C and part of Parcel B, Block C, as shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCEL B, C, & D, BLOCK C, DOWNTOWN SILVER SPRING" and recorded among the aforesaid Land Records as Plat 22271; being more particularly described in Maryland State Plane Meridian as follows:

Beginning for the said strip or parcel of land at a point at the beginning of the North 28°13'46" East 76.71 foot southeasterly right of way line of Coleville Road, U.S. Route 29, right of way width varies, as shown on the aforementioned plat, Plat 22271, said line also being the most northwesterly line of said Parcel B, Block C; thence running with and along said line

- 1.) North 28°13'46" East 76.71 feet to a point at the beginning of the North 28°13'46" East 86.70 foot line of Parcel A, Block C, as shown on the aforementioned plat, Plat 21647, said line also being southeasterly right of way line of Coleville Road, U.S. Route 29; thence running with and along part of said line
- 2.) North 28°13'46" East, 3.50 feet to a point; thence departing said right of way and running so as to cross and include part of said Parcel A, Block C, the following two (2) courses
- 3.) South 61°46'14" East, 20.00 feet to a point; thence
- 4.) South 28°13'46" West, 3.58 feet to a point on North 61°33'00" West 27.80 foot common line of division between said Parcel A & B, Block C, said point being distant 20.00 feet from the northwesterly end thereof; thence departing said line and running so as to cross and include part of said Parcel B, Block C, the following sixteen (16) courses
- 5.) South 28°13'46" West, 55.63 feet to a point; thence

- 6.) South 82°34'20" East, 124.64 feet to a point; thence
- 7.) South 14°34'10" East, 187.01 feet to a point; thence
- 8.) South 53°36'17" West, 47.82 feet to a point; thence
- 9.) North 67°06'04" West, 5.58 feet to a point; thence
- 10.) South 61°16'00" West, 36.44 feet to a point; thence
- 11.) South 40°56'20" East, 65.14 feet to a point; thence
- 12.) North 42°09'10" East, 103.43 feet to a point; thence
- 13.) North 47°50'50" West, 5.33 feet to a point; thence
- 14.) North 42°09'10" East, 20.00 feet to a point; thence
- 15.) South 47°50'50" East, 9.33 feet to a point of curvature; thence
- 16.) 15.71 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 10.00 feet and a chord of North 87°09'10" East, 14.14 feet to a point of tangency; thence
- 17.) South 47°50'50" East, 6.00 feet to a point; thence
- 18.) South 42°09'10" West, 149.23 feet to a point of curvature; thence
- 19.) 10.32 feet along the arc of a tangent curve, deflecting to the right, having a radius of 6.00 feet and a chord of North 88°35'12" West, 9.09 feet to a point of non-tangency; thence with a radial line
- 20.) South 50°40'25" West, 0.44 feet to a point on the northeasterly right of way line of Georgia Avenue, Maryland Route 97, right of way with varies, said point being distant 7.19 feet from the beginning of curve number 1 as shown on the aforementioned plat, Plat 22271; thence running with and along the remainder of said curve number one and the northeasterly right of way of Georgia Avenue the following three (3) courses
- 21.) 30.98 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1085.00 feet and a chord of North 40°08'40" West, 30.98 feet to a point of tangency; thence
- 22.) North 40°57'44" West, 190.08 feet to a point; thence
- 23.) 148.69 feet along the arc of a tangent curve, deflecting to the right, having a radius of 123.13 feet and a chord of North 06°21'59" West 139.82 feet to the POINT OF

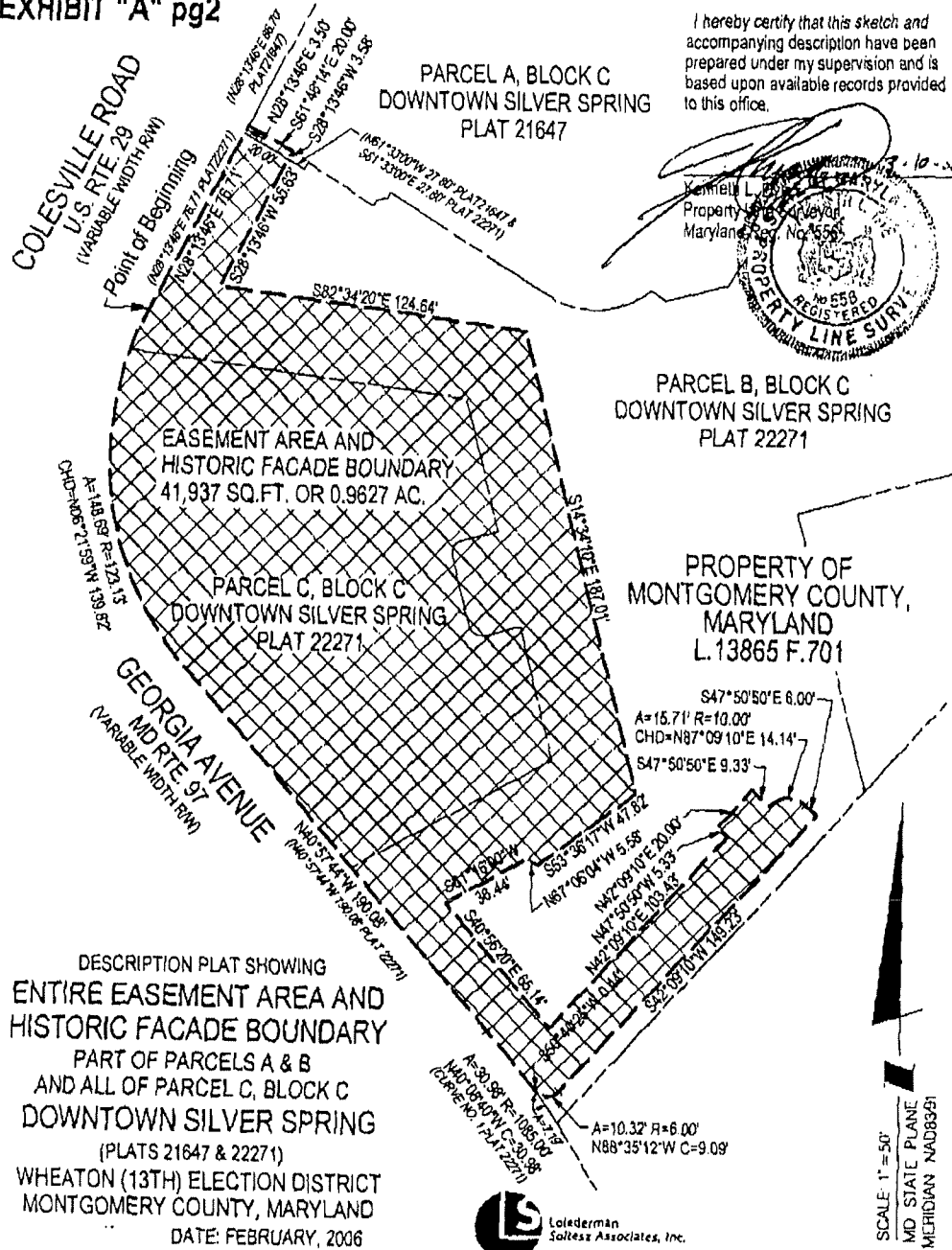
Silver Spring Shopping Center
Gift Easement
MSP/mhd(09032002)(4)

BEGINNING; Containing 41,937 square feet or 0.9627 of an acre of land.

TAX ACCOUNT TABULATION

| Grid/ Parcel | Tax ID No. | Address | Reference |
|--------------|-----------------|----------------------|----------------------------|
| JN33/N278 | 13-001-03316712 | 8641 Colesville Road | P.21647, Parcel A, Block C |
| JN33/N316 | 13-022-03381415 | 8500 Colesville Road | P.22271, Parcel B, Block C |
| JN33/N331 | 13-022-03381426 | Colesville Road | P.22271, Parcel C. Block C |

EXHIBIT "A" pg2



SILVER SPRING SHOPPING CENTER

Site Plan

EASEMENT EXHIBIT NO. Page 2 of 24

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SCALE:

PREPARED: rjb 4/2006

MARYLAND HISTORICAL TRUST

GRANTOR

GRANTEE

32962 037



SILVER SPRING SHOPPING CENTER

View of Colesville Road portion of shopping center
EASEMENT EXHIBIT NO. Page 3 of 24

SCALE:

PREPARED: rjb 4/2006

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SILVER SPRING SHOPPING CENTER

Corner of Colesville Road and Georgia Avenue
 EASEMENT EXHIBIT NO. Page 4 of 24

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SILVER SPRING SHOPPING CENTER

Detail of view from Colesville Road and Georgia Ave.
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SILVER SPRING SHOPPING CENTER

Underside of canopy
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SILVER SPRING SHOPPING CENTER

North section storefronts facing east
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SILVER SPRING SHOPPING CENTER

Center section, looking east
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329621 043



SILVER SPRING SHOPPING CENTER

Close-up of center section

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SILVER SPRING SHOPPING CENTER

Center and North Sections

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SILVER SPRING SHOPPING CENTER

Center and South sections
EASEMENT EXHIBIT NO. Page 11 of 24

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SILVER SPRING SHOPPING CENTER

Southern section detail
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SILVER SPRING SHOPPING CENTER

Southern section at Georgia Avenue
EASEMENT EXHIBIT NO. Page 13 of 24

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SILVER SPRING SHOPPING CENTER

Southern section North facade
EASEMENT EXHIBIT NO. Page 14 of 24

SCALE:

PREPARED: rjb 4/2006

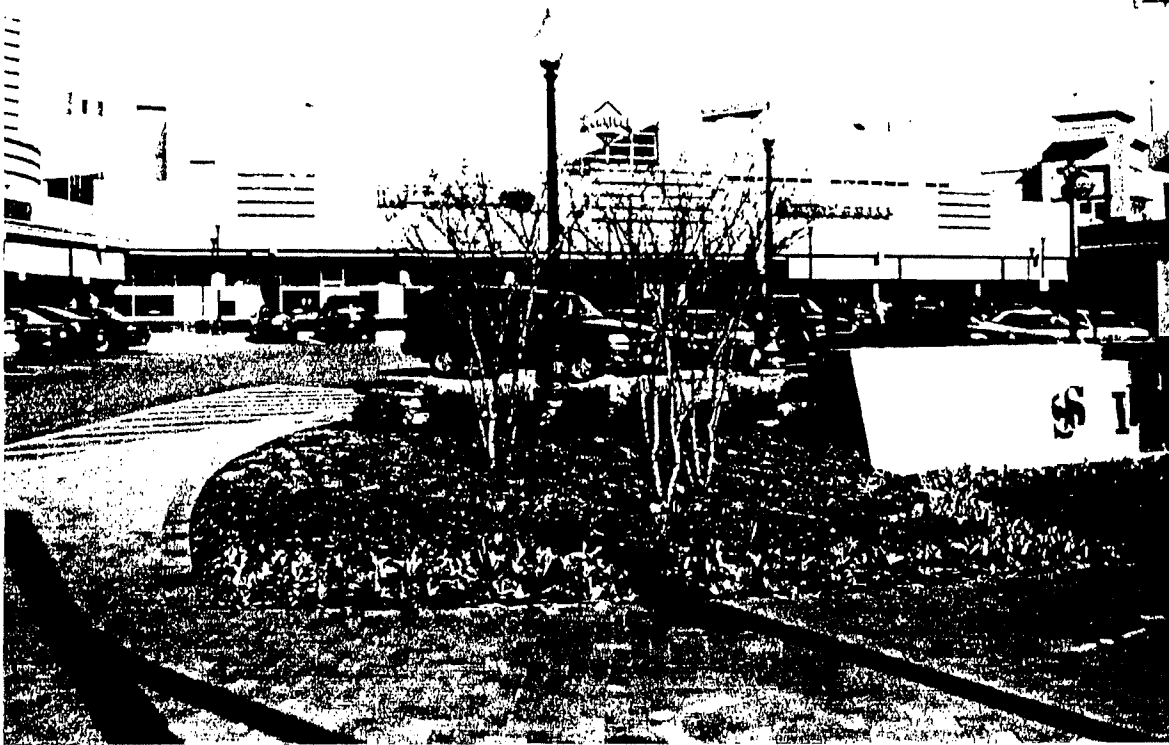
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B29621 0491



SILVER SPRING SHOPPING CENTER

Shopping Center and parking lot
EASEMENT EXHIBIT NO. Page 15 of 24

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SILVER SPRING SHOPPING CENTER

Ellsworth Street Elevation
EASEMENT EXHIBIT NO. Page 16 of 24

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SILVER SPRING SHOPPING CENTER

Ellsworth facade and rear corner
 EASEMENT EXHIBIT NO. Page 17 of 24

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SILVER SPRING SHOPPING CENTER

Rear of new section (original curved wall within)
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SILVER SPRING SHOPPING CENTER

Southern section along Georgia Avenue
 EASEMENT EXHIBIT NO. Page 19 of 24

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SILVER SPRING SHOPPING CENTER

Photo Contact Sheet, **7229**
 EASEMENT EXHIBIT NO. Page 20 of 24

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329621 055



SILVER SPRING SHOPPING CENTER

Photo Contact Sheet 7228
EASEMENT EXHIBIT NO. Page 21 of 24

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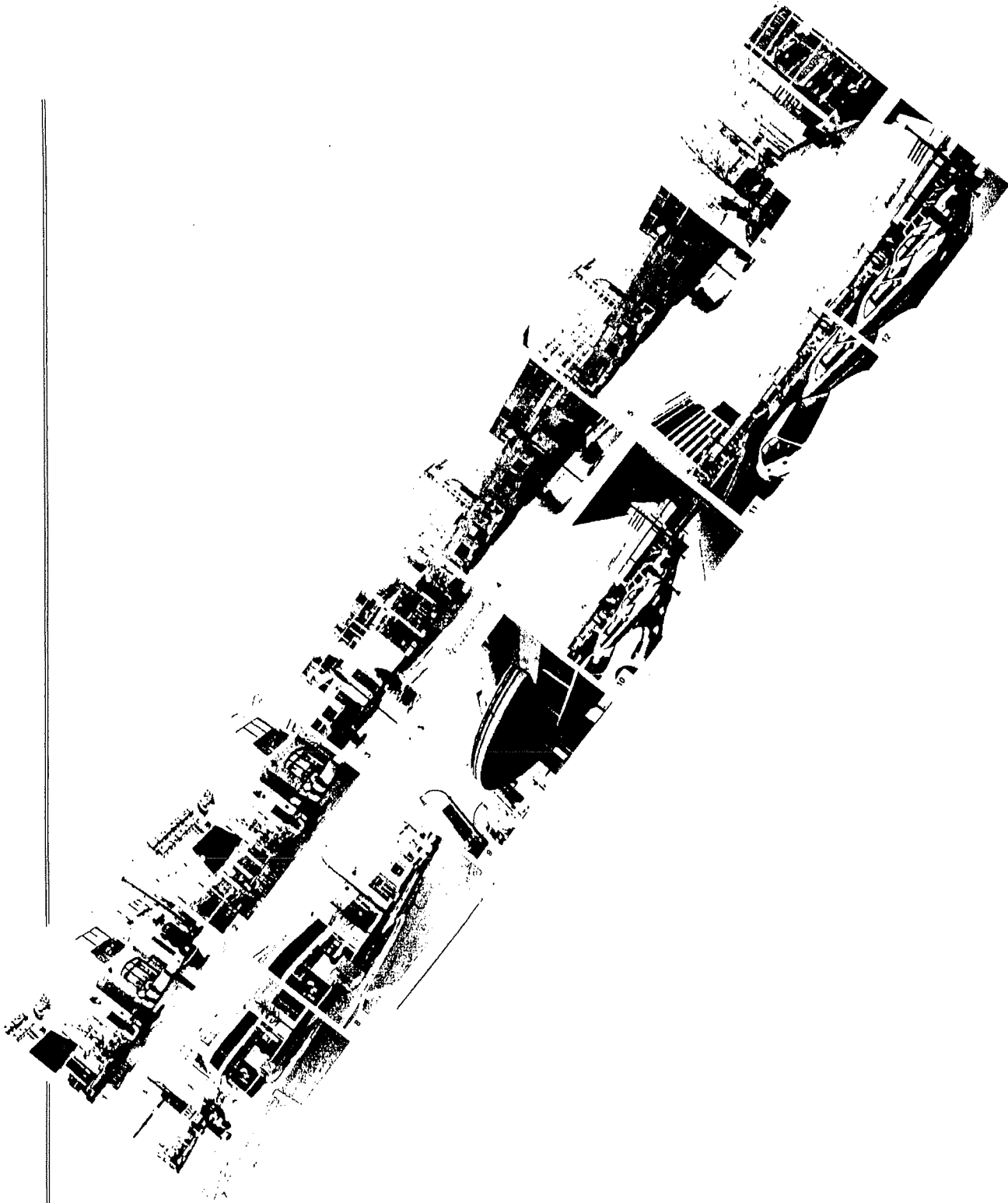
SCALE:

PREPARED: rjb 4/2006

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SILVER SPRING SHOPPING CENTER

Photo Contact Sheet, **7230**
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GRANTEE

Sheet 7228

- 1 Northern corner at Ellsworth and Georgia
- 2 Signboard, parking lot and shopping center
- 3 Signboard, parking lot and shopping center
- 4 Parking lot and shopping center
- 5 Metal canopy, typical
- 6 Middle of shopping center
- 7 not used
- 8 not used
- 9 Storefronts, northern wing
- 10 Northern elevation of southern wing
- 11 Southern elevation of northern wing
- 12 Center section
- 13 Northern elevation of southern wing
- 14 Central section, southern section
- 15 Parking lot and middle section
- 16 Parking lot and shopping center
- 17 southern wing facade along Georgia Avenue
- 18 southern wing facade along Georgia Avenue
- 19 Southern corner at Ellsworth and Georgia
- 20 Ellsworth Avenue facade
- 21 Ellsworth Avenue facade
- 22 New signage on Ellsworth Avenue
- 23 New exterior, rear curved corner at Ellsworth is inside
- 24 New exterior, rear curved corner at Ellsworth is inside
- 25 Ellsworth facade facing Georgia Avenue

SILVER SPRING SHOPPING CENTER

Identification of Photo Contact Sheet
EASEMENT EXHIBIT NO. Page 23 of 24

SCALE:
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GRANTOR

GRANTEE

Sheet 7229

- 1 parking lot along Georgia Avenue
- 2 Parking lot and shopping center looking north
- 3 Looking north inside shopping center
- 4 Inside shopping center facing south
- 5 Northern elevation of south wing
- 6 Front of facade
- 7 Front facade
- 8 Northern corner of southern wing
- 9 View facing south east including parking lot
- 10 Parking lot and center section
- 11 Signboard along Georgia Avenue
- 12 Portion of signboard and shopping center
- 13 Southern elevation of northern wing
- 14 Corner of Colesville Road and Georgia Avenue facing east
- 15 Section along Georgia Avenue
- 16 Section along Georgia Avenue
- 17 section along Georgia Avenue
- 18 Section along Georgia Avenue
- 19 Section along Georgia Avenue
- 20 Section along Georgia Avenue
- 21 NOT USED
- 22 Section along Georgia Avenue
- 23 Corner of Colesville Road and Georgia Avenue facing east
- 24 Southern elevation of Northern wing

Sheet 7230

1. Not used
- 2 back of new addition, easement facade is inside
- 3 Ellsworth facade
- 4 Ellsworth Facade
- 5 Ellsworth Facade
- 6 Ellsworth Facade
- 7 Ellsworth Facade, facing Georgia Avenue
- 8 Southern corner of shopping center at Georgia and Ellsworth
- 9 Ellsworth facade
- 10 Canopy at northern corner of southern facade
- 11 parking lot and shopping center
- 12 Parking lot and shopping center

SILVER SPRING SHOPPING CENTER

Identification of Photo Contact Sheets
EASEMENT EXHIBIT NO. Page 24 of 24

SCALE:

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GRANTOR

GRANTEE

329621 059



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

September 6, 2006

Molly Q. Ruhl, Clerk
Circuit Court for Montgomery
County, Maryland
Courthouse
Rockville, Maryland 20850

Re: recordation of Historic Façade Easement

Dear Ms. Ruhl:

Please record the attached document on behalf of Montgomery County, Maryland, and waive the usual recording fee. The easement is in favor of the State of Maryland Historical Society.

Very truly yours,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY

Diane R. Schwartz Jones
Associate County Attorney

Attachment

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Robert S. McCord, Secretary
Sandy Schrader, Deputy Secretary

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

December 12, 2019

Matthew Traucht
Oculus
2410 17th Street NW, Suite 201
Washington, DC 20009

Re: Silver Spring Shopping Center, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Traucht:

The Maryland Historical Trust (MHT) is in receipt of your application, received on November 6, 2019, requesting approval for alterations of the existing green space and parking lot. MHT's Easement Committee (Committee) reviewed the information on November 14, 2019.

Based on the review and recommendation of Committee, I conditionally approve the request for alterations of the existing green space and parking lot, provided that the following conditions are met:

- The proposed graphic circles and striping are incongruous with the Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standards 2 and 5* and must not be installed. If pedestrian safety is a concern or if required by code, traditional painted safety zone striping, or markings would be permissible. A revised site plan should be submitted for staff review and approval prior to work being undertaken.
- Please confirm what type of light fixture will replace the existing pole lighting, if any. Product specifications must be submitted for staff review and approval prior to installation.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standard 9*.

This approval is valid for period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or

Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

Tel: 410.697.9591 • toll free 877.767.6272 • TTY users: Maryland Relay • MHT.Maryland.gov

have any questions regarding this letter, please contact Kate Bolasky, Easement Administrator, at (410) 697-9537 or by email at kate.bolasky@maryland.gov.

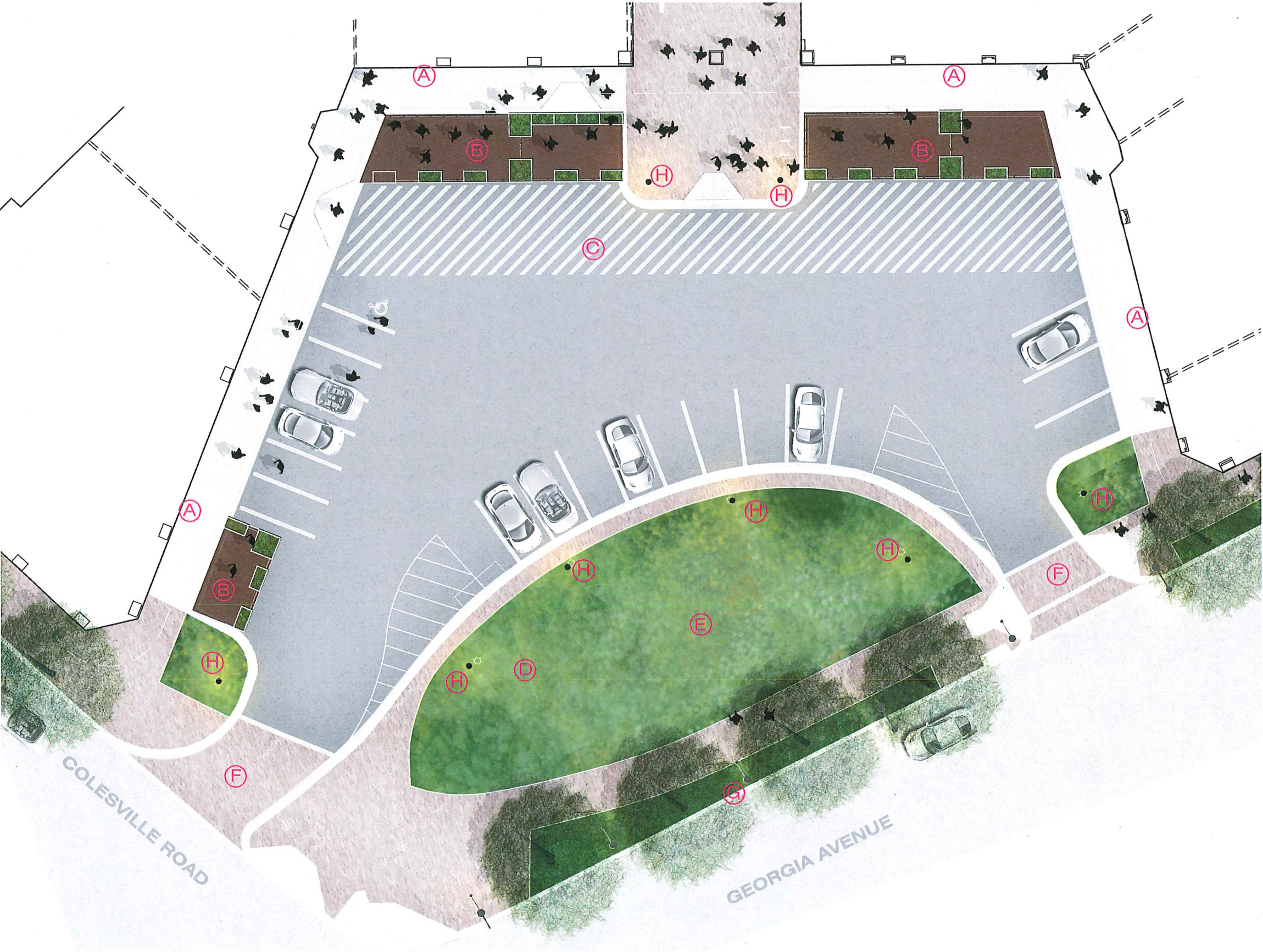
Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Hughes", with a long horizontal flourish extending to the right.

Elizabeth Hughes
Director
Maryland Historical Trust

EH/KB

cc: PFA-C Silver Spring, L.C.
Kelly Price, Peterson Companies



PROPOSED DESIGN

- (A) HISTORIC BUILDING FACADE, CONCRETE WALK, AND CONCRETE CURB TO REMAIN
- (B) TEMPORARY WOOD DECK ON PEDESTALS, TEMPORARY PLANTERS, MOVABLE SEATING
- (C) STRIPING ON ASPHALT
- (D) SCULPTURAL PUBLIC ART, SITING APPROXIMATE
- (E) AREA PLANTED WITH SHRUBS, PERENNIALS, GRASSES
- (F) EXISTING VEHICULAR ACCESS TO REMAIN
- (G) EXISTING STREETScape TO REMAIN
- (H) NEW LIGHTING, SEE NOTE

Note: Site lighting shown for illustrative purposes; exact locations to be developed by lighting designer to meet Montgomery County standards. Movable furniture not shown, exact locations to be determined.



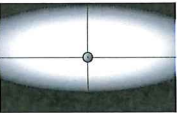


Pole-top luminaires with symmetrical or asymmetrical wide spread light distribution with LEDs or for discharge H.I.D. lamps

Pole top luminaires with LEDs or for H.I.D. lamps. Available in either symmetrical or asymmetrical wide spread light distributions. The symmetrical light distribution is ideal for illuminating squares, plazas and other open areas while the asymmetric wide beam light is ideal for illuminating streets and pathways. On page 338 -341, you find linear elements whose shape and design match the luminaires on this double page. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires – see page 415. Further LED technical data, e.g. luminous flux, CRI and dimming are provided on the individual luminaire specification sheets, available at www.bega-us.com.

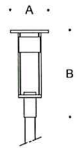


Symmetrical



Asymmetrical wide beam

Pole-top luminaires with symmetrical or asymmetrical light distribution with LED or for H.I.D. lamps
Die-cast and extruded aluminum
LED luminaires with clear acrylic diffuser
H.I.D. luminaires with UV resistant, high-impact, clear polycarbonate diffuser
H.I.D. with electronic ballast
LEDs with integral electronic driver - dimmable 0-10V
LED color temperature 4000 K (for 3000 K add suffix K3)
Finish: Black (BLK) White (WHT)
Silver (SLV) Bronze (BRZ)
UL or CSA listed, suitable for wet locations (see page 417)
Protection class IP65



Pole-top luminaires · symmetrical

| | Lamp | A | B |
|--------|-----------------|-----|-----|
| 77 164 | 44.2W LED | 10¼ | 25¾ |
| 77 159 | 1 70W T6 G12 MH | 10¼ | 25¾ |

Pole-top luminaires · asymmetrical flat beam

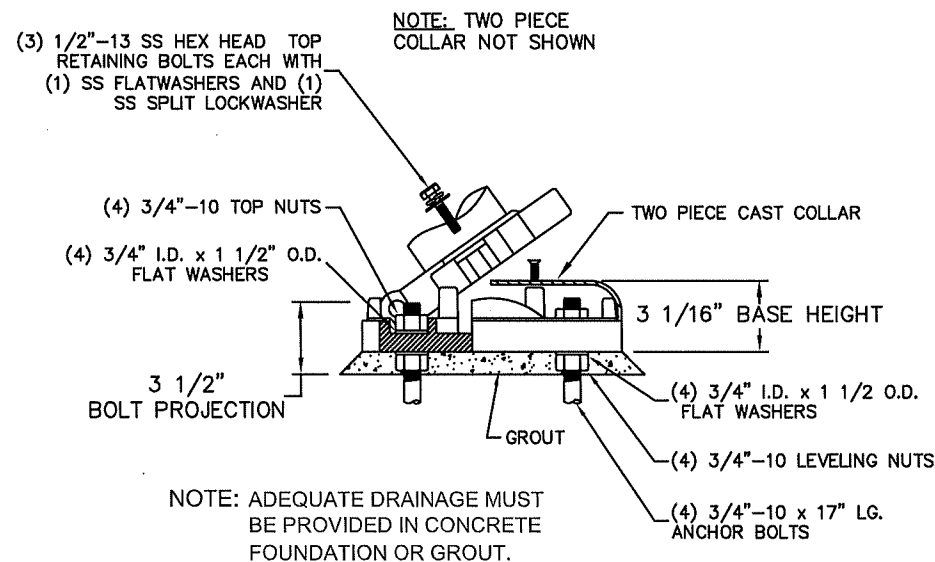
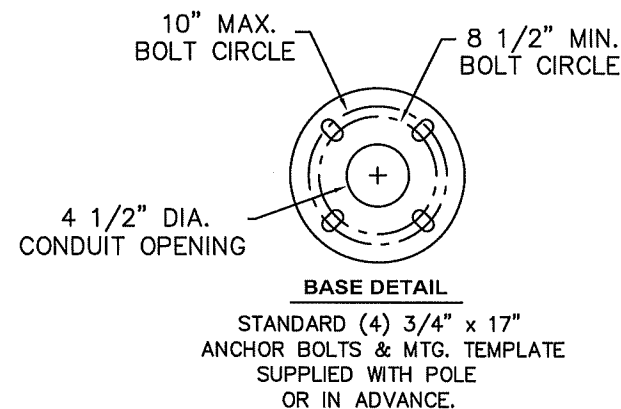
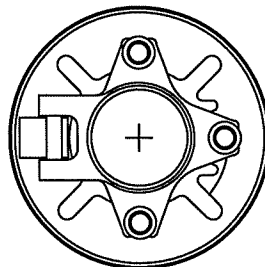
| | Lamp | A | B |
|--------|-----------------|-----|-----|
| 77 165 | 44.2W LED | 10¼ | 25¾ |
| 77 161 | 1 70W T6 G12 MH | 10¼ | 25¾ |

Poles for above luminaires – see page 402 - 405.



Exhibit “D”

POLE BASE INCLUDES
3/8"-16 TAPPED HOLE
FOR GROUND CONNECTOR



DISCLAIMER

BEGA-US WARRANTS THE SPECIFIC ANCHOR BOLTS & POLE COMBINATION ACCORDING TO THE PRODUCT NUMBER(S) AND DESCRIPTION(S). STRUCTURAL CHANGES TO THE POLE REQUESTED BY THE CUSTOMER INCLUDING CHANGES TO POLE LENGTH, MAY AFFECT THE COMPATIBILITY OF THE ANCHOR BOLTS AND CORRESPONDING POLES. BEGA-US IS NOT RESPONSIBLE FOR THE INCOMPATIBILITY OF THE ANCHOR BOLTS AND POLES RESULTING FROM SUCH STRUCTURAL CHANGES WITHOUT REVIEW BY THE BEGA-US ENGINEERING DEPT. THIS INCLUDES, BUT IS NOT LIMITED TO; ANY LABOR CHARGES, CHARGES FOR REPLACEMENT MATERIALS AND SHIPPING.

SEE LUMINAIRE SPECIFICATION SHEET FOR ADDITIONAL DETAILS

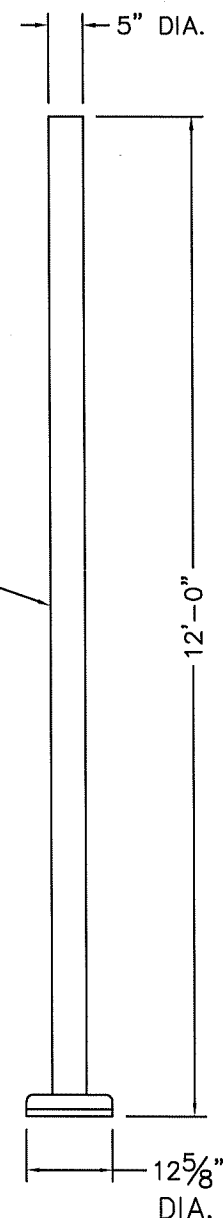
| MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR* | | | | | | |
|---|-------|------|------|-----|-----|-----|
| POLE NO. | MPH — | 70 | 80 | 90 | 100 | 120 |
| 974HR | EPA — | 14.4 | 10.5 | 8.2 | 6.5 | 4.4 |

*PER AASHTO 1994 WIND MAP

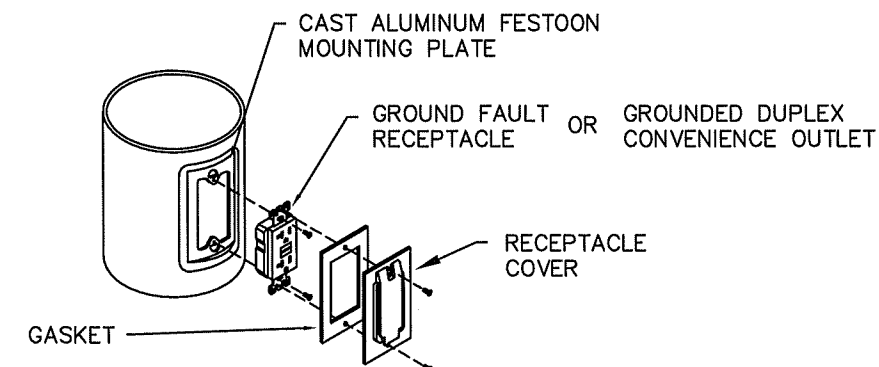
NOTE: DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION AND A MAXIMUM LUMINAIRE WEIGHT OF 50 LBS.

CAUTION: RAISING OR LOWERING OF THE POLE REQUIRES ADEQUATE PREPERATION DO NOT UNDERESTIMATE THE FORCE REQUIRED TO RAISE OR LOWER POLES WITH HEAVY LUMINAIRES AT THE TOP.

5" OD STRAIGHT
ALUMINUM POLE
W/ HINGE BASE
BY BEGA



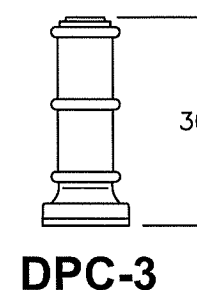
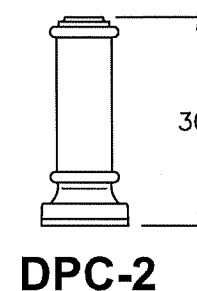
POLE OPTIONS / ACCESSORIES:



NOTE:

GFI COVERS PROVIDED ARE INTENDED FOR PORTABLE TOOLS OR OTHER PORTABLE EQUIPMENT CONNECTED TO THE OUTLET WHEN ATTENDED. WET LOCATION LISTED WHEN COVER IS CLOSED.

RECEPTACLE OPTION



DECORATIVE POLE BASE COVERS (DPC)

Catalog No.: 974HR

Description: POLE - Aluminum Straight 5" Dia. x 12' w/Hinged Base

Drawn by: Bob Mc Date: 4/16/14 File Name: 974HR

SCALE: NONE - DO NOT SCALE DRAWING

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