

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8661 Colesville Rd., Silver Spring	Meeting Date:	3/6/2024
Resource:	Locational Atlas District #36/7-4 <i>Silver Spring Commercial District</i>	Report Date:	2/28/2024
Applicant:	Avante Ellsworth Ventures I, LLC Ian P. Duke, Agent	Public Notice:	2/21/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Residential Tower Addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a second Preliminary Consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Locational Atlas District (#36/7-4) *Silver Spring Commercial District*
STYLE: Moderne/Art Deco
DATE: 1947 and 1991

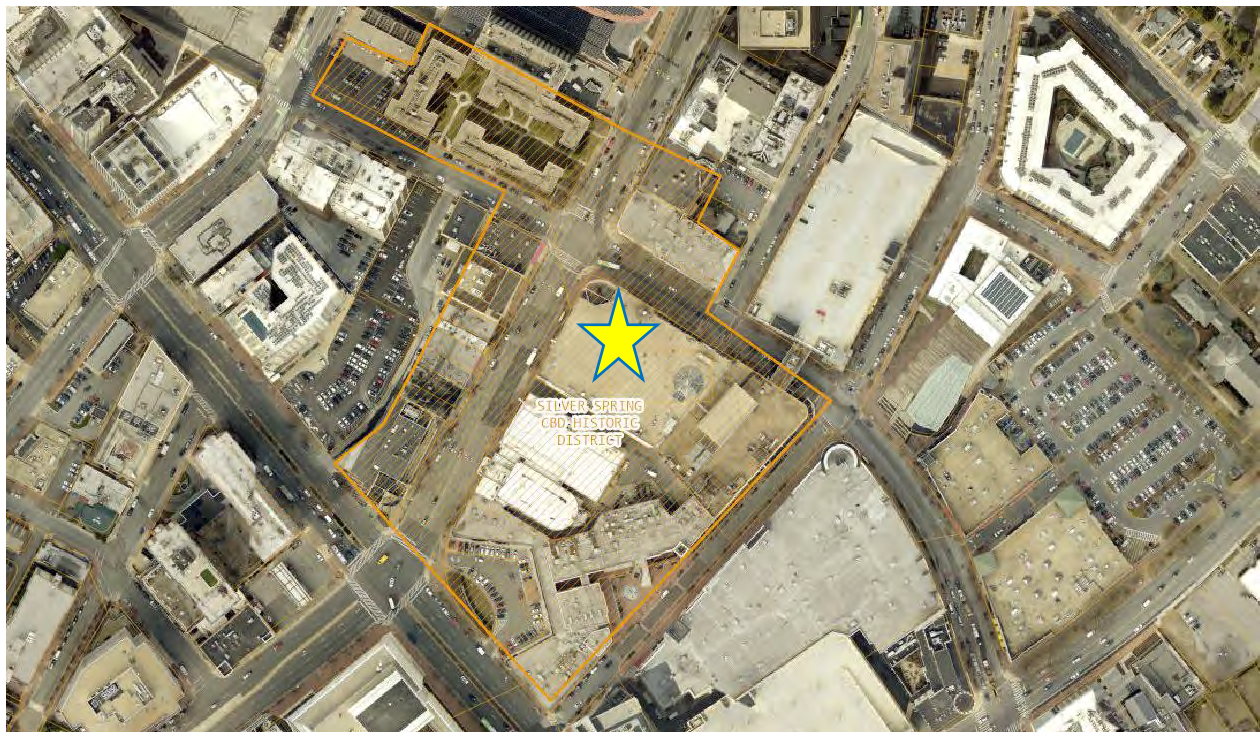


Figure 1: The subject property is at the intersection of Colesville Rd. and Fenton St.

PROPOSAL

The applicant proposes to construct a residential tower above the existing commercial building.

APPLICABLE GUIDELINES

In accordance with section 24A-10 of the County Code, applicants who propose to demolish or substantially alter the exterior features of any historic resource under evaluation as a historic district must be reviewed under the procedures of 24A-7 which govern the review of HAWPs. Staff finds the proposed construction of 25 stories to the existing structure is a “substantial alteration” and therefore is reviewed under Chapter 24A-8 of the County Code and the Secretary of the Interior’s Standards for Rehabilitation. The pertinent sections of code follow. The recently adopted *Silver Spring Downtown and Adjacent Communities Plan* includes goals for treatment of historic resources in Silver Spring. Additionally, the February 2023 Adopted *Silver Spring Downtown and Adjacent Communities Plan Design Guidelines* offers more detailed design consideration regarding Locational Atlas properties.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on a historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the character or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59).

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

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.
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.
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.
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.

SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN (SSDAC)

3.9 Historic Resources

The preservation of select historic resources is critical if the downtown is to develop in a way that reflects the authenticity and unique qualities of Silver Spring. The community’s sense of place relies upon several historic buildings such as the Silver Spring Shopping Center and Theatre, the Fillmore, Hecht’s Building, Canada Dry Building, Dyers and Cleaners Building, and the North Washington Shopping Center. Adaptive reuse of historic buildings provides texture and depth to the architectural character of the Plan area. The resources are thoughtfully designed, often focus on the pedestrian-level, and stand out in the urban landscape. They are manifestations of the community’s collective identity. Concurrently, interpretation of these spaces will allow the community to explore, recognize, and discuss historical inequities. Silver Spring has a rich civil rights history that remains largely unrecognized in the current landscape. Recognition of sites of exclusion and resistance will permit a fuller understanding of development trends, engage new communities, and provide opportunities for important dialogues. Historic preservation is consistent with other values and goals recognized in this plan. These include the support of legacy businesses, sustainability, retention of existing market rate affordable housing, preservation of green space, and steps towards racial equity and social justice.

3.9.1. Goals

Silver Spring's historic buildings are critical to the community's character and collective memory; offer tangible connections to the past; provide opportunities for education and interpretation; and create a diversity of building types within the Plan area. The Silver Spring Downtown and Adjacent Communities Plan will:

- Recognize and interpret the diversity, heritage, and history of the Plan area.
- Encourage preservation and adaptive reuse of historically significant properties.
- Educate owners of historic properties on the benefits of local, state, and federal historic preservation tax credit programs.
- Document and support local, independently-owned businesses in operation for over 15 years.

3.9.3. Resources Listed in the Locational Atlas and Index of Historic Sites

Established in 1976, the Locational Atlas and Index of Historic Sites identifies resources that are potentially historically significant. Resources listed on the atlas are protected from demolition or substantial alteration under Chapter 24A of the Montgomery County Code. This designation is meant to be temporary until analysis for listing in the Master Plan for Historic Preservation can be completed.

Recommendation

- Review properties listed on the Locational Atlas and Index of Historic Sites as part of any redevelopment proposal or as part of comprehensive analysis of resources listed in the atlas.

[SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN | DESIGN GUIDELINES \(pgs. 63-65\)](#)

2.3.5 Adaptive Reuse of Buildings

Adaptive reuse allows communities to use existing buildings to realize various goals related to planning, housing, economic development, social justice, and sustainability. The reuse of historic buildings compared to new construction of equivalent size and function offers an environmental benefit over demolition and new construction while bringing new life to an old structure.

Silver Spring's historic buildings are critical to the community's character and collective memory; offer tangible connections to the past, opportunities for education and interpretation; and create a diversity of building types within the Plan area. These Design Guidelines encourage preservation and adaptive reuse of select historic buildings, as listed in Table 7, by means of frontage, or façade preservation. The level of preservation suggested as part of an adaptive reuse varies depending on the current protections provided to a building and its overall historic significance.

Frontage Preservation: Allows new development setback from the historic façade. The new building should be setback at least 20 feet from the façade, but more distance may be appropriate depending on site conditions. Infill development should be completed in a contextual manner, with emphasis on preserving corners and enhancing the street-level pedestrian environment.

Resource/Year Built: Hecht's Department Store: 901 Ellsworth Drive; 1947/1950

Background: The architecture firm Abbot, Merkt & Company designed the three-story department store built in 1947. The immediate success led to the construction of an additional two stories three years later. The building represents Silver Spring's transition to a destination commercial and regional business center. In 1992, the Ellsworth Mall (formerly City Place Mall) development preserved the Hecht's facade.

Treatment: Frontage preservation to retain character defining features of the design, materials, massing, and scale.

STAFF DISCUSSION

The subject property is comprised of two buildings. The first building was constructed starting in 1947 and was expanded in 1950 and served as the Hecht's department store from 1947 until 1987. The second building was constructed in 1991 as City Place Mall and incorporated the historic Hecht's building into its operations. When City Place Mall was approved by the Planning Board the Site Plan included constructing an office tower over the mall building. While the tower was never constructed, the mall was constructed with the structure to support the tower at a future date.¹

The applicant proposes to construct a 20-story residential tower above the existing mall building, rising to approximately 300 ft (three hundred feet), the maximum height allowed under the SSDAC. A new ground floor entrance along Colesville Rd. will be constructed to provide residential access. The development team met with the Silver Spring Downtown Advisory Panel (DAP) twice and is preparing for a Sketch Plan hearing with the Planning Board. All of the proposed construction occurs over the 1991 City Place Mall/Ellsworth Place building and does not impact the Hecht's building.

The design of the proposed tower is focused on satisfying the requirements of the Design Guidelines adopted as part of the SSDAC which directs new construction to be broken up into three forms: Base, Middle, and Top which are distinct from each other to avoid monolithic construction. The placement of the proposed tower is restricted to the area of the building that was engineered to support the tower above.

¹ Staff was able to locate four HAWPs associated with the Hecht's building and Ellsworth place. One HAWP was for the reconfiguration of a storefront and the remaining HAWPs were for either signage or for patios constructed on the south side of the Hecht's building. The HAWPs and Staff Reports are available here:

- [2003 Patio installation](#)
- [2003 Patio installation #2](#)
- [2004 Storefront installation](#)
- [2006 Signage installation](#)

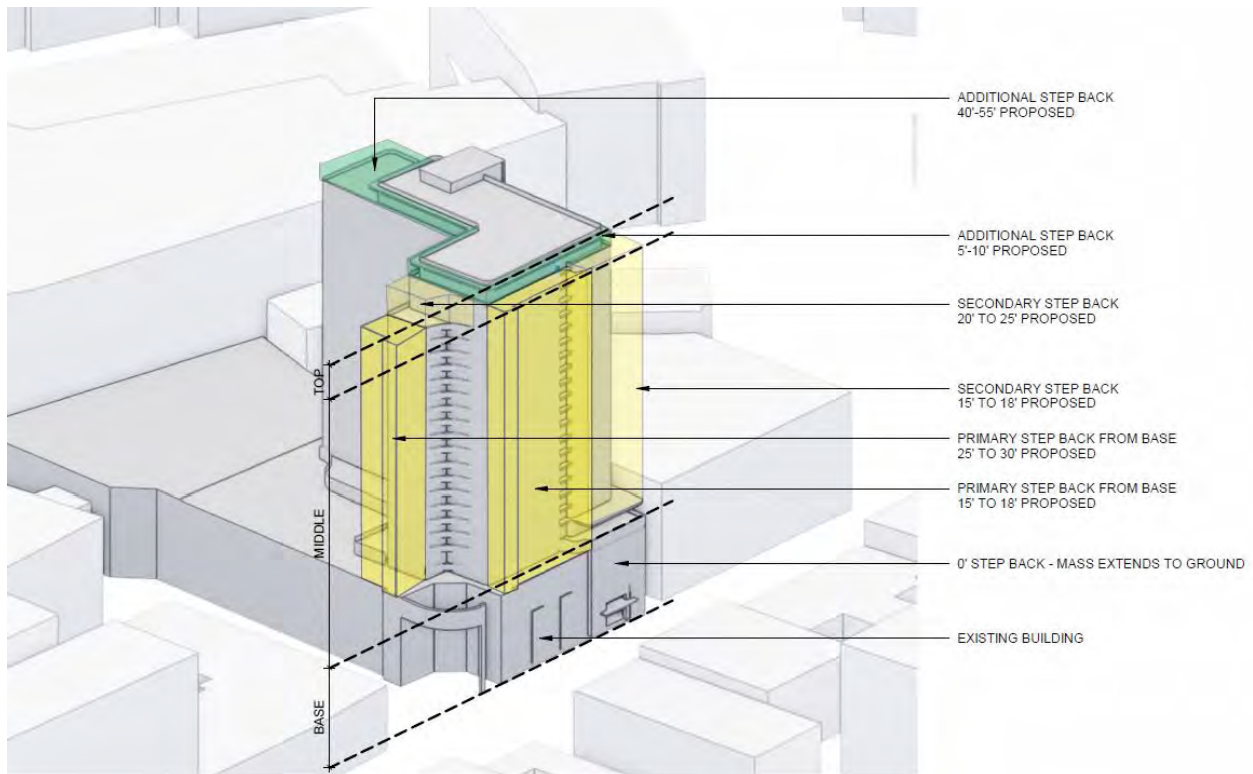


Figure 2: Step back axon diagram from the prior DAP submission.

While the design of the tower is still under consideration, the applicant provided several precedent images and design forms they are proposing to integrate into the proposed tower including, a stepped massing, the intersection of forms, variation in the façade plane, and accentuating the building top (as required under the design guidelines). The DAP encouraged the applicant to consider reinforcing the cutout at the entrance to Ellsworth Place, which is the impetus for the curved balconies shown in *Figure 2*. Staff generally finds the size and massing of the addition is consistent with the SSDAC and requests feedback from the HPC regarding the placement, massing, and any material or design revisions as the proposal is refined.

Staff finds the new tower will be highly visible when viewed from the southeast with the historic Hecht's building in the foreground. While Staff would support the removal of much of the signage at the historic entrance to the Hecht's building, Staff finds that work is beyond the scope of this proposal and could be evaluated as part of a future HAWP. In Staff's research for this Staff report, two iterations of signage along this elevation were found (the current signage was installed sometime between October 2014 and November 2016 and was approved by the historic preservation supervisor as not being a "substantial alteration"). As future signage alterations are considered, Staff recommends the applicant consider a design that reveals more of the southeast corner of the Hecht's, or propose a new sign scheme that removes the corner signage and preserves the Hecht's façade.

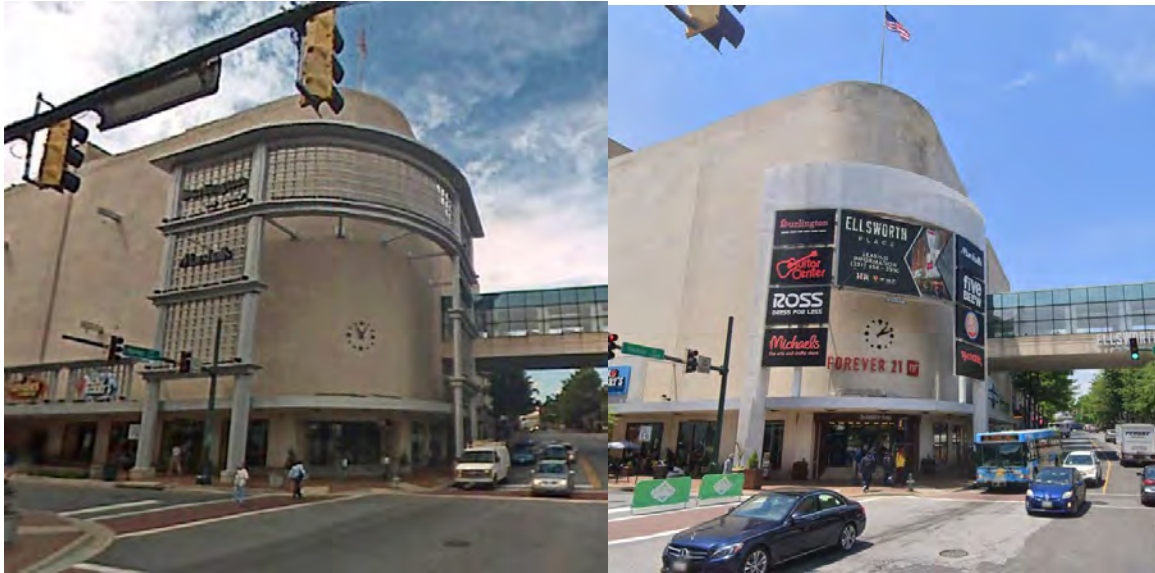


Figure 3: September 2007 photograph (left) and May 2019 photograph (right).

Along Colesville Rd., the applicant proposes to construct a new residential entrance and lobby. There is a niche in the building façade that previously served as an entrance to a tenant space (see *Figure 4*, below). Because of the placement of the elevators, the entrance will lead to a deep lobby. The applicant provided three precedent images with the application materials that show a horizontal canopy over a largely glazed entrance. Staff requests feedback about the location of the proposed entrance and recommended material specifications for the proposed entrance.

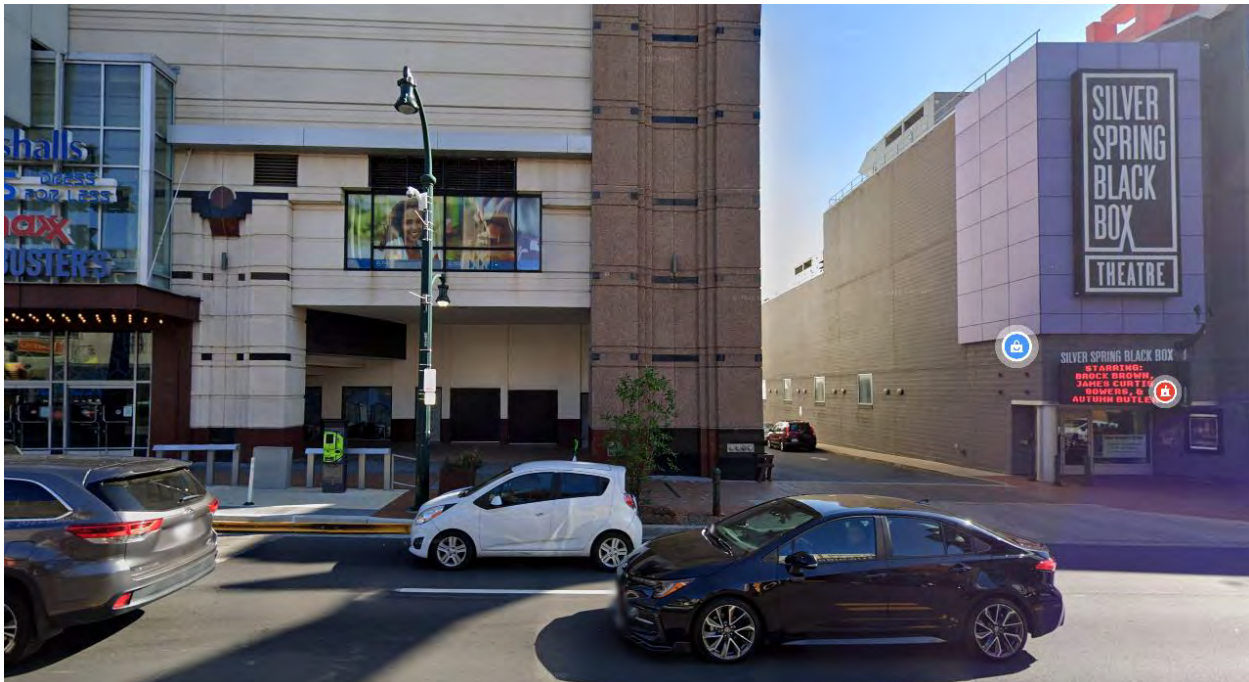


Figure 4: Existing niche where the new residential entrance is proposed.

Requested HPC Feedback

Staff request HPC feedback on the following elements:

- The appropriateness of the placement of the new entrance along Colesville Road.

- Any specific recommended design revisions.
- The appropriateness of the massing of the proposed residential tower.
 - Specific revisions to improve the integration of the tower into the surrounding Locational Atlas District.
- Any mitigating measures that can be undertaken to preserve and/or promote adjacent historic resources.
- Does the proposal comply with the specific guidance regarding frontage preservation for this resource?

Staff also recommends the HPC adopt a motion to transmit HPC feedback to the Planning Board for its upcoming Sketch Plan.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a second Preliminary Consultation.

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Trey Culpepper
Address: 9010 Overlook Boulevard
Daytime Phone: 629-208-0680

E-mail: tculpepper@gbtrealty.com
City: Brentwood Zip: 37027
Tax Account No.: 2897540 and 2897551

AGENT/CONTACT (if applicable):

Name: Ian P. Duke
Address: 20251 Century Boulevard
Daytime Phone: 301-916-4100

E-mail: duke@vika.com
City: Germantown Zip: 20874
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 36-7-4

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name _____ City Place Site _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 8661 Street: Colesville Road
Town/City: Silver Spring Nearest Cross Street: Fenton Street
Lot: 16 Block: _____ Subdivision: Edward W. Byrd Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date 2/1/24

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
Avante Ellsworth Venture I, LLC. c/o GBT
Realty Corporation
9010 Overlook Boulevard
Brentwood, TN. 37027

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

See attached for mailing list

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

8661 Colesville Road is the location of the former Hecht Department Store, one of the first examples of large-scale suburban commercial development in the country and the physical anchor of downtown Silver Spring. The first section of the building, a three-story block was completed in 1947; an additional two stories were added in 1950. The store was closed in 1987 and was converted and expanded into City Place Mall in 1992 (now known as Ellsworth Place).

The Art Moderne building is comprised of a monolithic cast concrete frame clad predominately in limestone. A stepped granite base accommodates the slope of the adjacent streets.

Ellsworth Place was constructed with additional structure to support an office tower, as approved by M-NCPPC. However, due to market conditions, an office tower was never built.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The project plans to convert the previously approved office tower into a residential tower, located at the west corner of Ellsworth Place facing Colesville Road. This proposed tower is located on the 1991 portion of the building, there are no plans to affect the historic facade.

ELLSWORTH PLACE – STATEMENT OF JUSTIFICATION

SKETCH PLAN

M-NCPPC FILE NUMBER 320240060

8661 COLESVILLE ROAD, SILVER SPRING, MD 20910

SUBMITTED JANUARY 12, 2024

I. INTRODUCTION

Applicant Avante Ellsworth Venture, LLC, a subsidiary of GBT Realty Corporation (Applicant), submits this application for approval of a Sketch Plan for a residential tower to be atop the existing Ellsworth Place (formerly City Place) in downtown Silver Spring, MD. When Ellsworth Place was approved by M-NCPPC in 1988 and 1990, it included an office tower to be built sometime in the future atop the shopping center. The center was constructed with additional structure to be able to support this future addition. Because of market conditions, an office tower was never built. This application is simply to convert the previously approved office tower into a residential tower.

II. THE PROPERTY AND NEIGHBORHOOD

The property is described as Lots 16 and 17 of Edward W. Byrn's Subdivision (Plat #17983), 91,248 SF or 2.0948 acres, Zone: CR 8.0, C8.0, R8.0, H300 located at 8661 Colesville Road in Silver Spring, MD. The gross tract area of the property is 103,132 SF. With the current CR 8.0 zoning, the property may yield as much as 825,056 SF of gross floor area (GFA). The existing 5 level shopping center is 399,463 SF of

commercial retail. Therefore, given the available density to maximize development of the property, an additional 425,593 SF may be built.

The property is located within the 2022 Downtown Silver Spring and Adjacent Communities Sector Plan (Downtown Plan or Plan). And within that Plan, the property resides in the Ellsworth District. According to the Downtown Plan: "The Ellsworth District is the heart of Silver Spring." (Plan page 20). The recommendations of the Downtown Plan call for maximum mixed-use density in the Ellsworth District, including a 300' height limit. The CR 8.0 zone was applied to this property and as "Justification" for that zone at this location, the Downtown Plan states: "Increase flexibility for mixed-use development". (Plan, page 41).

The property sits in a transit-rich environment. It is one block from the coming Silver Spring Library Purple Line Station. It is three blocks from the Silver Spring Transit Center and Metrorail Red Line. At the property's front door on Colesville Road/US 29 is the US 29 BRT Line. Numerous Metrobus and Ride On Bus lines traverse the adjacent Colesville Road and Fenton Street.

Not only does Ellsworth Place contain scores of shops, stores, restaurants, and services but it is also surrounded by a wealth of theatres (film, stage, concert hall), stores, restaurants, office buildings, hotel, apartments, and the world headquarters of an ever-expanding United Therapeutics Corporation. In addition, attached to Ellsworth Place, by a pedestrian overpass, is the County's Town Square Garage that contains 1,500+ parking spaces. And across from Ellsworth Place are the Silver Spring Civic Building, Veterans Plaza, and Ice-Skating Rink. For much of the year, the Silver Spring Farmers Market takes place weekly on Ellsworth Drive and Veterans Plaza. Annual events such as the Silver Spring Jazz Festival and County Thanksgiving Day Parade also take place there.

III. THE PROJECT

The project proposes a high-rise apartment building 20 stories above the existing 5-story shopping center. The total proposed height of the project with the shopping center beneath would not exceed 300 feet. Up to 450 apartments are proposed, which includes 15% MPDUs. Pedestrian access to the tower building was planned for and constructed as a lobby in 1991 (when the proposed office tower was approved), located on Colesville Road.

Because of the unique transit richness of the project area, the project proposes no onsite parking. The property sits within the Silver Spring Parking District. The prior approvals (of City Place Mall, later renamed Ellsworth Place) provided for an agreement for parking to be provided in nearby public parking garages (see 81988046C Site Plan Amendment cover sheet, signed in 2008).

A. Design Guidelines

The Downtown Silver Spring Design Guidelines outline the basic building massing components and their impact of the public realm, given the street level, in context of the broader area, significant view corridors, and the building's relationship of the urban environment. The Base, Middle and Top forms shall be distinct from each other and contribute to the overall experience of the building.

The Design Guidelines define the building base as the lowest 2-5 floors (with floor 1 being subterranean) of the building and includes the pedestrian zone. The existing Ellsworth Place Mall provides the project's base building form. The building's classification within the historic district recommends preservation of the building's materiality, scale, and massing. A pedestrian entrance for the residential tower is located

on Colesville Road, at the location previously intended for an entrance to the entitled office tower. This frontage has long been underutilized – the project would activate this portion of the Colesville streetscape with a new residential lobby to encourage pedestrian activity and engagement.

The Design Guidelines define the building middle as those floors that occur between the base and top forms. The proposed project is also defined as a tower per the Guidelines, as it exceeds the noted 120' building height. Above the building base, the middle tower form steps back a minimum of 15' as required by the Guidelines. A secondary step back occurs at a higher level of the tower, creating additional relief in the façade as well as a variety of views and amenity experiences for the building residents. The existing structural constraints result in multiple breaks in façade planes and provide opportunities for logical material changes.

The Design Guidelines define the building top as those floors that complete the architectural form. The building top also includes the cap. The project provides additional façade step backs at each leg of the tower, creating occupiable roof amenity space for resident use and further relief in the façade plane. The project proposes the entirety of the top level serve as the building “top” – illustrated through changes in proportion, materials, transparency, texture, etc.

At the Ellsworth Place roof level, additional existing structure creates an opportunity for elevated green roof spaces to enhance the residents' views and integrate sustainable strategies into the project.

Similar to the other façades, the building façade step back along the alley is constrained by the existing structural locations. The façade location is set based on these structural constraints, including the location of existing elevator bays, and establishing viable multifamily floor plate metrics while also

providing enough distance from the adjacent right-of-way to allow for a desirable quantity of openings in the facade.

Conformance with the Downtown Plan and its Streetscape Design Guidelines will be met in the limited area with elements at the new residential entry point. The balance of the existing streetscape is to be left in place and meets the former Silver Spring Streetscape Guidelines. The majority of the ground plane at grade along the existing project frontage will remain as it is today.

The applicant team met with the Design Advisory Panel (DAP) on November 15 and heard several suggestions. Applicant will be revising some of the concept and returning to the DAP for a follow up on January 17, 2024. The DAP and M-NCPPC staff stated the project could continue on track for submission and work towards agreeable resolution through the Sketch Plan review. These revised elements will make their way into the first resubmission to agency staff after Development Review Committee (DRC).

B. Stormwater Management

The scope of this project includes the construction of a residential building over an existing podium. At-grade disturbance is expected for this type of construction, and it is assumed that a sediment control permit will not be required for this project. Likewise, it is expected that a concept stormwater management approval will not be required. This project is being designed with these considerations in mind and will be reviewed by Montgomery County Department of Permitting Services (DPS) for concurrence.

If DPS determines that a stormwater management plan is required, the proposed development will be subject to the Maryland Stormwater Management Act of 2007 and Montgomery County Bill No. 40-10, which requires managing stormwater runoff by using Environmental Site Design (ESD) to the “Maximum Extent Practicable” (MEP). ESD utilizes small-scale stormwater management practices, non-structural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of development on water resources. Pursuant to Chapter 19 of the Montgomery County Code, Applicant will provide sediment and erosion control and treatment for stormwater in accordance with applicable laws. The project development team will work with the County at each phase through the Stage 3 process.

C. Environmental

The project has an approved Natural Resource Inventory (NRI/FSD) plan that was signed November 15, 2023 (M-NCPPC file number 420240370). There are no planned environmental impacts to the site anticipated with the incoming development of the residential tower, and no land disturbance is planned. Therefore, no Limits of Disturbance (LOD) is required. Since the area limited to any streetscape associated with the residential entry point on Colesville Road is less than 5,000 SF, Stormwater Management (SWM) is not required. Landscape architecture is constrained to the limited area at grade on Colesville Road for the residential entry’s focal point and on top of the structure to assist in providing attractive amenity spaces for the residents.

D. Transportation

As stated in the submitted Transportation Study Exemption Statement, the proposed residential tower generates fewer trips than the entitled office tower, so a Local Area Transportation Review (LATR) is not required for the project. The Transportation Study Exemption Statement shows that as compared to the entitled tower the project will result in 409 fewer person trips and 202 fewer vehicle trips during the morning peak hour and 343 fewer person trips and 169 fewer vehicle trips during the afternoon peak hour. As a result, the project is not anticipated to increase traffic within the neighborhood from conditions that would exist if the entitled office tower was built and occupied, and instead will result in a net reduction of person and vehicle trips.

E. Public Benefit Points

The conceptual Public Benefits Points being considered at this time meet the direction of Optional Method Development, proposing a minimum of 100 points within five categories:

1. Connectivity & Mobility, through Minimum Parking the project proposes no onsite parking, continuing the encouragement to utilize close by public transit and nearby public parking garages;
2. Diversity of Uses & Activities, through Moderately Priced Dwelling Units, the math provides points for those units above what the ordinance requires;
3. Quality Building & Site Design, through the required Exceptional Design points and Public Open Space;
4. Protection & Enhancement of the Natural Environment, through the purchase of Building Lot Termination; and,

5. Building Re-Use, by retaining virtually all the existing structure and recycling the portion of the building elements to be demolished for the connection of the new tower.

With this initial review of available points, Applicant is in excess of the required points.

Public Benefits Summary	
59-4.7.3.C: Connectivity & Mobility	8
(2) Minimum Parking	8
59-4.7.3.D: Diversity of Uses & Activities	36
(6) Moderately Priced Dwelling Units	36
59-4.7.3.E: Quality Building & Site Design	22
(2) Exceptional Design	10
(4) Public Open Space	12
59-4.7.3.F: Protection & Enhancement of the Natural Environment	8
(1) Building Lot Termination (BLT)	8
59-4.7.3.G: Building Reuse	94
Building Re-use	94
Number of Categories	5
	Points Requested
	169

IV. THE PROJECT SATISFIES THE REQUIREMENTS FOR APPROVAL OF A SKETCH PLAN FOR OPTIONAL METHOD DEVELOPMENT IN THE CR 8.0 ZONE

The project fully conforms with the recommendations for land use, housing, zoning, density, transit accessibility, pedestrian accessibility, mixed uses, and minimal vehicle and parking impacts that run throughout the 2022 Downtown Silver Spring and Adjacent Communities Sector Plan, including especially the recommendations within that Plan’s Ellsworth District. The project also fully conforms with the Thrive 2050 General Plan for all the same reasons and recommendations. In short, Montgomery County desperately needs more housing, and more dense housing in urban locations. The proposed project directly satisfies these housing needs.

As noted earlier, “The Ellsworth District is the heart of Silver Spring.” (Downtown Plan, page 20). The proposed project simply substitutes an apartment building for the previously approved office building.


V. COMMUNITY OUTREACH

In conformance with County law, a meeting with the community was duly noticed and then held virtually on November 15, 2023. As required, meeting minutes of the topics and discussion are provided as part of this Sketch Plan submission, along with the required sign-in sheet, attendees invitation list, minutes, copy of the invitation letter, pictures of the signs posted at the site, along with affidavits for the sign posting and the meeting. To a person, every comment offered was positive toward the proposed project.

In addition, the project team met with the Silver Spring Urban District Advisory Committee on November 28, 2023. The comments offered by the advisory committee were very positive. The project team also met with the Silver Spring Citizens Advisory Board on December 11, 2023 and the Greater Silver Spring Chamber of Commerce on December 14, 2023. Comments from each of these groups were positive as well.

VI. CONCLUSION

For all of the above reasons, the Applicant respectfully requests the approval of its Sketch Plan for the Ellsworth Place apartment tower.

BEVERIDGE + DIAMOND, P.C.
By: 
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1900 N Street, NW, #100
Washington, DC 20036
(202) 789-6013
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Counsel for Applicant



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 Wheaton, Maryland 20902

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Phone 301.495.4550
 Fax 301.495.1306

SKETCH PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

Date Application Filed	11/09/2023	320240060
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An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Sketch Plan Name: Ellsworth Place (Formerly City Place) Acres 2.48 Sq.ft. 108,144

200 scale Base Map # 210NW, 01 Tax Map # JN33 Special Protection Area Not within an SPA
 Property Tax Account Number(s) associated with the plan (8 digits)

A. 2897540 B. 2897551 C. _____ D. _____ E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On _____ feet _____ of _____
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. SE quadrant, intersection of Colesville Road and Fenton Street
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)

C. Lot 16 Block _____ Subdivision Edward W. Byrns

D. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant Team (Enter all that apply and submit separate supporting documentation as necessary)

Primary Contact (Person who will be the primary contact and point person for future electronic review process.)

VIKA Maryland, LLC	Ian P. Duke
Company Name	Contact Person
20251 Century Boulevard Suite 400	
Street Address	
Germanstown	MD
City	State
	20874
	Zip Code
(301) 916-4100	(301) 916-2262
Telephone Number	Fax Number
	duke@vika.com
	E-mail
	NOTE: This email will be used to create the ePlans project account.

Owner

Would you like to receive ePlans notifications? * Yes No

Avante Ellsworth Venture I, LLC, c/o GBT Realty Corporation	Trey Culpepper, Senior Vice-President of Operations
Company Name	Contact Person
9010 Overlook Boulevard	
Street Address	
Brentwood	TN
City	State
	37027
	Zip Code
(629) 208-0680	tcupepper@gbtrealty.com
Telephone Number	Fax Number
	E-mail *required if checked yes

Owner's Representative or Contract Purchaser

Would you like to receive ePlans notifications? * Yes No

(Authorization is required from the owner.)	
Company Name	Contact Person
Street Address	
	Select one of the following:
City	State
	Zip Code
Telephone Number	Fax Number
	E-mail *required if checked yes

Landscape ArchitectWould you like to receive ePlans notifications? * Yes No

VIKA Maryland, LLC

Esra Soytutan

*Company Name**Contact Person*

20251 Century Boulevard Suite 400

Street Address

Germantown

MD

20874

*City**State**Zip Code*

(301) 916-4100

(301) 916-2262

soytutan@vika.com

*Telephone Number**Fax Number**E-mail****required if checked yes****Architect**Would you like to receive ePlans notifications? * Yes No

Gresham Smith

Jennie LeNoue

*Company Name**Contact Person*

222 Second Avenue South Suite 1400

Street Address

Nashville

TN

37201

*City**State**Zip Code*

(615) 770-8100

jennie.lencue@greshamsmith.com

*Telephone Number**Fax Number**E-mail****required if checked yes****Engineer**Would you like to receive ePlans notifications? * Yes No

VIKA Maryland, LLC

Jason Evans, PE

*Company Name**Contact Person*

20251 Century Boulevard, Suite 400

Street Address

Germantown

MD

20874

*City**State**Zip Code*

(301) 916-4100

(301) 916-2262

evans@vika.com

*Telephone Number**Fax Number**E-mail****required if checked yes****Attorney**Would you like to receive ePlans notifications? * Yes No

Beveridge & Diamond PC

Gus B. Bauman

*Company Name**Contact Person*

1900 N Street, NW

Street Address

Washington

DC

20036

*City**State**Zip Code*

(202) 789-6013

GBauman@bdlaw.com

*Telephone Number**Fax Number**E-mail****required if checked yes****Other:** Traffic EngineerWould you like to receive ePlans notifications? * Yes No

Gorove Slade

Katie Wagner, PE, PTOE

*Company Name**Contact Person*

1140 Connecticut Avenue, NW, Suite 1010

Street Address

Washington

DC

20036

*City**State**Zip Code*

(202) 540-1927

klw@goroveslade.com

*Telephone Number**Fax Number**E-mail****required if checked yes**

<u>Data Summary Table</u>		<u>Acres</u>	<u>Square Feet</u>
<u>Tract Area</u>			
Gross Tract Area		2.48	103,132
Area Dedicated to Public Use			
Area Previously Dedicated to Public Use		0.27	11,884
Total Net Area of Sketch Plan		2.09	91,248
<u>Gross Tract Area by Zone</u>	Zone 1: CR-8.0 C-8.0 R-8.0 H-300	2.48	103,132
(indicate full zone, e.g., CRT2.0 C1.0 R1.5 H60)	Zone 2: _____		
	Zone 3: _____		

<u>Density (Total)</u>	<u>Permitted (Sq.Ft.)</u>	<u>Proposed (Sq.Ft.)</u>
Non-Residential	399,463	Up to 399,463
Residential	425,593	Up to _____
Other _____	_____	Up to _____
Total	825056	Total Up to 825,056
NOTE: PERMITTED C MAX. 825,056 SF - R MAX. 825,056 SF		
<u>Height</u>	<u>Permitted (Ft.)</u>	<u>Proposed (Ft.)</u>
Zone 1:	300	Up to 300
Zone 2:	_____	Up to _____
Zone 3:	_____	Up to _____
<u>Parking Spaces</u>		
Non-Residential	1,553 (Min)	3,133 (Max)
Residential	415 (Min)	519 (Max)
Other _____	_____ (Min)	_____ (Max)
Total	1,968 (Min)	Total 3,652 (Max)
<p>Is the property located within a parking lot district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, which one: <u>20-Silver Spring CBD</u></p>		
<u>Public Use Space</u>	<u>Required</u>	<u>Proposed</u>
	10 (%)	10 (%)

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Type	Case No.	Resolution/Approval Date
Zoning Case		
Development Plan/Schematic DP		
Special Exception		
Variance		
NRI/FSD (if applicable)	42007007E	08/15/2006
SWM Concept (if applicable)		
Pre-Application/Concept		
Sketch Plan		
Project Plan	91987001A	10/16/2007
Preliminary Plan	11987190C	11/30/2022
Site Plan	81988046F	01/12/2018

If Record Plat(s) recorded, enter plat number(s): 17983

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.) Attached

- Is the property in the Locational Atlas and Index of Historic Sites? Yes No
- Is the property in the Master Plan for Historic Preservation? Yes No
- Is the property in an incorporated municipality? Yes, _____ No
- Is the property in a special taxing district? Yes, _____ No

Legal restrictions on property not shown on plan, if any* (See Submission Requirements, section 4.17)

*MNCPPC does not enforce private easements or any other private legal agreements.

Applicant hereby acknowledges that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant(s) (Owner, Owner's Representative or Contract Purchaser)



Signature

11/21/23

Date

Trey Culpepper

Name (Type or Print)

Signature

Date

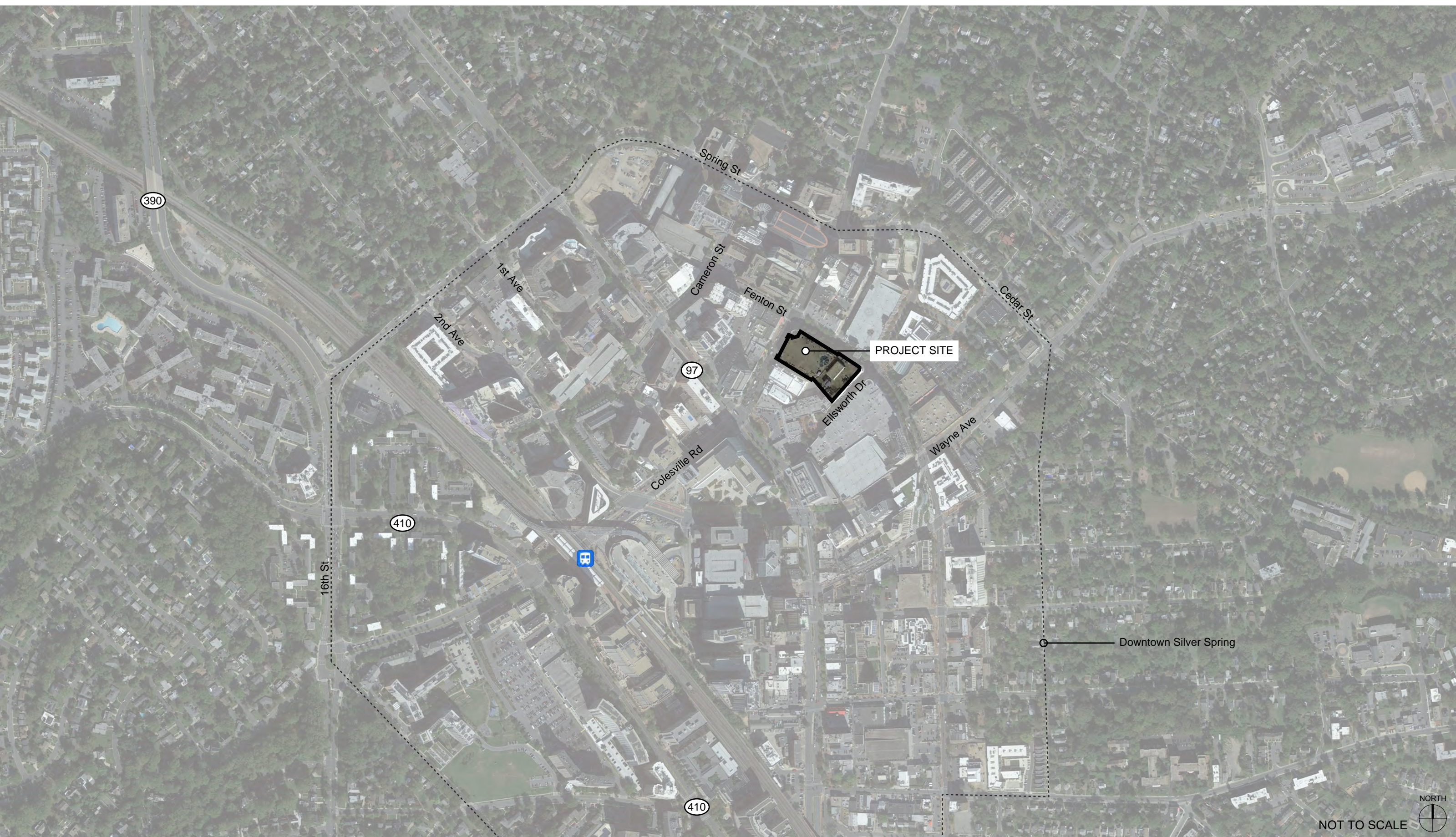
Name (Type or Print)

Ellsworth Place
 Sketch Plan
 Notice of Application
 Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	Montgomery County	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	D	N175	13-03279414
2	Montgomery County	EOB	101 Monroe Street	Rockville	MD	20850	A	N230	13-03412392
3	Colesville Joint Venture	c/o HBW Group	1055 1st Street, Suite 200	Rockville	MD	20850		Lot 12	13-00984681
4	PFA B Silver Spring LC	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	B	N336	13-03309113
5	PFA C Silver Spring LC	c/o Peterson Retail Mngmt LC	12500 Fair Lakes Circle, Suite 430	Fairfax	VA	22033	C	N316	13-03381415
6	Montgomery County, Maryland	Attn: Chief Admin Officer	101 Monroe Street, 2nd Floor	Rockville	MD	20850		N278	13-03316712
7	Zlotnick & Kraft - Montgomery LLC	c/o Gerald P. Grossberg	6624 Wilson Lane	Bethesda	MD	20817	A	Lot 27	13-01048143
8	Montgomery County, Maryland		101 Monroe Street, 2nd Floor	Rockville	MD	20850	A	N210	13-03673544
9	Raviv Steven S. Revoc. Tr.		4622 32nd Street North	Arlington	VA	22207	A	Lot P15	13-01043460
10	Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P15	13-01040295
11	Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P14	13-01043458
12	Danshes Sonia	Danshes Rubin Tr.	9213 Winterset Dr.	Potomac	MD	20854	A	Lot P14	13-01043471
	Civic, Community, Condominium and HOAs registered with MNCPPC	Contact	Street	City	State	Zip			
13	Cameron Hill Homeowners Association	Patti Deporter	404 Pershing Drive	Silver Spring	MD	20910			
14	Cameron Hill Owners Association	Howard Helland, Administrative Agent	9420 Annapolis Rd Suite 105	Lanham	MD				
15	Cameron Hill Owners Association	Scott Shoreman, Board Member	1319 Cameron Hill Court	Silver Spring	MD	20910			
16	Chelsea Heights Homeowners Association	Denise Perme	8612 Springvale Road	Silver Spring	MD	20910			
17	Crescent Condominium	Dan Lowery, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832			
18	Crescent Condominium	Michael Larson	903 Wayne Avenue	Silver Spring	MD	20910			
19	East County Citizens Advisory Board	Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
20	East Silver Spring Civic Association	Dan Reed, Vice President	8120 Hartford	Silver Spring	MD	20910			
21	East Silver Spring Civic Association	Kate Myers, President	410 Silver Spring Avenue	Silver Spring	MD	20910			
22	East Silver Spring Civic Association	Pete Tantisunthorn, Secretary							
23	Elizabeth House Residents Association	Resident Agent Manager	1400 Fenwick Lane	Silver Spring	MD	20910			
24	Friends of Sligo Creek	Ed Murtagh, Vice President	P.O. Box 11572	Takoma Park	MD	20913			
25	Friends of Sligo Creek	Elaine Lamirande, President	P.O. Box 11572	Takoma Park	MD	20913			
26	Friends of Sligo Creek	Kit Gage, Board Member	8007 Park Crest Drive	Silver Spring	MD	20910			
27	Lofts 24 Condominium	Tom Nagle	8310 Fenton Street	Silver Spring	MD	20910			
28	Lofts 24 Condominium Assn	Lawan Trent, Administrative Agent	7811 Montrose Road	Rockville	MD	20852			
29	Lofts 24 Condominium Assn	Arman Patala	7811 Montrose Road	Potomac	MD	20854			
30	Montgomery County Civic Federation	Alan Bowser, Co-President							
31	Montgomery County Renters Alliance Inc.	Matt Losak, Executive Director							
32	Montgomery County Taxpayers League	Edward Amatetti, President							
33	Northern Montgomery County Alliance	Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			
34	Park Hills Civic Association	Alan Bowser, President	409 Deerfield Avenue	Silver Spring	MD	20910			
35	Park Hills Civic Association	Gardner Cheryl, Vice President	110 Fleetwood Terrace	Silver Spring	MD	20910-5511			
36	Park Hills Civic Association	Nina Vucenik, Treasurer	215 Dale Drive	Silver Spring	MD	20910-5503			
37	Presidents Council of Silver Spring CA	Andrew Kleine, President	9417 Worth Avenue	Silver Spring		20901			
38	PROGRESS	Mike Kraft, Chairperson	120 Dale Drive	Silver Spring	MD	20910			
39	Seven Oaks-Evanswood Citizens Assn	Chris Reynolds, President	406 Hamilton Ave	Silver Spring		20901			
40	Sierra Club - Montgomery County Group	Al Carr							
41	Sierra Club - Montgomery County Group	Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
42	Silver Spring-Takoma Traffic Coalition	Charles Wolff, President	635 Bennington Drive	Silver Spring	MD	20910			
43	Silver Spring Historical Society	Jerry McCoy	800 Thayer Avenue	Silver Spring	MD	20910-4504			
44	Silverton Condominium	Abby Brandt, President	1201 East West Highway #114	Silver Spring	MD	20910			
45	South Silver Spring Neighborhood Assn	Carrie Feldman			MD				
46	South Woodside Park HOA Inc	Asra Kidwai, Admin Agent	831 Woodside Parkway	Silver Spring	MD	20190			
47	South Woodside Park HOA Inc	Renaldo Nehemiah, Admin Agent	P. O. Box 8691	Silver Spring	MD	20907-8691			
48	Tally-Ho Homeowners Association	Janet De Moor, Admin Agent	12804 Talley Lane	Gaithersburg	MD	20878			
49	Thayer Towers Condominium Association	Christina Kane, President	575 Thayer Avenue, #408	Silver Spring	MD	20910			
50	Wood Hollow Homeowners Association	Phyllis Volin, President	11680 Doolittle Drive, Suite 203	Waldorf	MD	20602			

Ellsworth Place
 Sketch Plan
 Notice of Application
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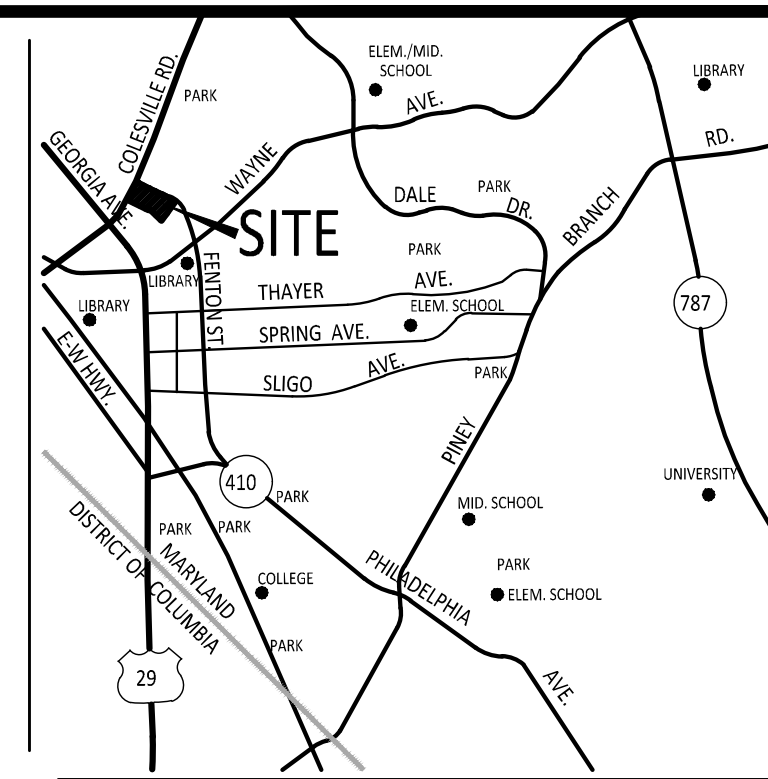
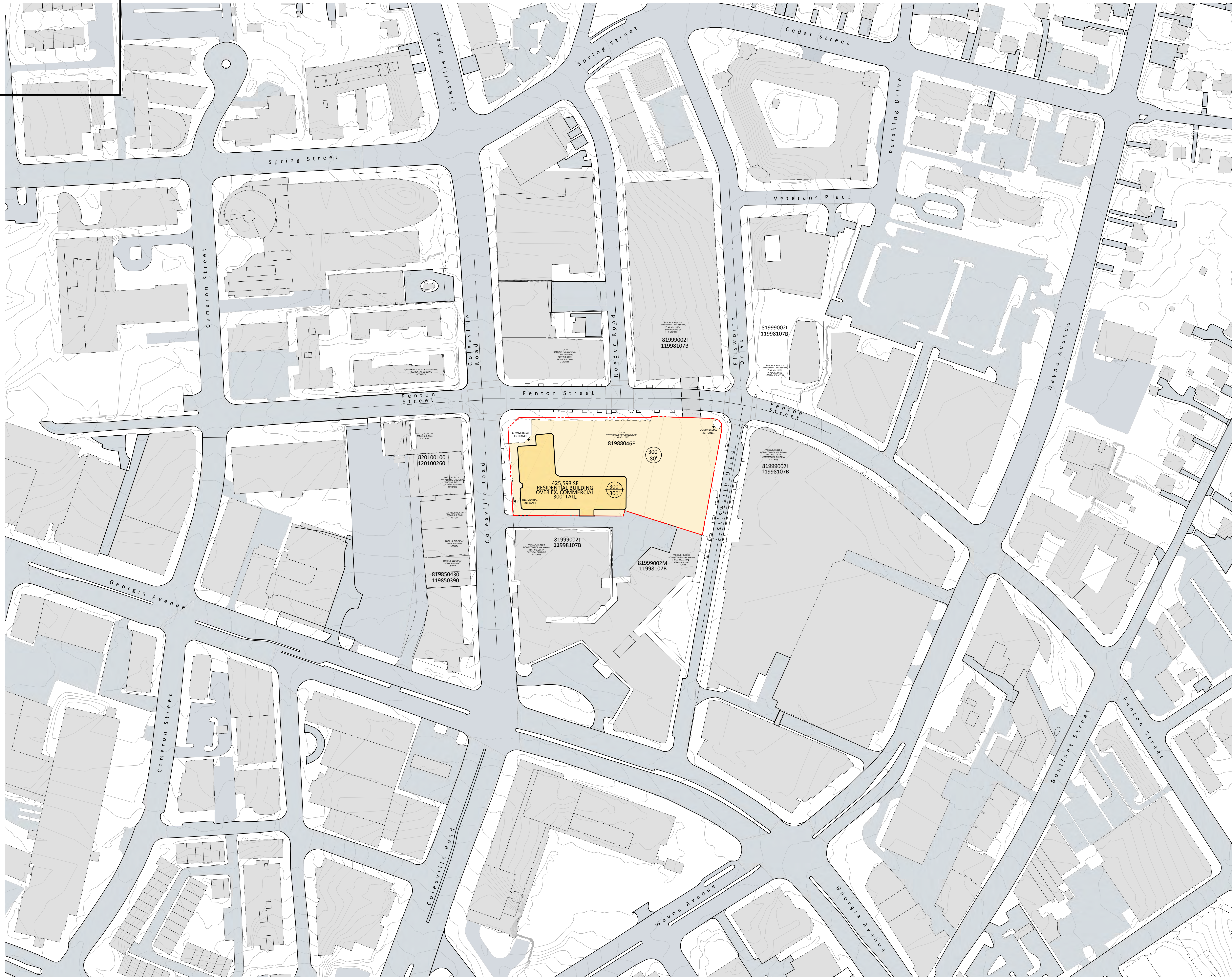
51	Wood Hollow Homeowners Association	Tonja Brooks	11680 Doolittle Drive, Suite 203	Waldorf	MD	20602		
52	Woodside Civic Association	Ellen Galantucci, President	8711 2nd Avenue	Silver Spring	MD	20910		
53	Woodside Civic Association	Ian Feller, Vice President	1713 Noyes Lane	Silver Spring	MD	20910		
54	Woodside Park Civic Association	Brenda Freeman, Vice President	1220 Dale Drive	Silver Spring	MD	20910		
55	Woodside Park Civic Association	Chris Lao-Scott, President	1100 Highland Drive	Silver Spring	MD	20910		
56	Woodside Park Civic Association	Christine Morgan, Zoning Chair	1008 Woodside Parkway	Silver Spring	MD	20910		
57	Woodside Park Civic Association	Lou Razetti, Treasurer	1515 Grace Church Rd	Silver Spring	MD	20910		
58	Woodside Park Civic Association	Robert Oshel	9114 Crosby Road	Silver Spring	MD	20910		
59	Woodside Park Community Association Inc	Carl Mukri	1123 Fairview Court			20910		
60	Woodside Park Homeowners Association	Elana Nunez, Admin Agent	8817 Woodland Drive	Silver Spring	MD	20910		
61	Woodside Park Homeowners Association Inc	Keely Lange, President	8813 Woodland Drive	Silver Spring	MD	20910		
62	Montgomery Bird Club	Scott Young, President	11116 Pinion Court	North Potomac	MD	20878		
	Others Required to be Notified	Organization	Street	City	State	Zip		
63	Intake and Regulatory Coordination	MNCPPC	2425 Reedie Drive, 14th Fl	Wheaton	MD	20902		
	Development Team	Organization	Street	City	State	Zip		
64	Gus B. Bauman	BEVERIDGE & DIAMOND PC	1900 N Street, NW	Washington	DC	20036		
65	Joshua C. Sloan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
66	Brandon Bell	Gresham Smith	222 Second Avenue South, Suite 1400	Nashville	TN	37201-2308		
67	Ian P. Duke	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
68	GBT Realty Corporation	GBT Realty Corporation	9010 Overlook Boulevard	Brentwood	TN	37027		
69	Esrá Soytutan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874		
	Others requesting Application updates	Second Name or Organization	Street	City	State	Zip		
70	Stephanie Helsing	Greater Silver Spring Chamber of Commerce	8601 Georgia Avenue, Suite 203	Silver Spring	MD	20910		
71	Julie Pawlikowski	Greater Silver Spring Chamber of Commerce	8601 Georgia Avenue, Suite 203	Silver Spring	MD	20910		
72	Jacob Newman	Silver Spring Regional Services	1 Veterans Place	Silver Spring	MD	20910		
73	Shawn Morris	Silver Spring Urban District	8110 Georgia Avenue, Third Floor	Silver Spring	MD	20910		



ELLSWORTH PLACE RESIDENTIAL

GBT REALTY CORPORATION
01/03/24

FOR ILLUSTRATIVE PURPOSES ONLY



VICINITY MAP
SCALE: 1" = 2000'

NOTE:
SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

VKA
VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vka.com
Our Site Set on the Future.

PREPARED FOR:
GBT REALTY CORPORATION
8010 OVERLOOK BOULEVARD
BRIGHTWOOD, TENNESSEE 37027
615.370.0670
JEFF PAPE

LAND USE ATTORNEY
BEVERIDGE & DIAMOND
1900 N STREET, NW
WASHINGTON, DC
SUITE 100
202.789.6013
GUS B. BAUMAN

ARCHITECT
GRESHAM SMITH
222 SECOND AVENUE SOUTH
SUITE 1400
NASHVILLE, TN 37201-2308
615.770.8614
ADAM SMITH

TRAFFIC CONSULTANT
GORVIE SLADE
1140 CONNECTICUT AVE, NW
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202.540.1927
KATIE WAGNER

LANDSCAPE ARCHITECT
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
ESSA SCOTTAN, RLA, LEED AP ND

CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JASON A. EVANS, PE

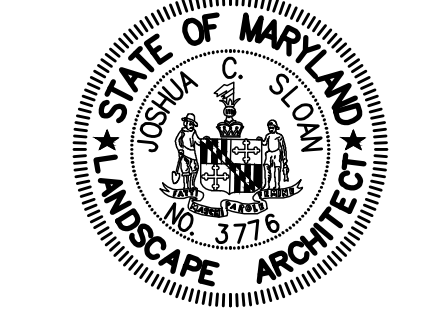
LAND PLANNER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
IAN P. DUKE

REVISIONS	DATE

ELLSWORTH PLACE
LOT 16
EDWARD W. BYRN'S SUBDIVISION
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
SILVER SPRING, MARYLAND
WSSC GRID: 210NW01
TAX MAP: JN33

SKETCH PLAN BLOCKS OUT

#320240060

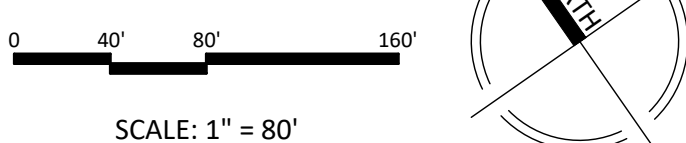


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LANDSCAPE ARCHITECT: JOSHUA C. SLOAN, RLA
LICENSE NUMBER: 271
EXPIRATION DATE: MAY 13, 2024

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPERTY OF VKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY AND CONFIDENTIAL INFORMATION. THESE DRAWINGS AND/OR CONTENT, OR ANY PART THEREOF, SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF VKA MARYLAND, LLC. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR DOCUMENTS WITHOUT THE WRITTEN AUTHORIZATION OF VKA MARYLAND, LLC SHALL BE CONSIDERED A VIOLATION OF THE APPLICABLE LAWS OF MARYLAND AND MAY BE SUBJECT TO LEGAL ACTION.

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____
VKA PROJECT: VM1403
DRAWING NO.: SK200
SHEET NO. 29

- LEGEND**
- Sketch Plan Limits
 - Existing Podium
 - Proposed Tower
 - Existing Building
 - # Height Allowed
 - # Height Illustrated
 - ▲ Conceptual Main Lobby





EXISTING STRUCTURE EXTENDING ABOVE ROOF LEVEL

EXISTING BUILDING BELOW

BOUNDARY OF PREVIOUSLY ENTITLED OFFICE TOWER

ELLSWORTH PLACE
(CITY PLACE 1992)

HECHT'S
(1947/1950)

COLESVILLE ROAD

FENTON STREET

ROEDER ROAD

ALLEY

ELLSWORTH DRIVE



ELLSWORTH PLACE RESIDENTIAL

GBT REALTY CORPORATION
01/03/24

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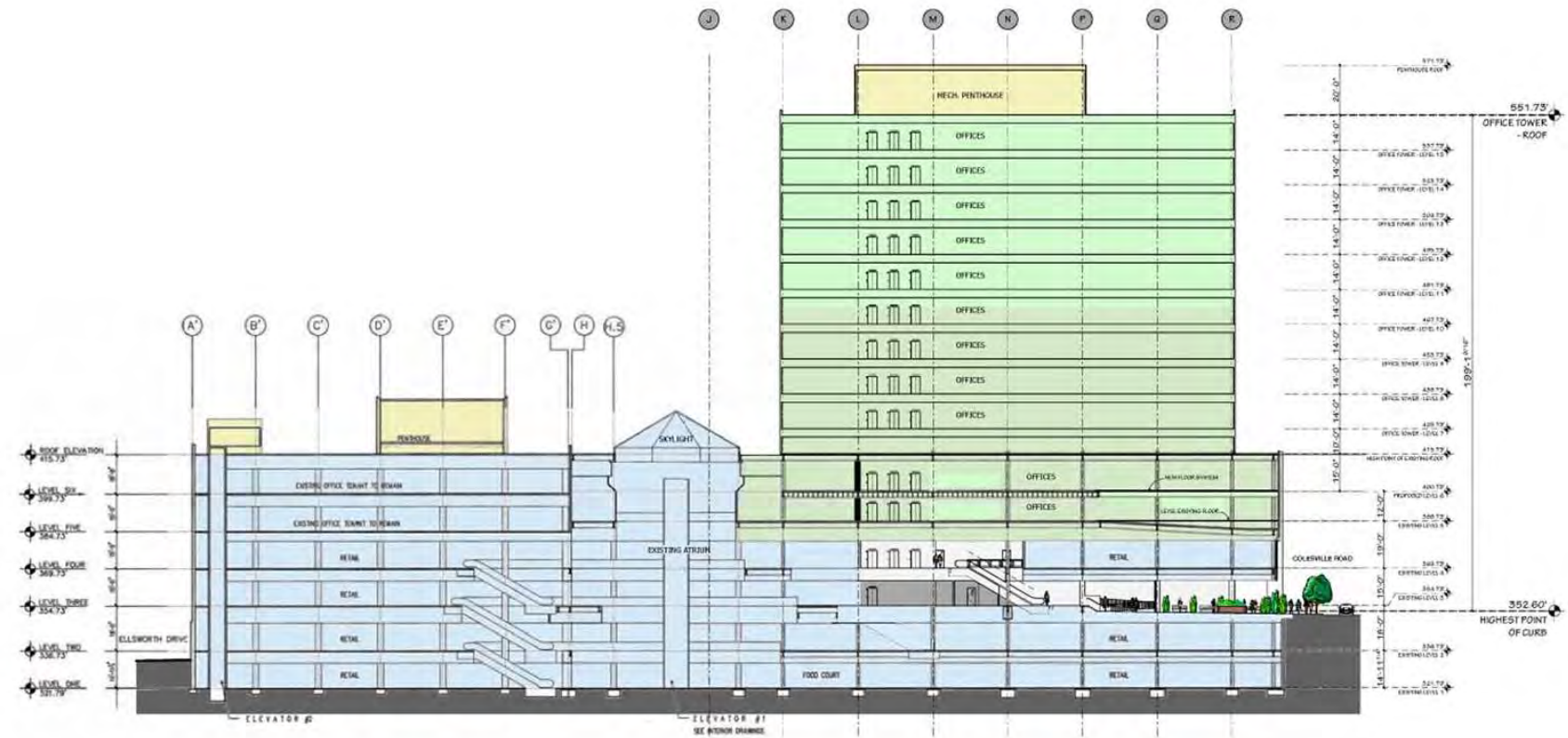
Silver Spring Office Tower Facade Concept Studies

September 18, 2012

Architect:



www.ci-designinc.com



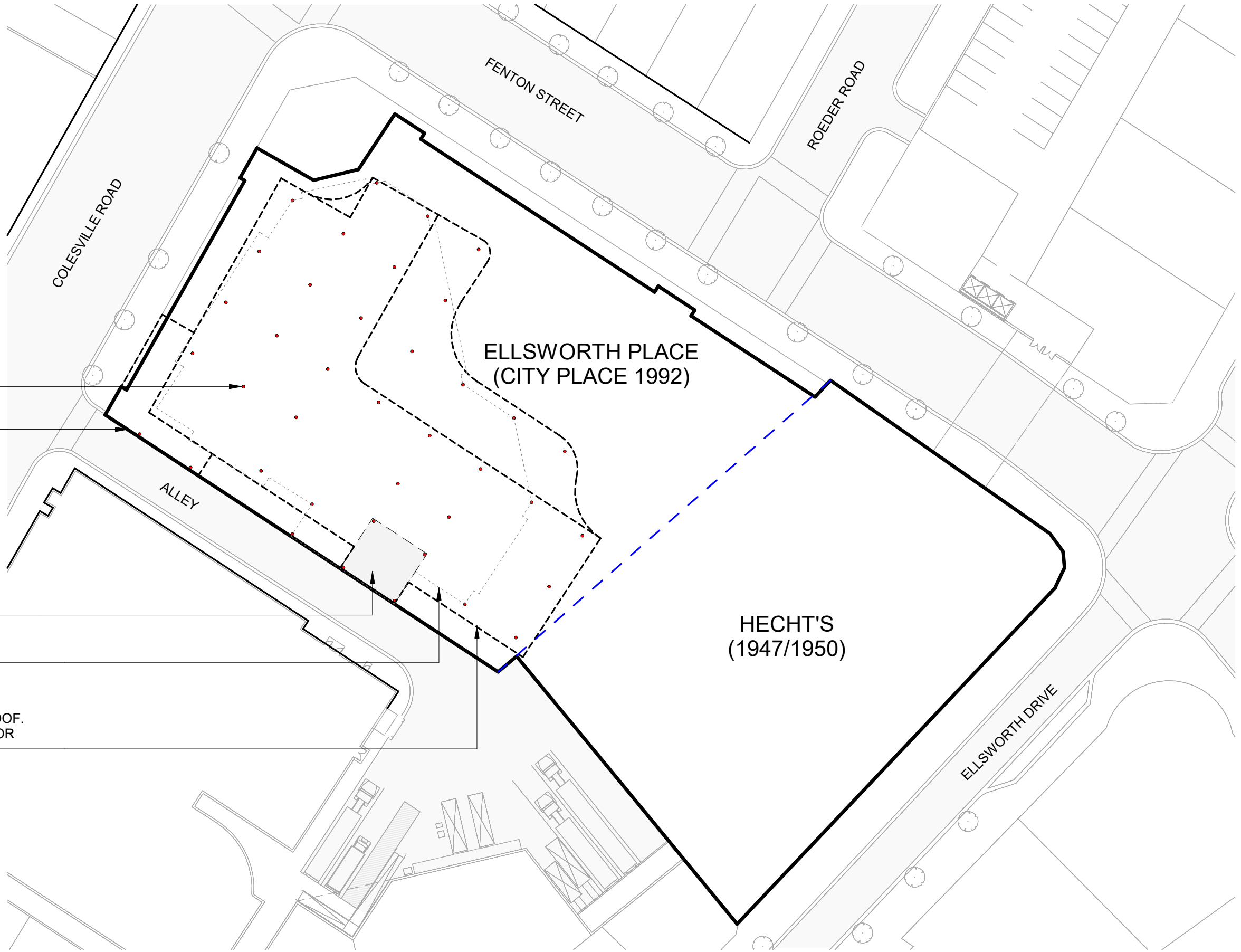
Sketch - Birds-eye



Sketch - Office Entry & Tower



Elevation - Colesville Road



EXISTING STRUCTURE EXTENDING ABOVE ROOF LEVEL

EXISTING BUILDING BELOW

EXISTING VERTICAL CIRCULATION CORE

BOUNDARY OF PREVIOUSLY ENTITLED OFFICE TOWER

BOUNDARY OF PROPOSED TOWER:

- UTILIZES EXISTING STRUCTURE THAT EXTENDS ABOVE ROOF.
- MAINTAINS INDUSTRY-STANDARD "BAY-WIDTH" TYPICAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

ELLSWORTH PLACE
(CITY PLACE 1992)

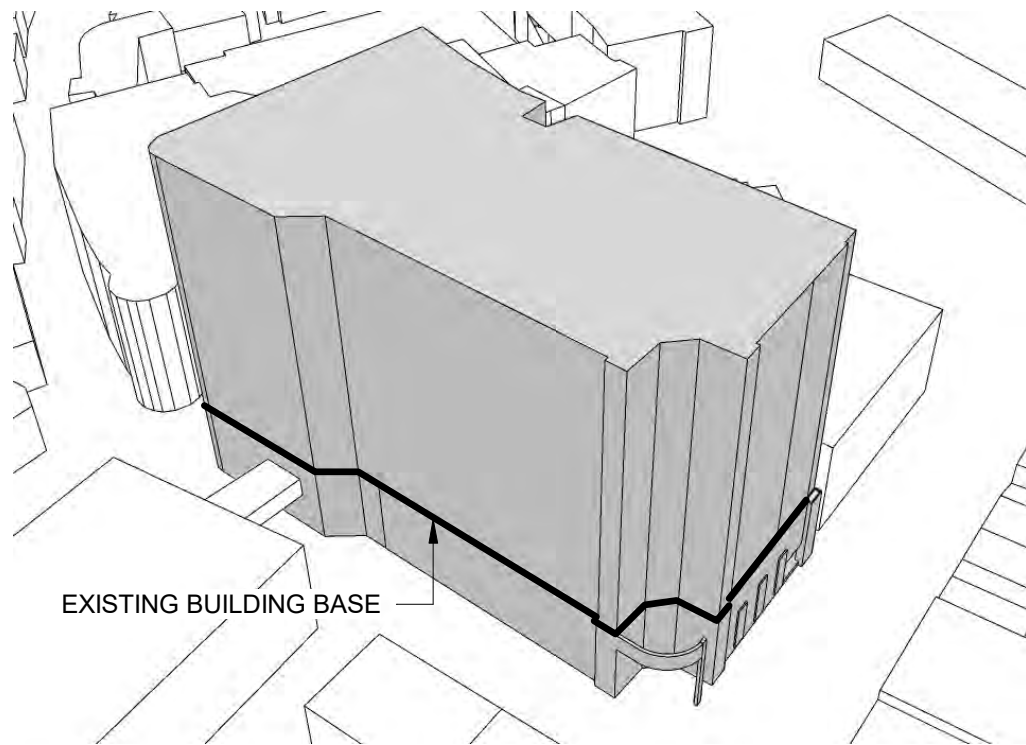
HECHT'S
(1947/1950)

ELLSWORTH PLACE RESIDENTIAL



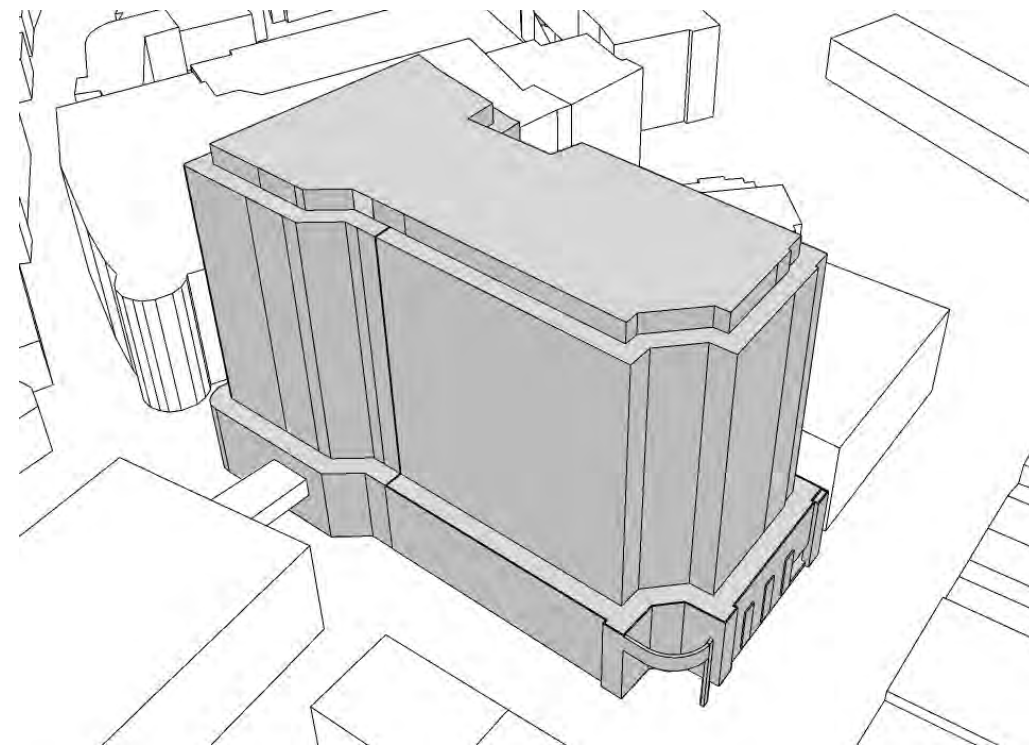
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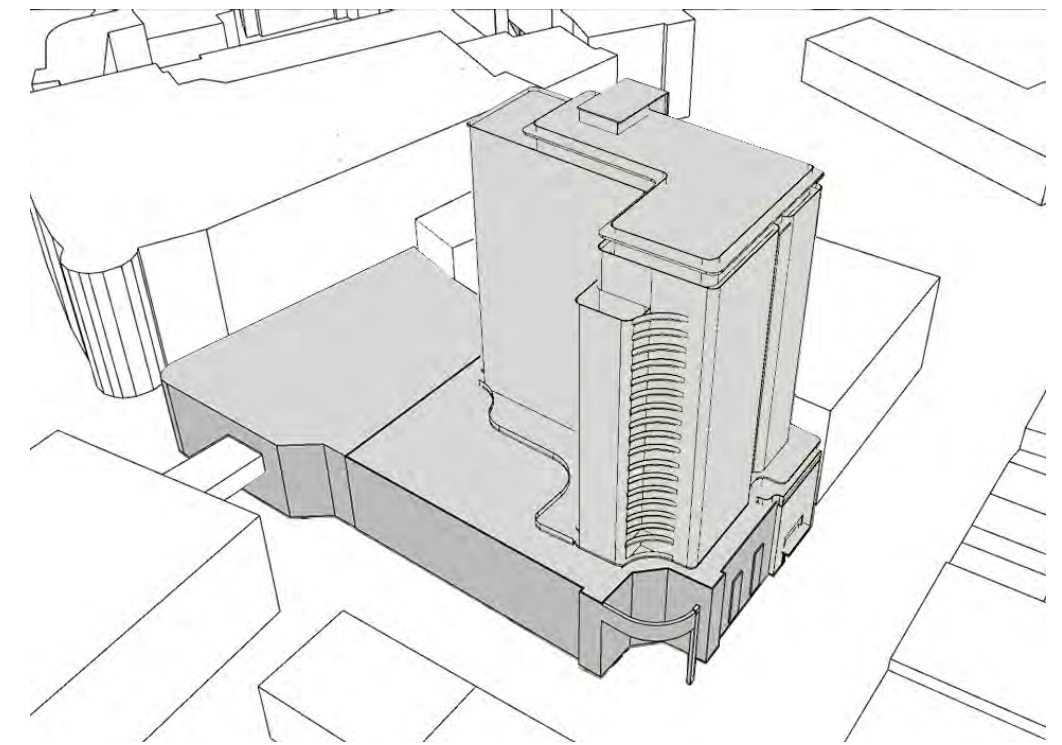


EXISTING BUILDING BASE

ALLOWABLE HEIGHT, FULL BOUNDARY



RECOMMENDED STEP BACKS



PROPOSED MASSING

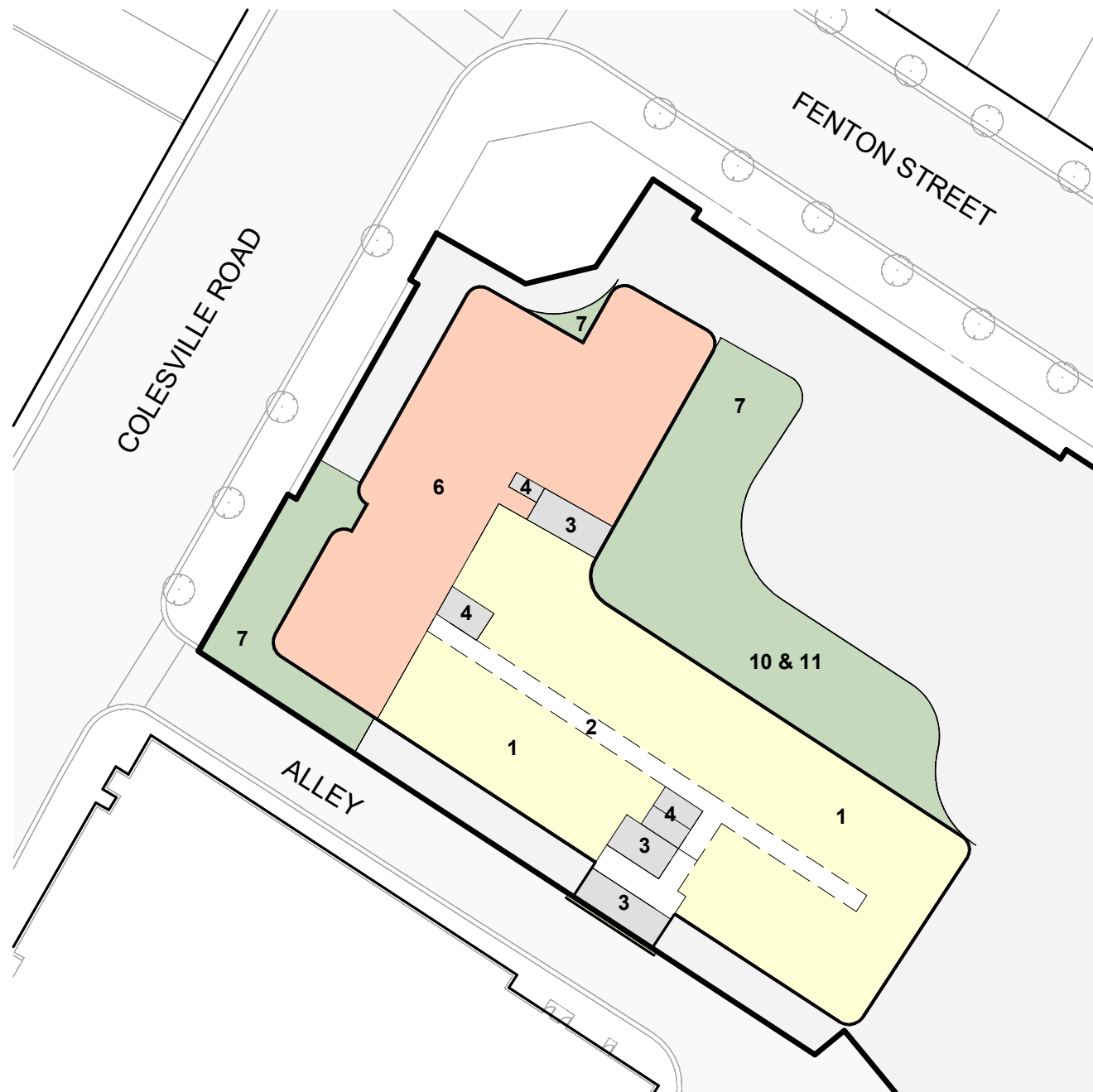


KEYNOTE LEGEND

Note: Not all program elements occur at every level.

- 1 RESIDENTIAL UNITS
- 2 RESIDENTIAL CORRIDOR
- 3 VERTICAL CIRCULATION
- 4 BACK OF HOUSE / BUILDING SERVICES
- 5 RESIDENTIAL UNIT TERRACES
- 6 INDOOR RESIDENT AMENITY / LOBBY
- 7 OUTDOOR RESIDENT AMENITY
- 8 POOL
- 9 EXISTING ELLSWORTH PLACE DEVELOPMENT (BELOW)
- 10 GREEN ROOF AREA
- 11 RESIDENTIAL BALCONY

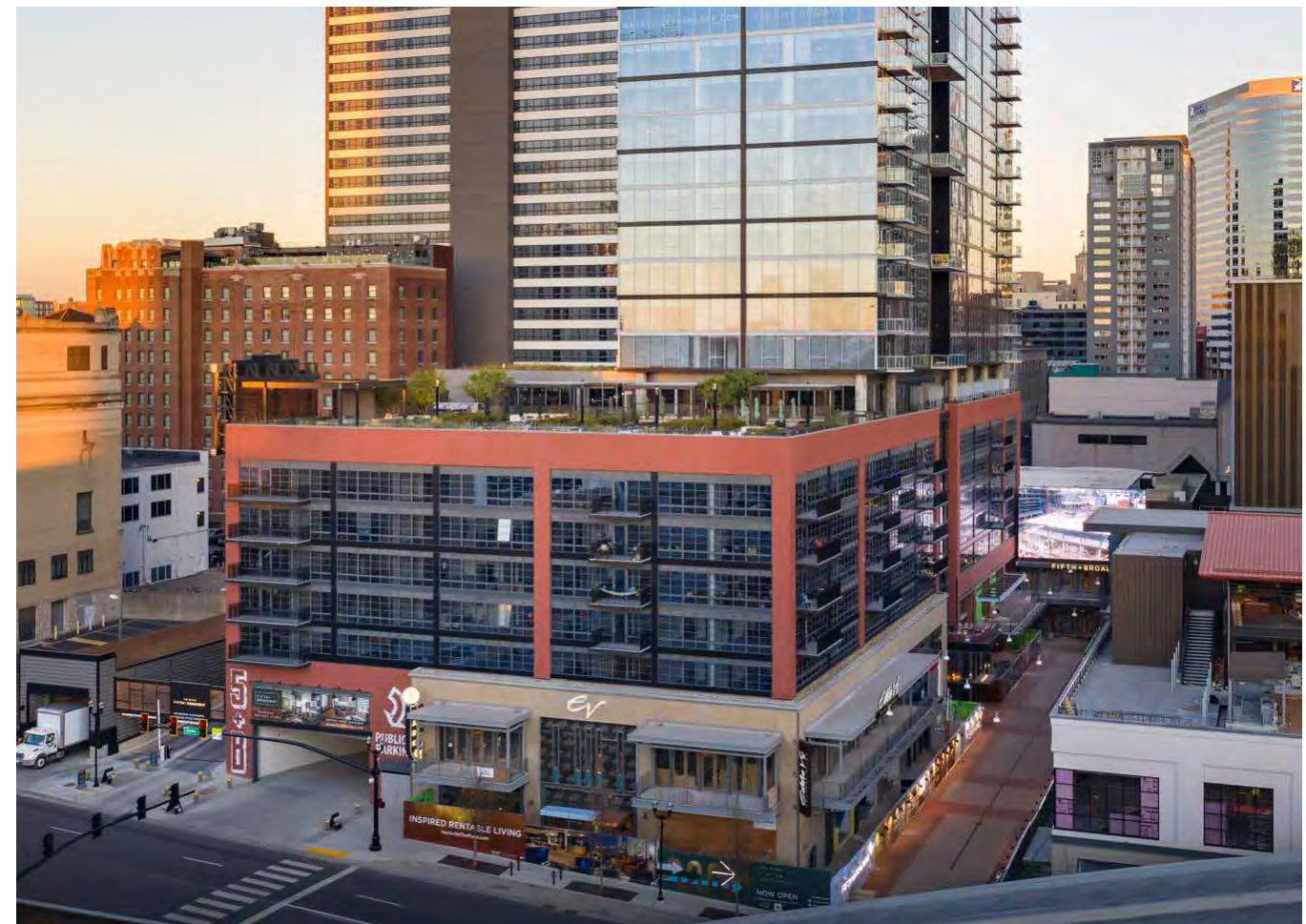




KEYNOTE LEGEND

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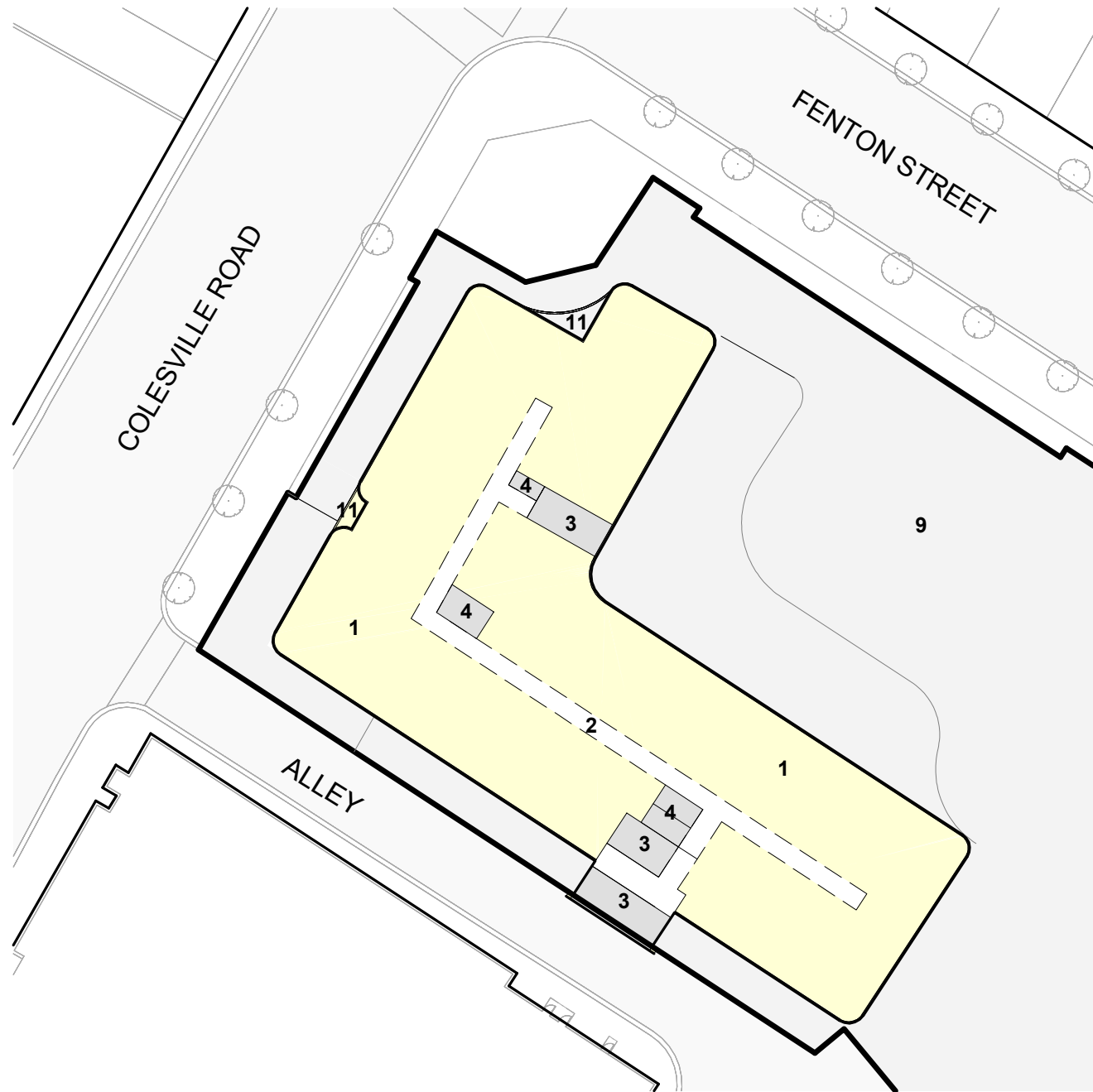
- 1 RESIDENTIAL UNITS
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ELLSWORTH PLACE RESIDENTIAL

GBT REALTY CORPORATION
01/03/24

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KEYNOTE LEGEND

Note: Not all program elements occur at every level.

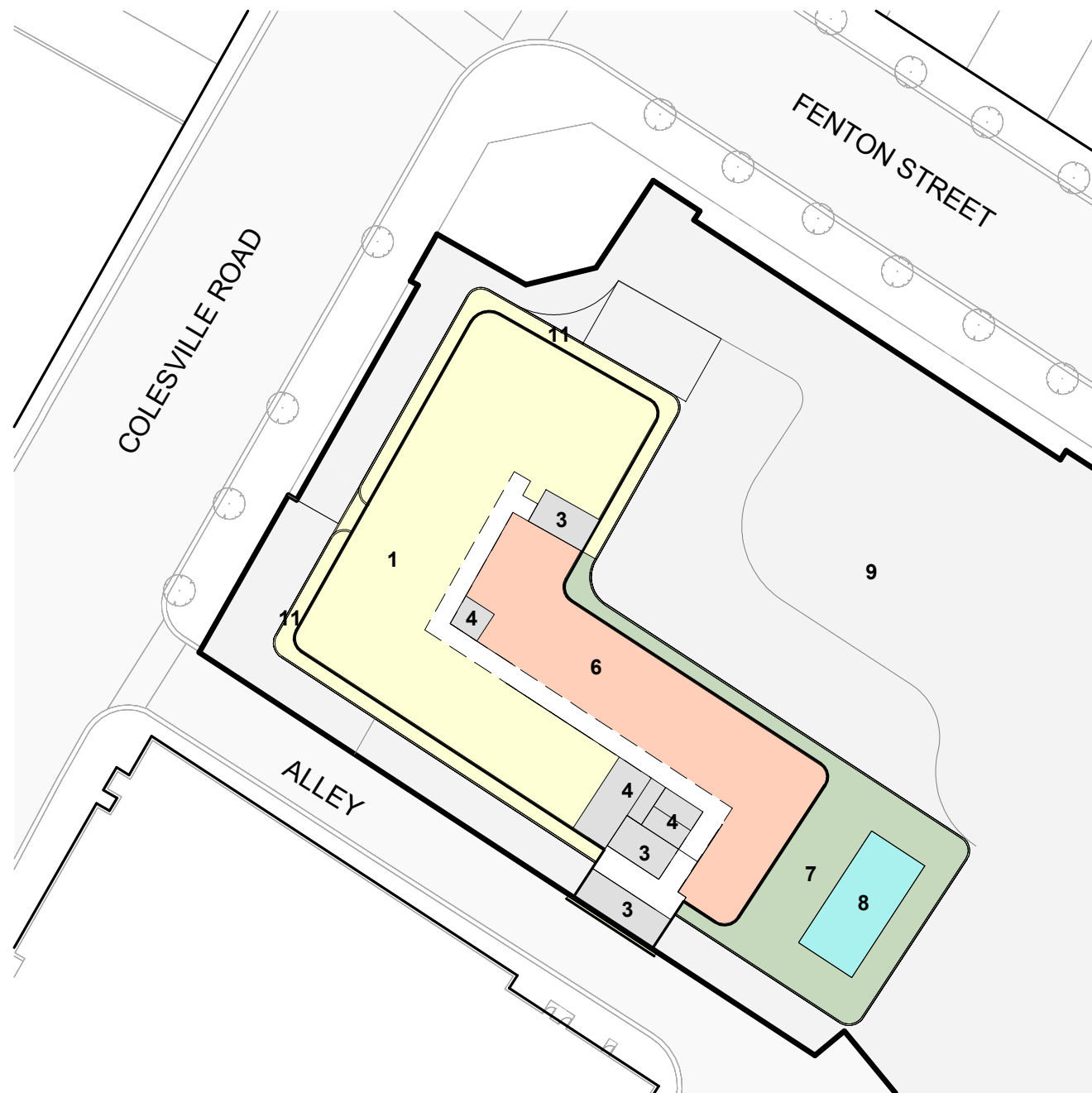
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ELLSWORTH PLACE RESIDENTIAL

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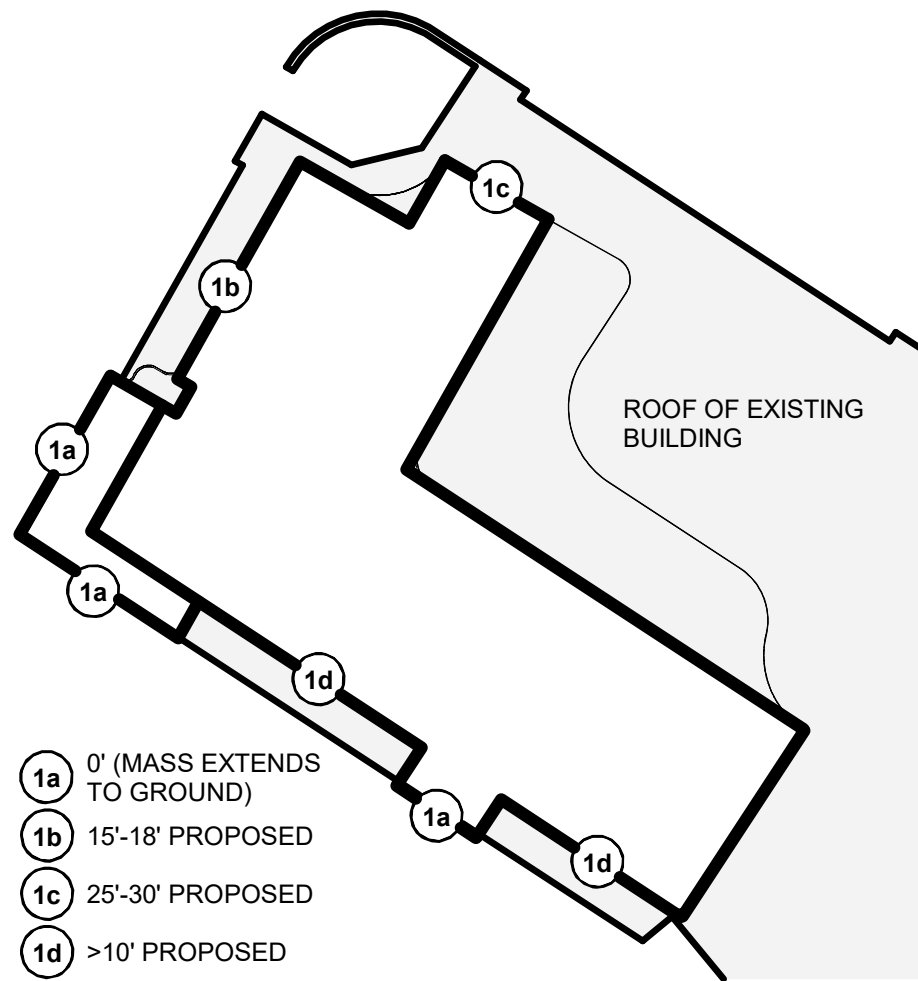


KEYNOTE LEGEND

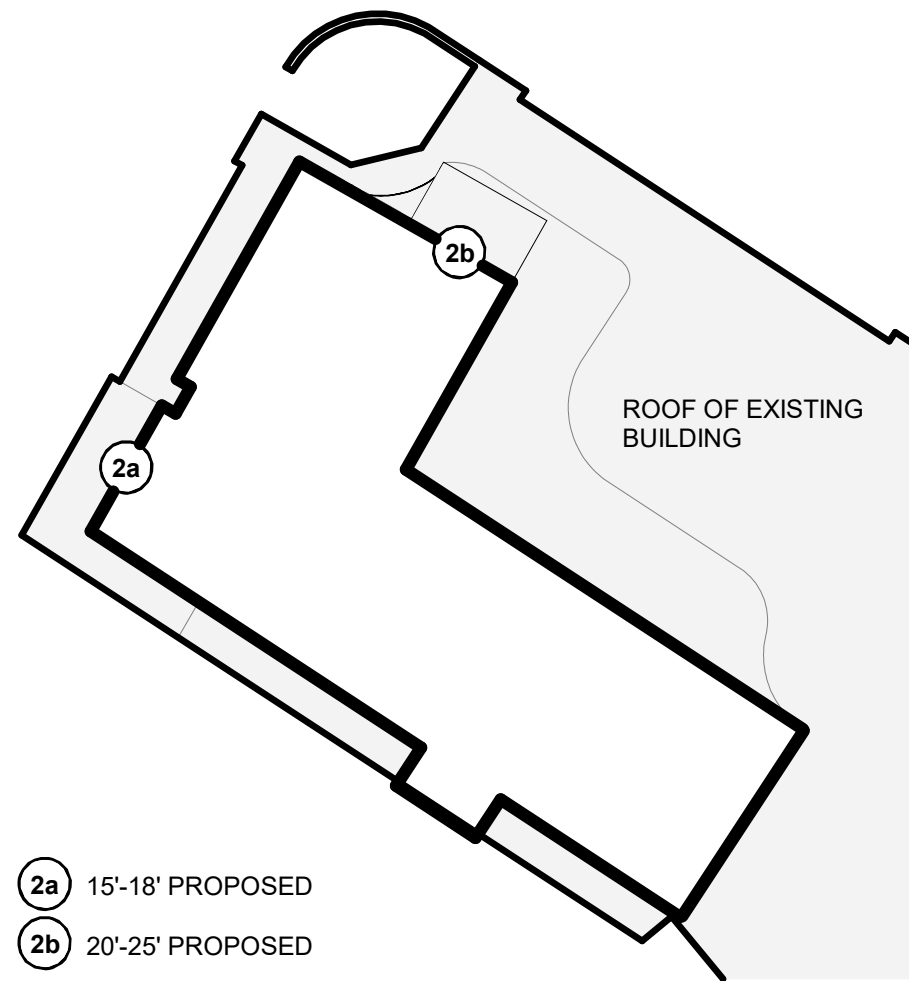
Note: Not all program elements occur at every level.

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- 4 BACK OF HOUSE / BUILDING SERVICES
- 5 RESIDENTIAL UNIT TERRACES
- 6 INDOOR RESIDENT AMENITY / LOBBY
- 7 OUTDOOR RESIDENT AMENITY
- 8 POOL
- 9 EXISTING ELLSWORTH PLACE DEVELOPMENT (BELOW)
- 10 GREEN ROOF AREA
- 11 RESIDENTIAL BALCONY

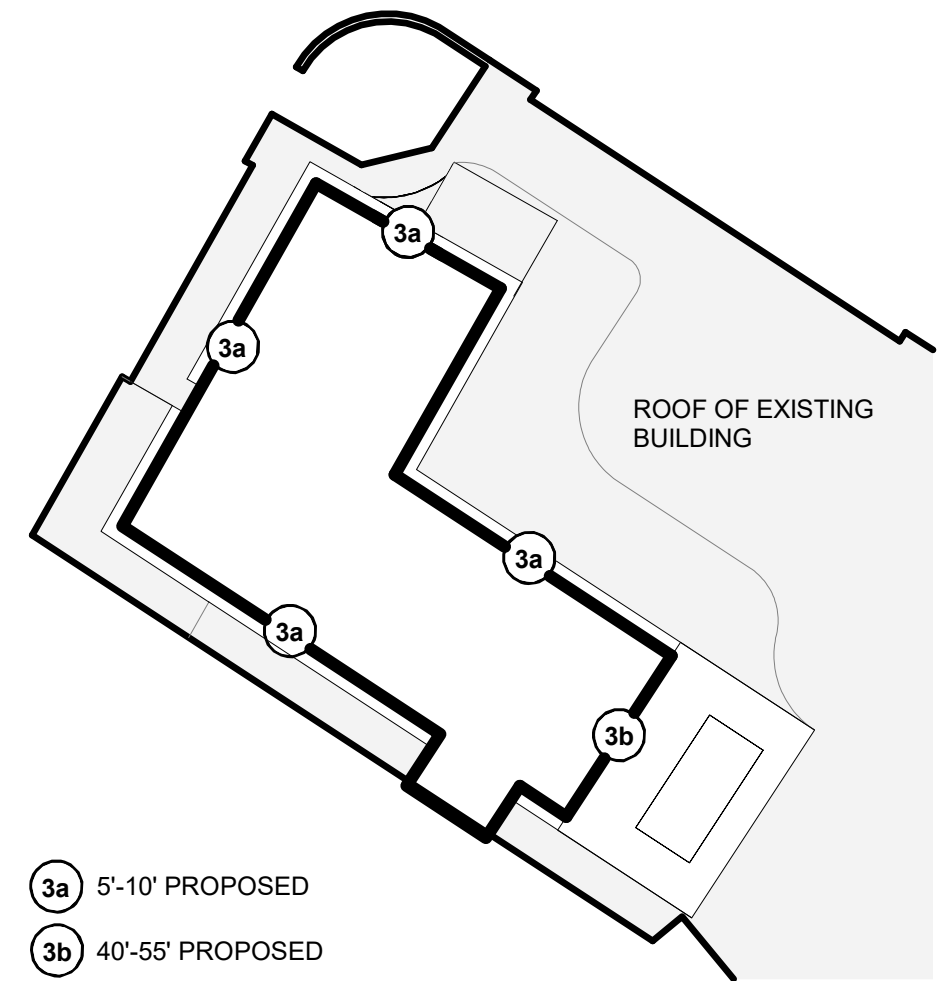




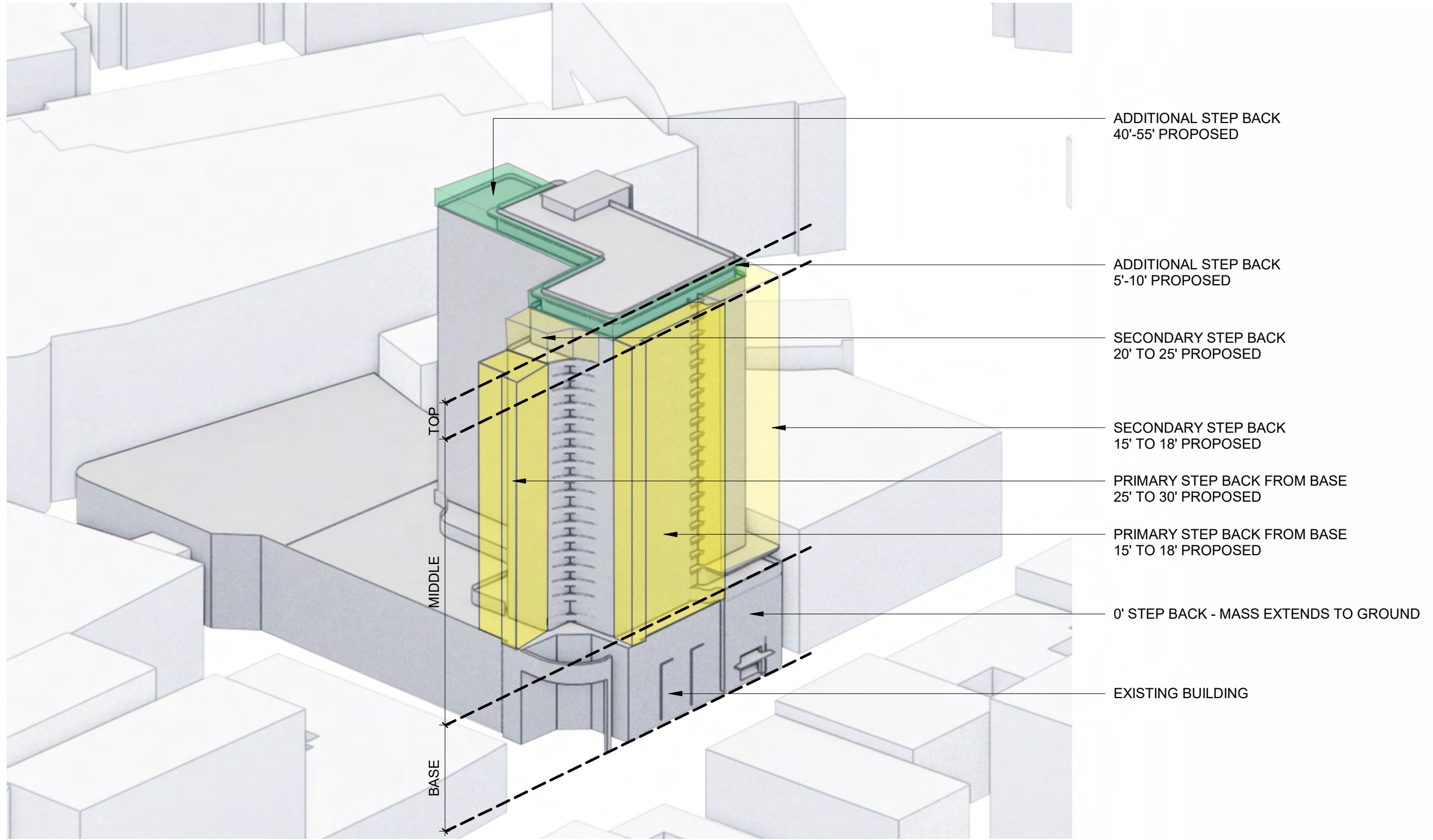
STEP BACK AT BUILDING BASE

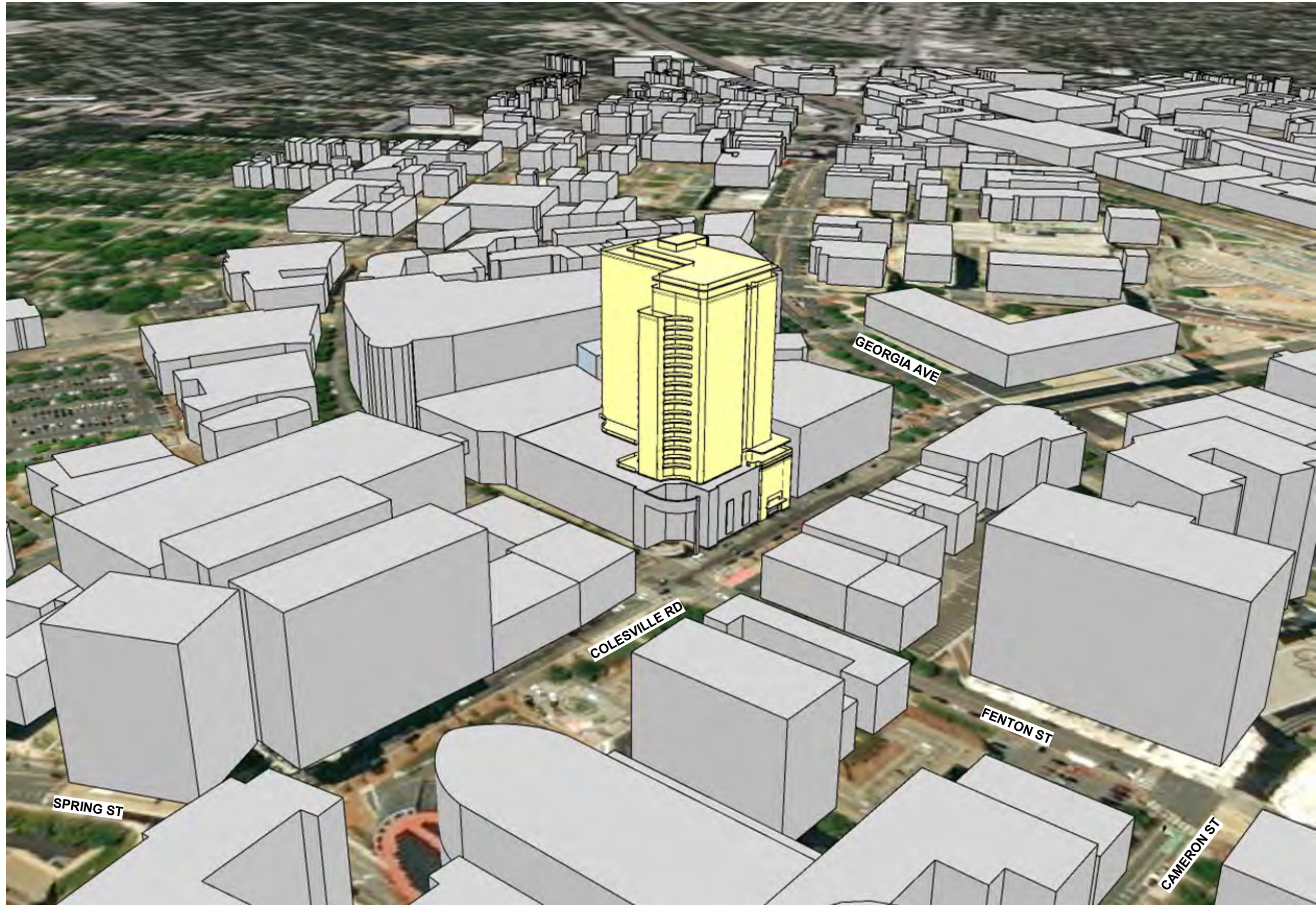


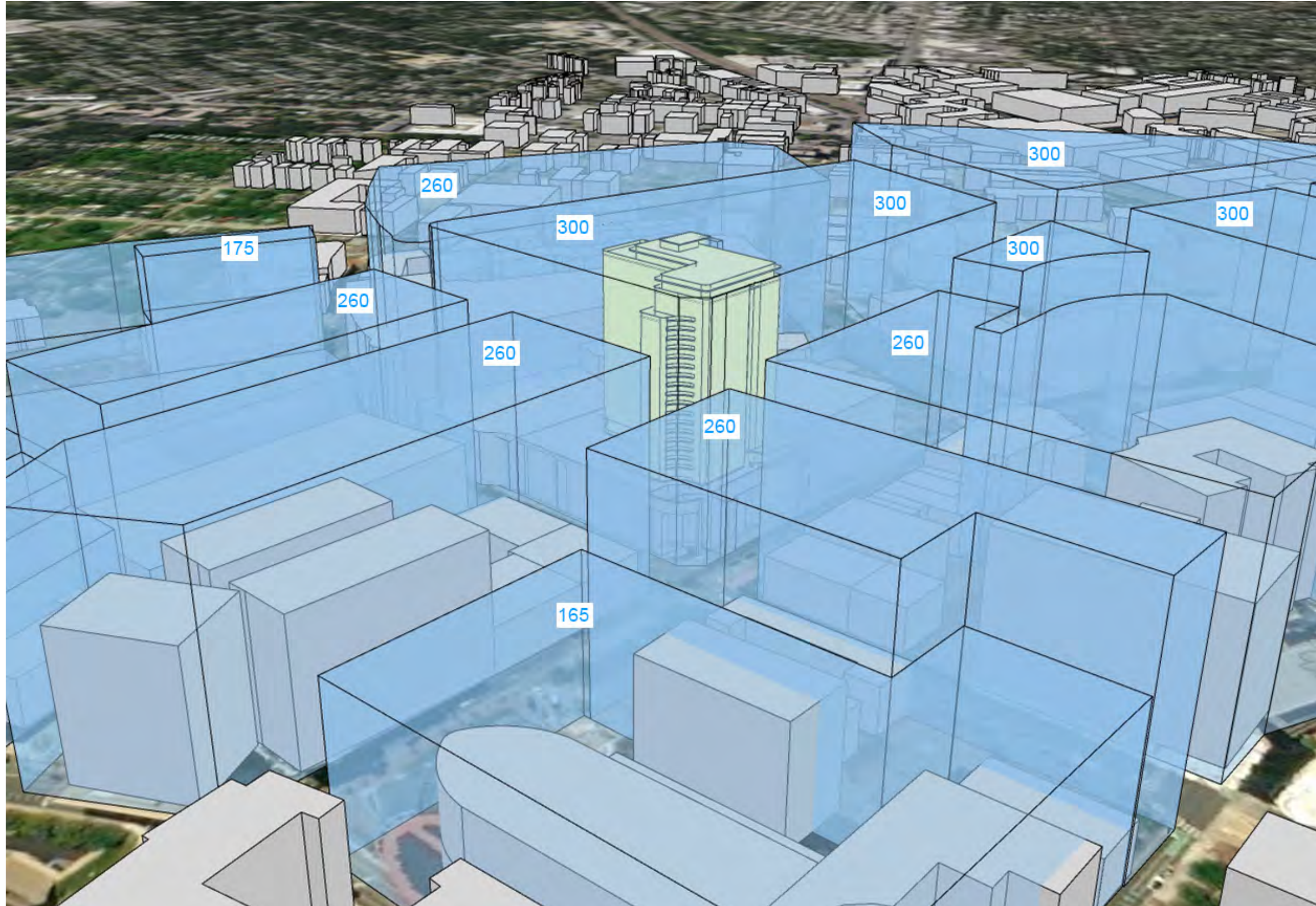
STEP BACK AT TYPICAL TOWER

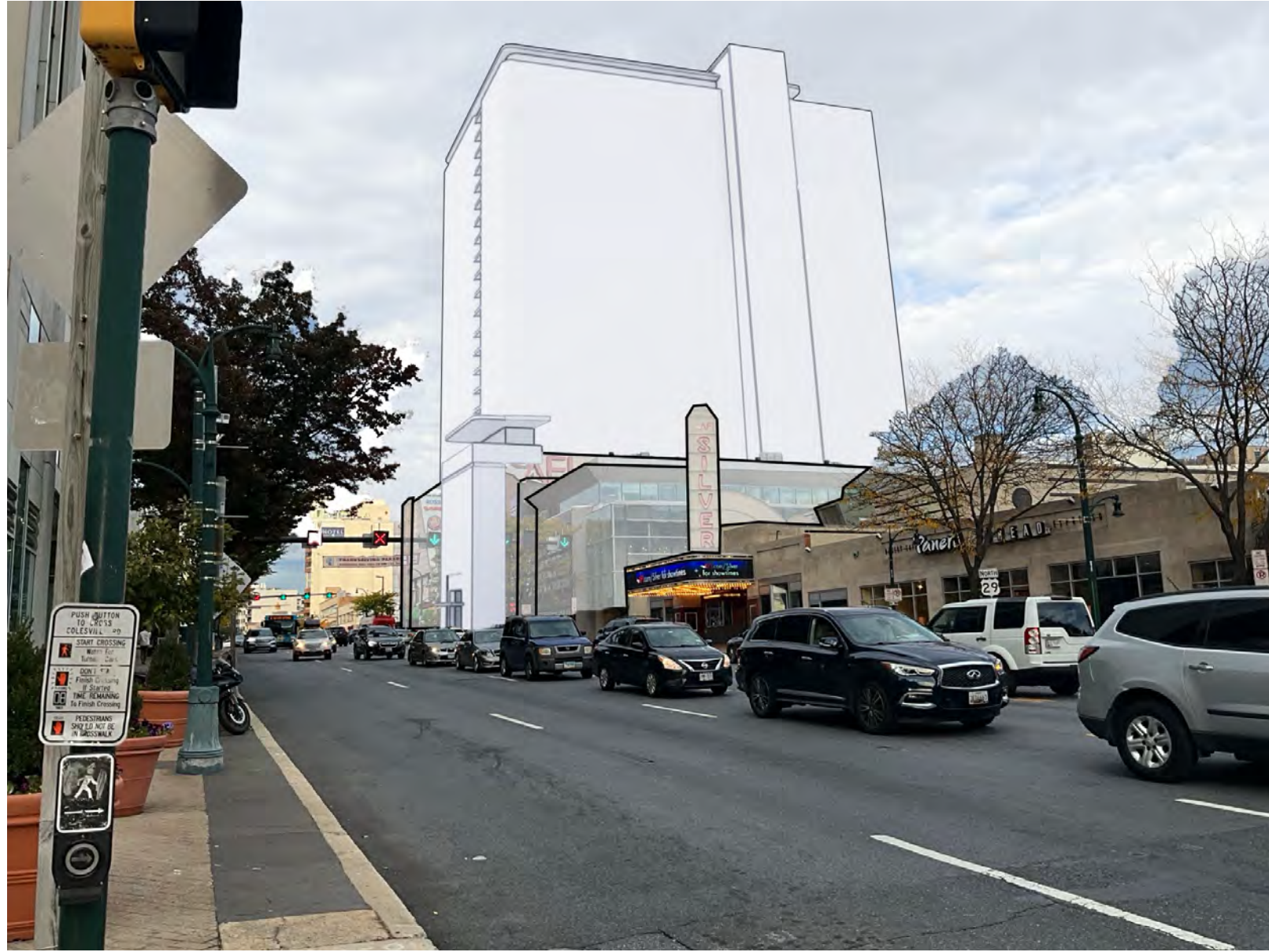


STEP BACK AT BUILDING TOP









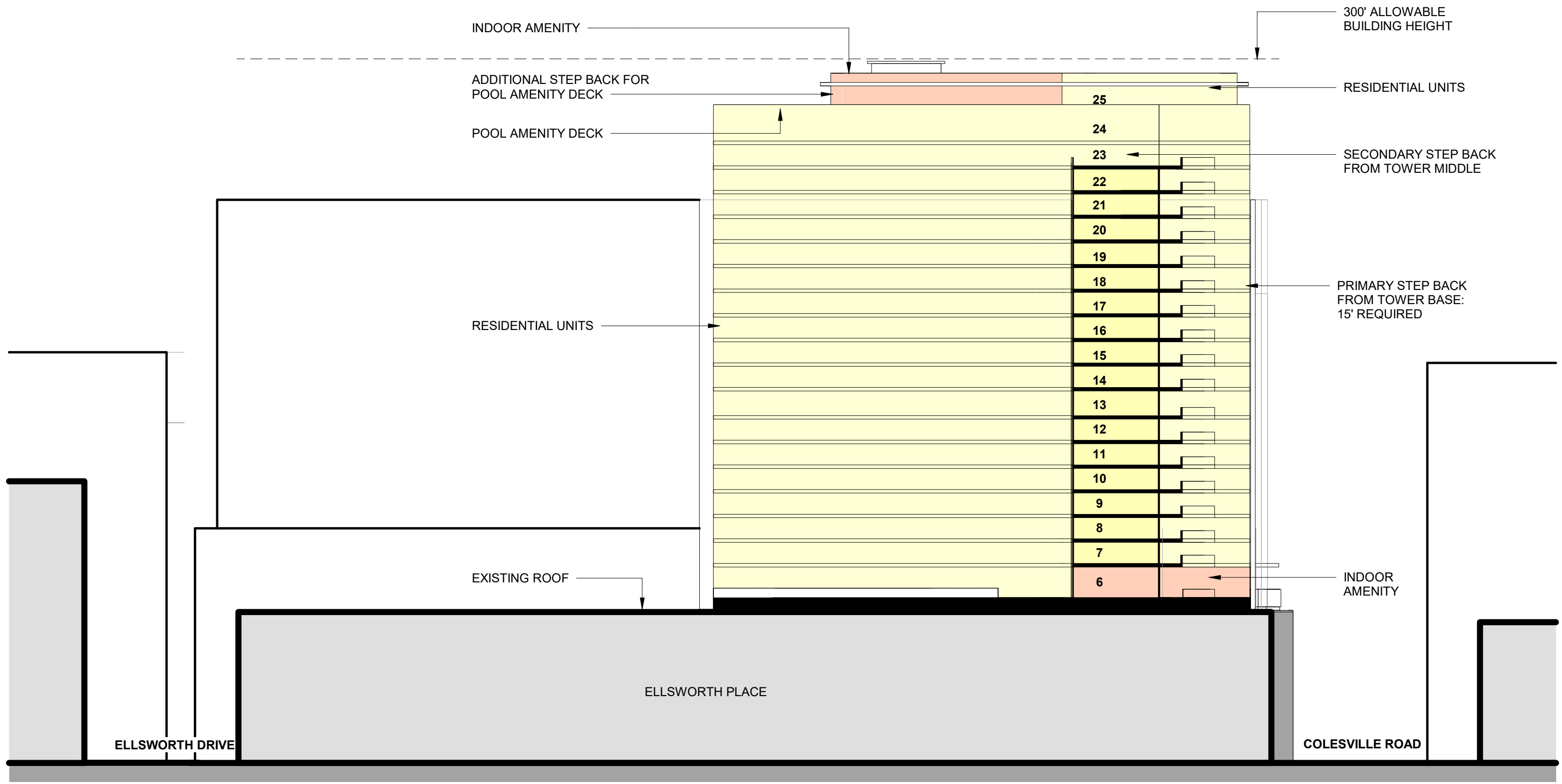
ELLSWORTH PLACE RESIDENTIAL

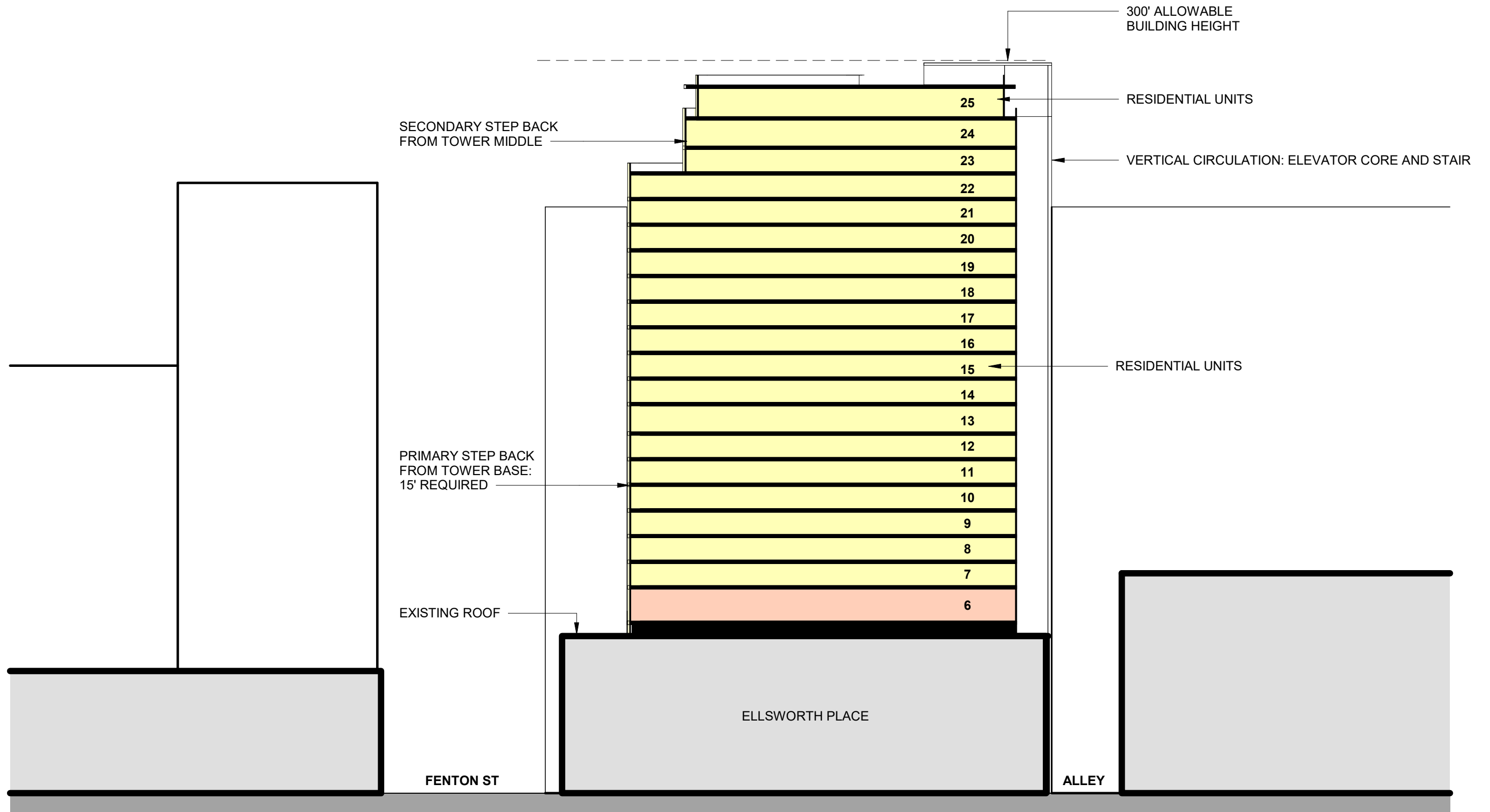
Gresham Smith
 GBT REALTY CORPORATION
 01/03/24

FOR ILLUSTRATIVE PURPOSES ONLY

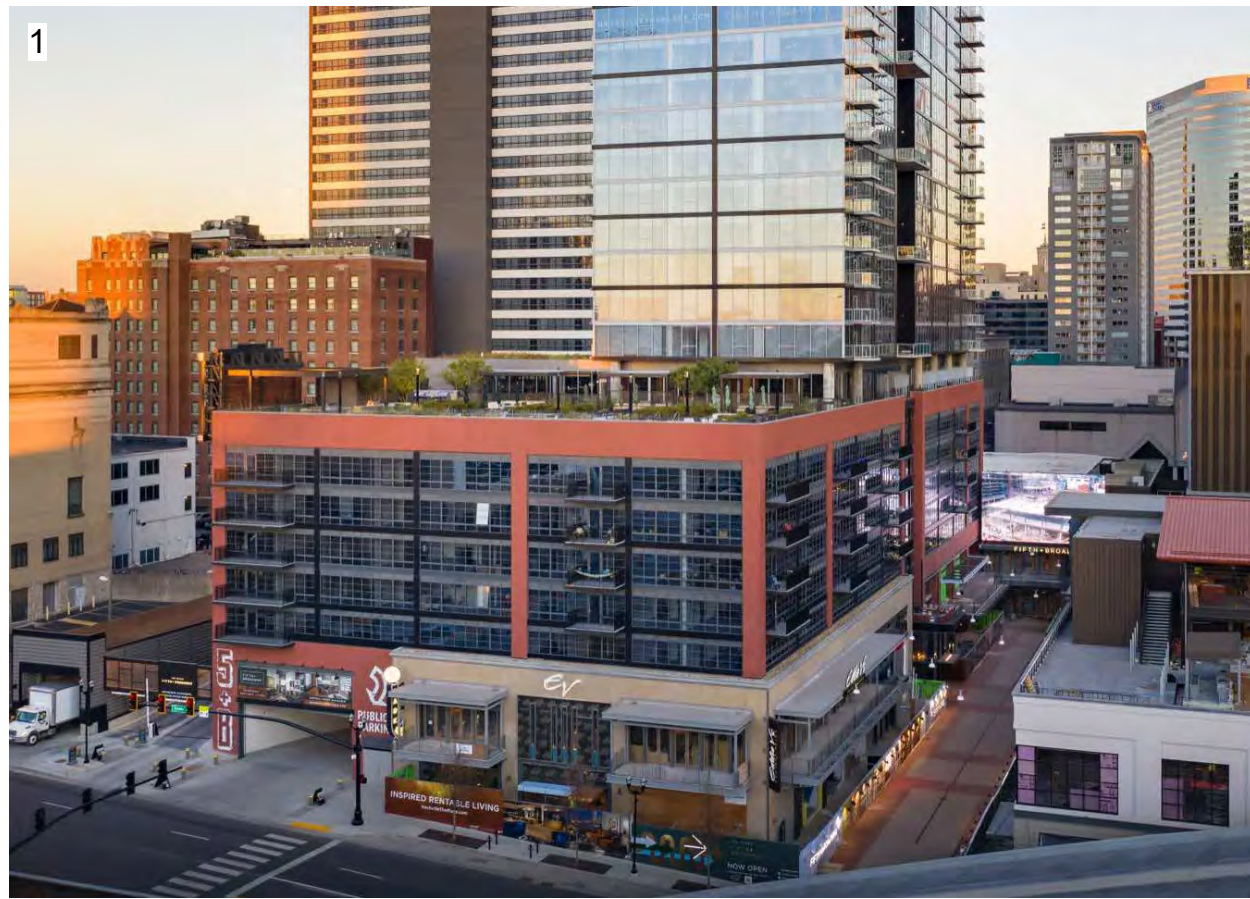








- 1 STEPPED MASSING
- 2 INTERSECTION FORMS
- 3 VARIATION IN FACADE PLANE
- 4 ACCENTUATION OF BUILDING TOP
- 5 STEPPED MASSING



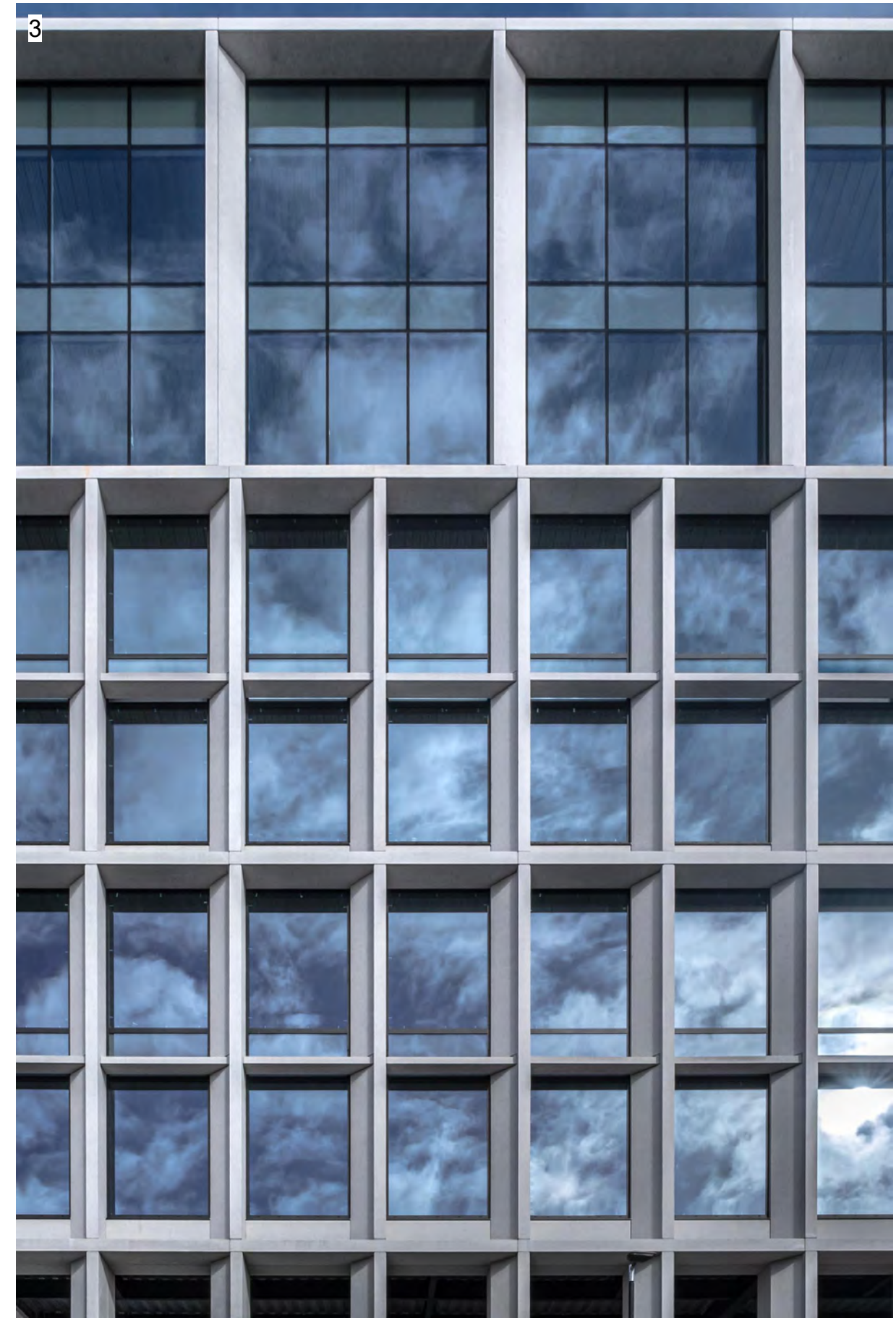
ELLSWORTH PLACE RESIDENTIAL

GBT REALTY CORPORATION
01/03/24

FOR ILLUSTRATIVE PURPOSES ONLY

Page 20
ARCHITECTURAL PRECEDENT - FORM

- 1 CREATING TEXTURE WITH COLOR, MATERIAL AND SCALE
- 2 VARIATION IN FACADE ARTICULATION
- 3 VARIATION IN OPENING PROPORTIONS
- 4 BALCONY ARTICULATION
- 5 ADJACENCY OF HISTORIC AND NEW STRUCTURES



ELLSWORTH PLACE RESIDENTIAL

GBT REALTY CORPORATION
01/03/24

FOR ILLUSTRATIVE PURPOSES ONLY



ELLSWORTH PLACE RESIDENTIAL

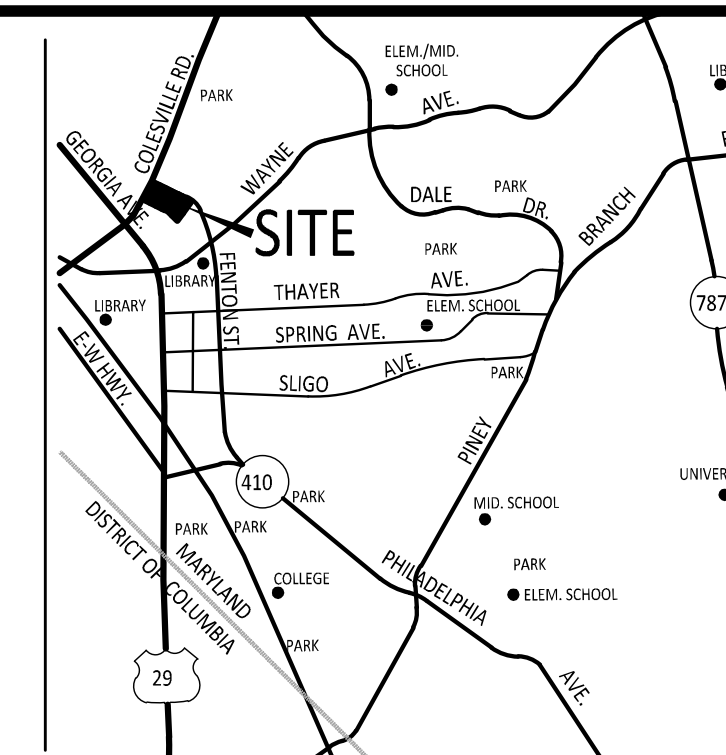
GBT REALTY CORPORATION
01/03/24

FOR ILLUSTRATIVE PURPOSES ONLY



ELLSWORTH PLACE

SIMPLIFIED NATURAL RESOURCES INVENTORY 420240370



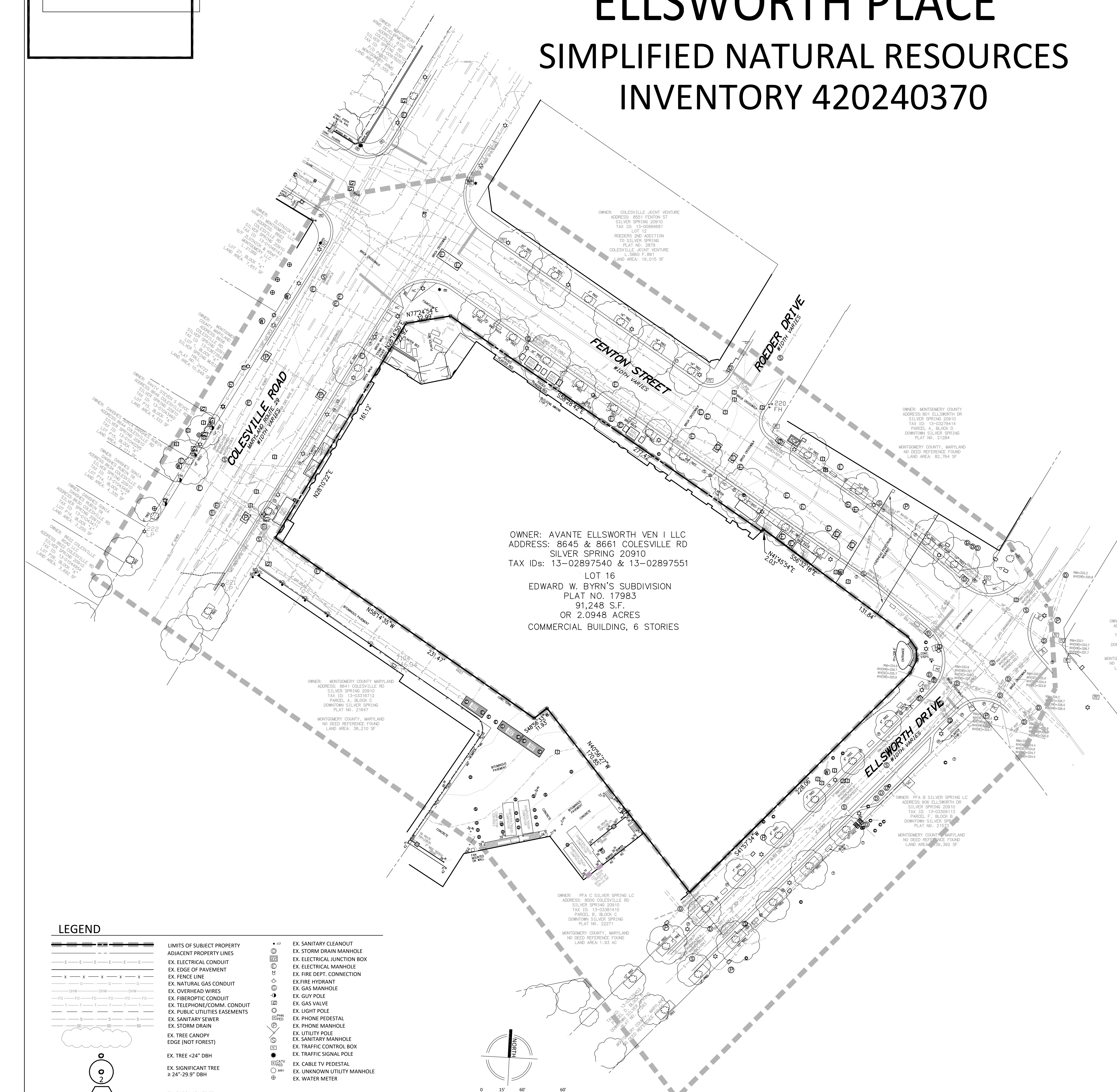
VICINITY MAP
SCALE: 1" = 2000'



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
GBT REALTY CORPORATION
9010 OVERLOOK BOULEVARD
BRIGHTWOOD, TENNESSEE 37027
615.370.0670
BARRY FORCKEL

PLANNER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSHUA SLOAN



OWNER: AVANTE ELLSWORTH VEN I LLC
ADDRESS: 8645 & 8661 COLESVILLE RD
SILVER SPRING 20910
TAX IDs: 13-02897540 & 13-02897551

LOT 16
EDWARD W. BYRN'S SUBDIVISION
PLAT NO. 17983
91,248 S.F.
OR 2.0948 ACRES
COMMERCIAL BUILDING, 6 STORIES

GENERAL NOTES

- THE SUBJECT PROPERTY IS 2.09 ACRES.
- THE SUBJECT PROPERTY IS ZONED CR-8.0 C-8.0 R-8.0 H-300.
- THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING TAX ACCOUNT NUMBERS 02897540.
- THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- FIELD SURVEY WAS PERFORMED BY VIKI MARYLAND, LLC, JUNE, 2006.
- PER MCATLAS, THE SUBJECT PROPERTY IS LOCATED WITHIN TWO WATERSHEDS: SLUGO CREEK WATERSHED, LOWER SLUGO SUB-WATERSHED, USE CLASS 1 STREAM; AND, ROCK CREEK WATERSHED, LOWER MAIN E/W HWY, USE CLASS 1 STREAM.
- THIS SITE IS NOT WITHIN A SPECIAL PROTECTION AREA OR PATUXENT RIVER PRIMARY MANAGEMENT AREA.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 500' OF THE SUBJECT PROPERTY.
- PER U.S. FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MELIN) (HTTP://WWW.MDENERG.NET/), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 340049 0200 B, FOR MONTGOMERY COUNTY, MARYLAND, DATED JULY 2, 1979.
- THE WILDLIFE AND HERITAGE DIVISION OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HAS CONFIRMED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING FIELD WORK.
- THE SUBJECT SITE IS IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER AS PART OF THE SILVER SPRING CID HISTORIC DISTRICT. RESOURCE NUMBER 36/007-000A, ALONG COLESVILLE ROAD. THERE IS HISTORIC PROPERTY AT THE CORNER OF FENTON STREET & COLESVILLE ROAD IDENTIFIED AS MONTGOMERY ARMS APARTMENT RESOURCE NUMBER 36/007-000A.
- THERE ARE NO AREAS OF EXISTING FOREST ON THE SUBJECT PROPERTY OR IN THE REMAINDER OF THE NRI STUDY AREA.
- THERE ARE NO SIGNIFICANT AND/OR SPECIMEN TREES ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- FIELD WORK WAS CONDUCTED BY VIKI MARYLAND, LLC STAFF ON 08/11/2023. A "D" TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

SITE DESCRIPTION

THIS 2.09-ACRE SITE IS LOCATED AT 8661 COLESVILLE ROAD, SILVER SPRING IN MONTGOMERY COUNTY, MARYLAND. THE SITE IS BOUNDED BY FENTON STREET TO THE NORTHEAST, ELLSWORTH DRIVE TO THE SOUTHWEST, COLESVILLE ROAD TO THE NORTHWEST AND EXISTING COMMERCIAL BUILDING STRUCTURES TO THE SOUTHWEST. THE SITE TOPOGRAPHY IS SLOPPY FROM COLESVILLE ROAD TOWARDS ELLSWORTH DRIVE. ADJACENT LAND USES ARE DEVELOPED AREA CONSISTING MOSTLY OF COMMERCIAL AND ROAD INFRASTRUCTURE. LANDSCAPING CONSISTS OF STREET TREES, INCLUDING YELLOW OAKS ON COLESVILLE ROAD, WILLOW OAKS ON FENTON STREET AND ELLSWORTH DRIVE.

THERE IS A SINGLE SOIL TYPE IN THE STUDY AREA AS DETAILED IN THE SOILS TABLE.

RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	2.48
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.00
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00
LINEAR FEET AND AVERAGE WIDTH OF ENVIRONMENTAL BUFFER PROVIDED	Linear Feet: 0' Average Width: 0'

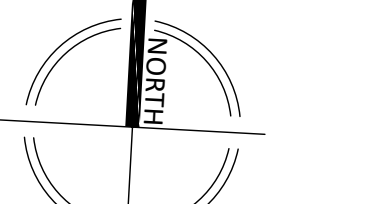
SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS			
		PRIME FARMLAND	PRIME AGRICULTURAL	HIGHLY ERODIBLE	HYDRIC SOIL
400	URBAN LAND	NO	NO	NO	SERPENTINITE

SOURCES: USDA NRCS WEB SOIL SURVEY (<http://websoilsurvey.sc.egov.usda.gov/>)
HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

LEGEND

—●—●—●—●—●—●—	LIMITS OF SUBJECT PROPERTY	●	EX. SANITARY CLEANOUT
—●—●—●—●—●—●—	ADJACENT PROPERTY LINES	☉	EX. STORM DRAIN MANHOLE
---	EX. ELECTRICAL CONDUIT	⊛	EX. ELECTRICAL JUNCTION BOX
---	EX. EDGE OF PAVEMENT	⊛	EX. ELECTRICAL MANHOLE
X-X-X-X-X-X-X-X	EX. FENCE LINE	⊛	EX. FIRE DEPT. CONNECTION
-GW-GW-GW-GW-GW-	EX. NATURAL GAS CONDUIT	⊛	EX. FIRE HYDRANT
-FO-FO-FO-FO-FO-	EX. OVERHEAD WIRES	⊛	EX. GAS MANHOLE
-FO-FO-FO-FO-FO-	EX. FIBEROPTIC CONDUIT	⊛	EX. GUY POLE
-T-T-T-T-T-T-T-T-	EX. TELEPHONE/COMM. CONDUIT	⊛	EX. GAS VALVE
-S-S-S-S-S-S-S-S-	EX. PUBLIC UTILITIES EASEMENTS	⊛	EX. LIGHT POLE
—●—●—●—●—●—●—	EX. SANITARY SEWER	⊛	EX. PHONE PEDESTAL
---	EX. STORM DRAIN	⊛	EX. PHONE MANHOLE
○	EX. TREE CANOPY EDGE (NOT FOREST)	⊛	EX. UTILITY POLE
○	EX. TREE <24" DBH	⊛	EX. SANITARY MANHOLE
○	EX. SIGNIFICANT TREE > 24"-29.9" DBH	⊛	EX. TRAFFIC CONTROL BOX
○	EX. SPECIMEN TREE > 30" DBH	⊛	EX. TRAFFIC SIGNAL POLE



SCALE: 1" = 30'

REVISIONS	DATE

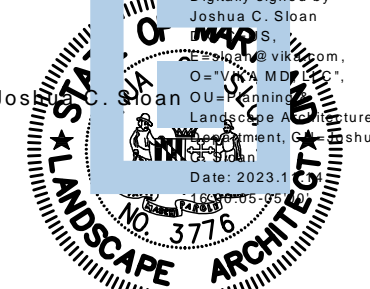
ELLSWORTH PLACE

LOT 16
EDWARD W. BYRN'S SUBDIVISION
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 210NW01
TAX MAP: IN33

SIMPLIFIED NATURAL RESOURCES INVENTORY

#420240370

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THE INFORMATION HEREIN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. I AM THE DESIGNER OF THIS PROJECT. I HAVE REVIEWED ALL PARCELS AND RECORDS WITHIN MY JURISDICTION AND HAVE CONDUCTED A VISUAL VERIFICATION OF THE SITE. THE INFORMATION HEREIN IS BASED ON THE BEST AVAILABLE INFORMATION AND IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. I AM NOT PROVIDING ANY WARRANTIES, EXPRESSED OR IMPLIED, FOR THE INFORMATION HEREIN. I AM NOT PROVIDING ANY SERVICES OR PRODUCTS OTHER THAN THOSE FOR WHICH I AM LICENSED OR REGISTERED. I AM NOT PROVIDING ANY SERVICES OR PRODUCTS OTHER THAN THOSE FOR WHICH I AM LICENSED OR REGISTERED.

DATE ISSUED: _____
DESIGNED BY: _____
DRAWN BY: _____
DATE: _____

VIKA PROJECT VM1403
DRAWING NO. NRI 100

SHEET NO. _____