



GARAGE 22

GEORGIA AVENUE

PUBLIC COMMUNITY MEETING

MARCH 19, 2024

VIRTUAL MEETING



VIRTUAL MEETING PROCEDURES

MUTE YOUR MICS: Please mute your microphones at the beginning the presentation.

ENCOURAGE FEEDBACK: We encourage feedback but ask that you hold it until after the presentation. The presentation will take approximately 10-15 minutes. Please enter your questions into the chat at any time and your questions will be addressed at the end.

MEETING RECORDING: Please note that the meeting is currently being recorded for the applicant's use only.

CHAT LOG: Please note that the chat text will be saved and copied for documentation of input and the applicant's reference.

Q/A OPPORTUNITY: If you are unable to use the chat function, you will have the opportunity to be unmuted at the end of the presentation.

CALL-IN NUMBER: If your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number 301-715-8592 Meeting ID: 828 1889 0811 Passcode: 849492 or type your comments in the meeting chat box.

FUTURE NOTICES

To be included in the “Sign-In Sheet” for the meeting, please email community@UTSilverSpring.com. with “GARAGE 22-GEORGIA AVE” in the subject line.

Please include the following in your email:

Name: _____

Address: _____

Would you like to receive future notices associated with this matter:

YES / NO

After the presentation, please e-mail any questions or comments on the project to us at community@UTSilverSpring.com.

COMMUNITY MEETING PROJECT INFORMATION

The Purpose of the meeting is to present the applicant’s proposed project and to give an opportunity for questions and comments.

Plan	Proposed Applications
MCDOT Garage 22 (Georgia Avenue Garage)	Mandatory Referral - MR# TBD
Applicant	Date
Montgomery County	Tuesday March 19, 2024; 7:00 - 8:00 PM
Current Zoning	Call-In Number
CR-5.0, C-5.0, R-5.0, H-260' Silver Spring Overlay Zone	<u>(301) 715-8592</u> <u>Meeting ID: 828-1889-0811</u> <u>Passcode: 849492</u>
Area Included	Presentation Posted on March 14th
Approx. 1.38 AC (Net tract area)	https://bit.ly/3wutZ1a
Geographic Location	Until March 22nd at 5:00pm
8615 Georgia Ave, Silver Spring, MD	

MEET THE TEAM



ROBERT BRESLAW

UNITED THERAPEUTICS
ASSOCIATE DIRECTOR



LESLIE CHANG

UNITED THERAPEUTICS
SENIOR MANAGER



WILLIAM KOMINERS

LERCH EARLY & BREWER
ATTORNEY



ROBERT GRAHAM

RODGERS CONSULTING
PRINCIPAL, CIVIL



JOHN JUDGE

DESMAN
PRINCIPAL, ARCHITECT



JP SPICKLER

FOX ARCHITECTS
PRINCIPAL, ARCHITECT

AGENDA

PART 1

Project Introduction, United Therapeutics & Consultants Involved

PART 2

Site Location, Garage History & Existing Conditions

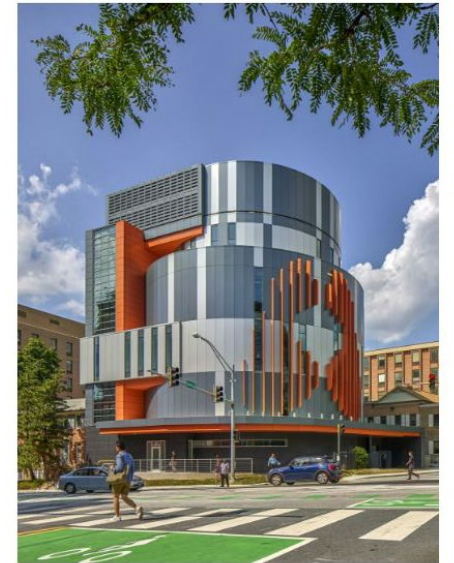
PART 3

Garage 22 Design Concept

PART 4

Review Process & Question / Answers

UNITED THERAPEUTICS



SITE CONTEXT



1. Subject Site – Garage 22 (8615 Georgia Ave)
2. The Fillmore Silver Spring (8656 Colesville Rd)
3. Ex. Parking Garage 2 (8700 Cameron St)
4. Silver Spring Recreation & Aquatics Center (1400 Fenwick Ln)
5. Silver Spring Metro / Transit Center (8400 Colesville Rd)
6. Silver Spring Mall (Ellsworth Dr / Fenton St)

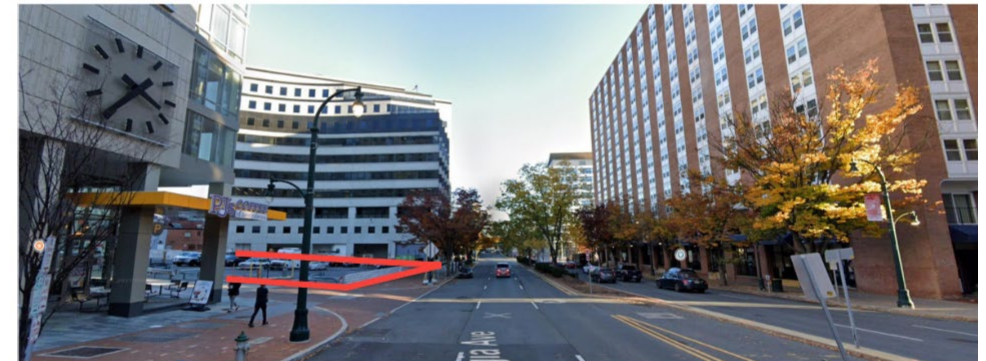
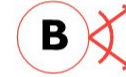
EXISTING CONDITIONS



VIEW A
GEORGIA AVE
NORTHBOND



VIEW B
GEORGIA AVE
SOUTHBOND



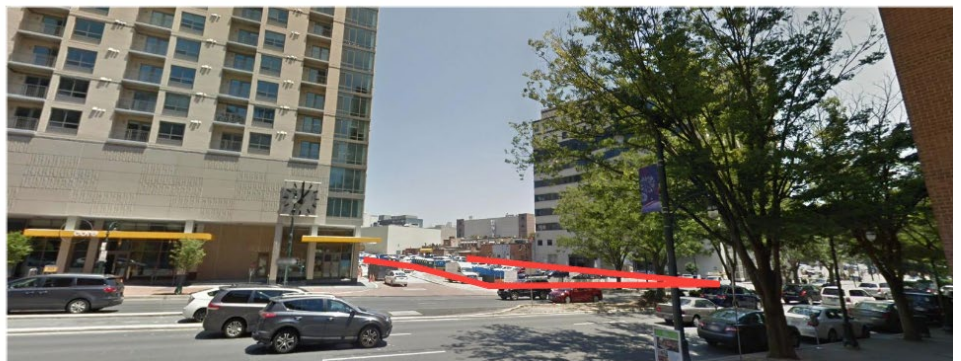
VIEW C
GEORGIA AVE /
COLESVILLE
ROAD



EXISTING CONDITIONS



VIEW D
FIDLER LANE



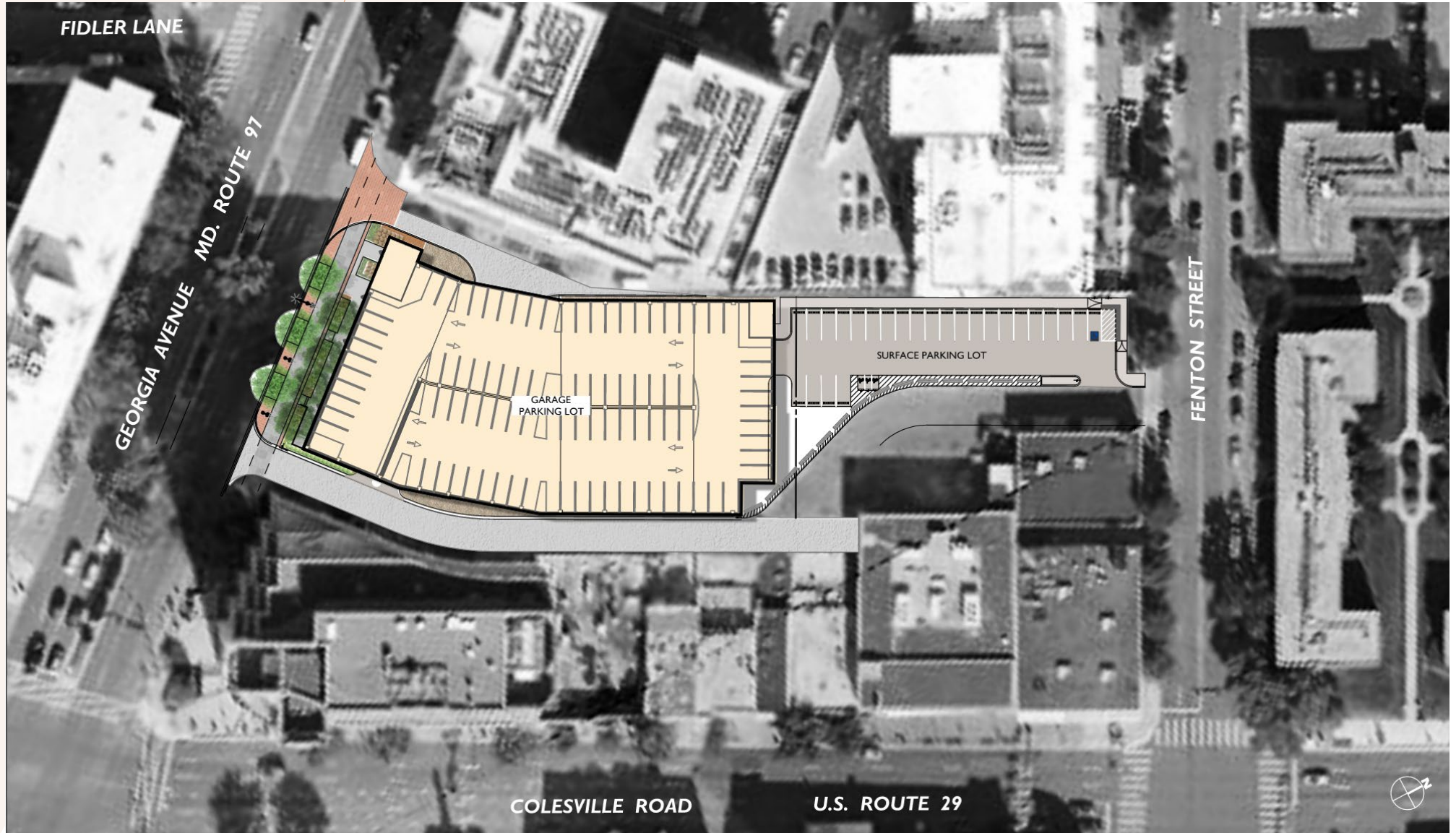
VIEW E
SHARED
DRIVEWAY



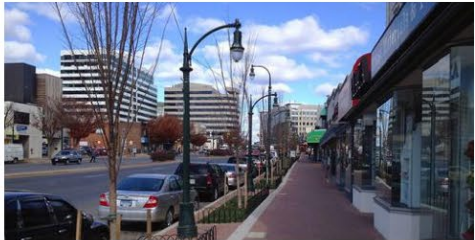
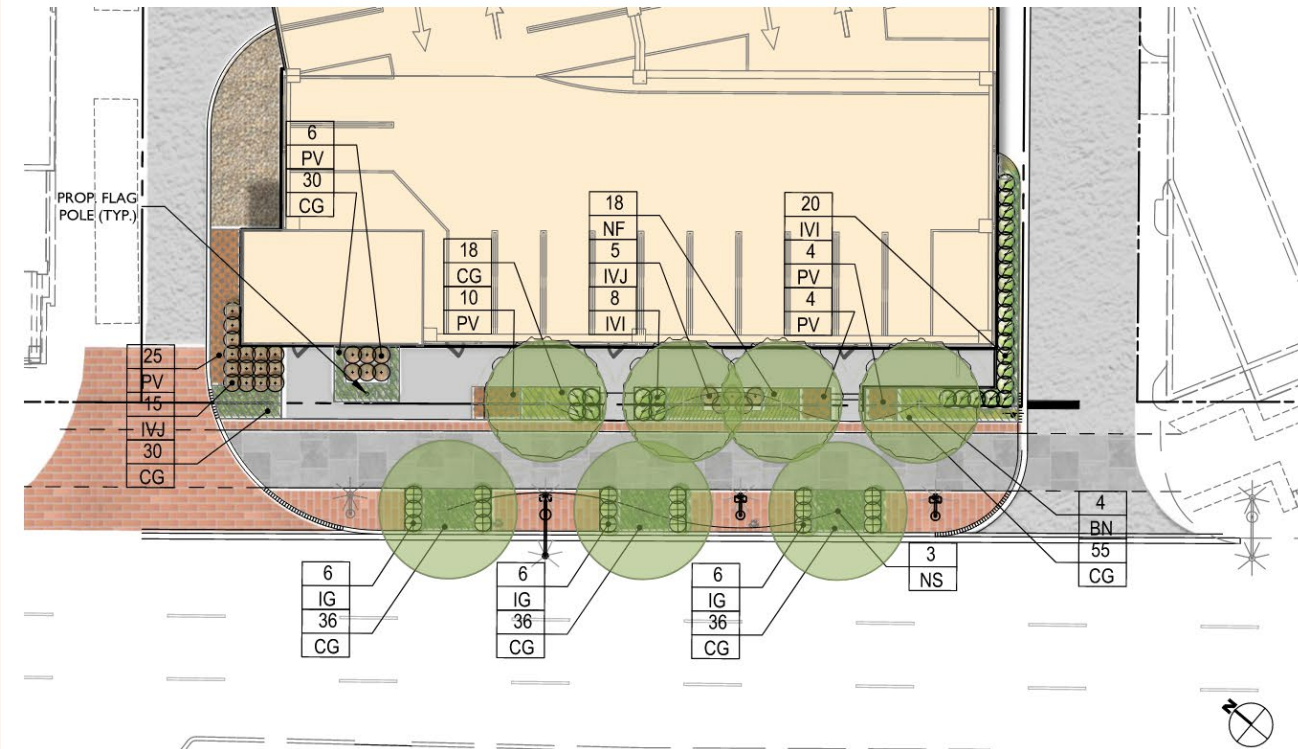
VIEW F
FENTON STREET



SITE PLAN ILLUSTRATIVE



SITE PLAN FRONTAGE – GEORGIA AVE

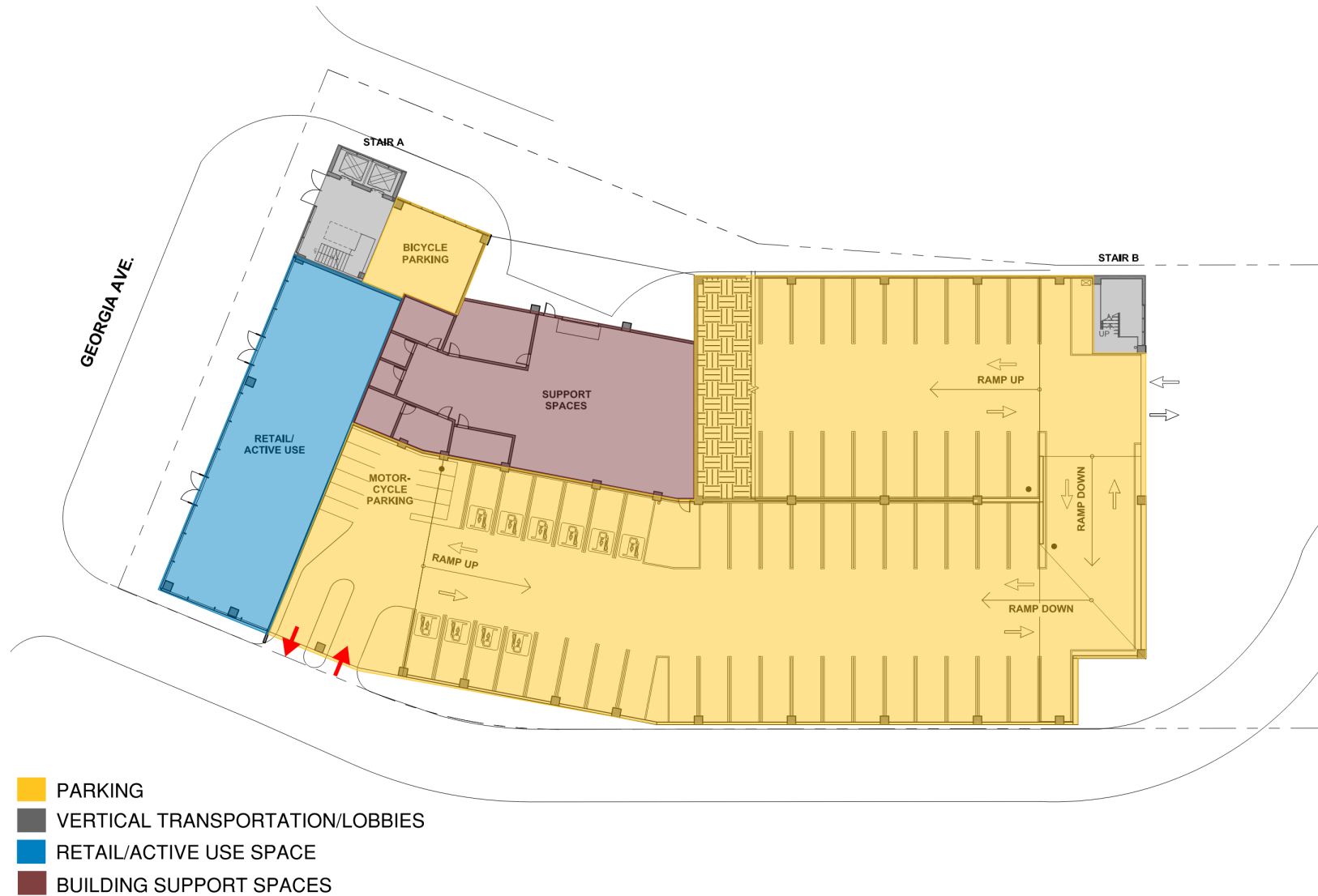


RIVERBIRCH

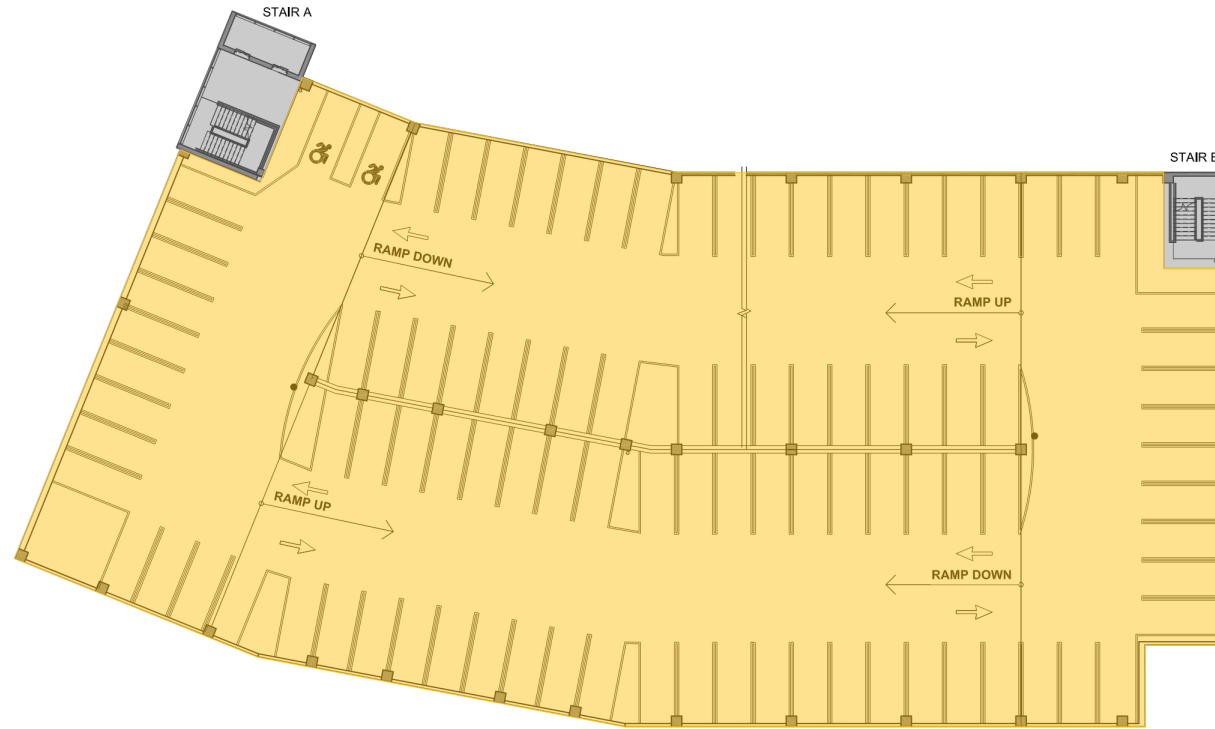


BLACKGUM

SITE PLAN – G1 FLOORPLAN



SITE PLAN – TYP. FLOORPLAN

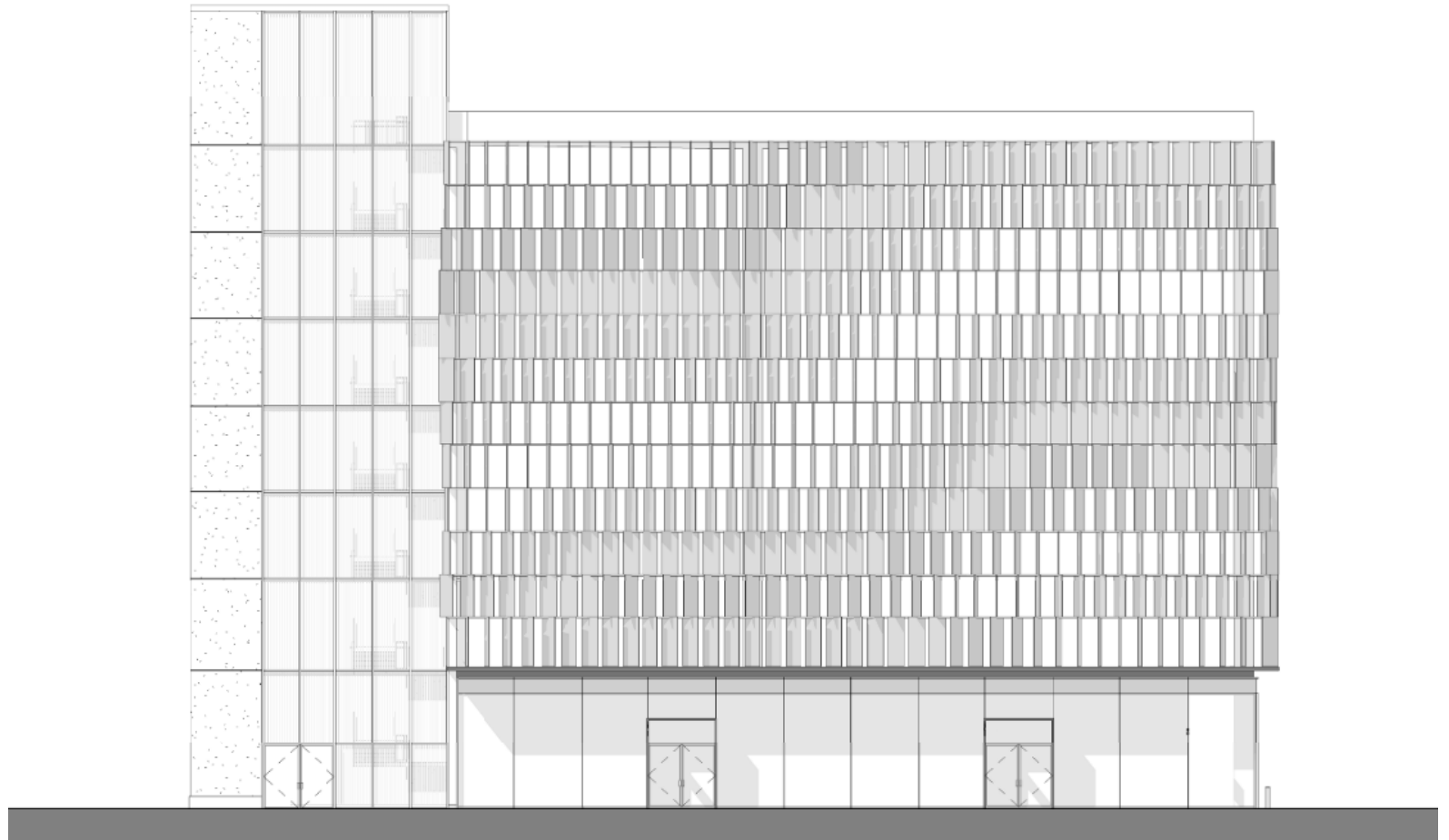


- PARKING
- VERTICAL TRANSPORTATION/LOBBIES

ARCHITECTURE - WEST ELEVATION



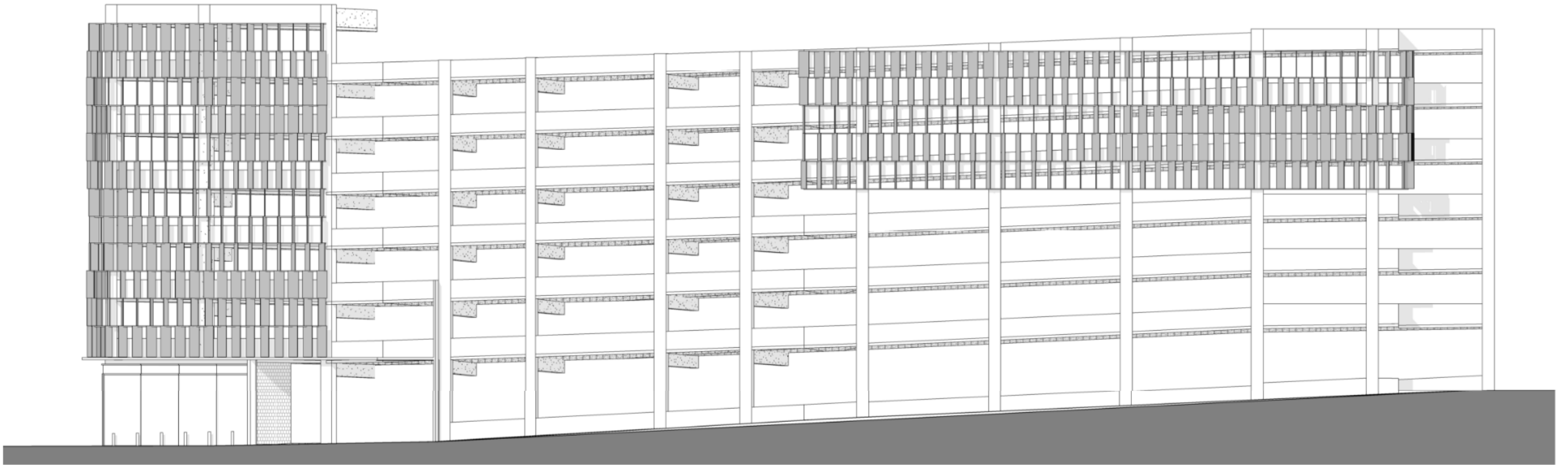
2024.03.19



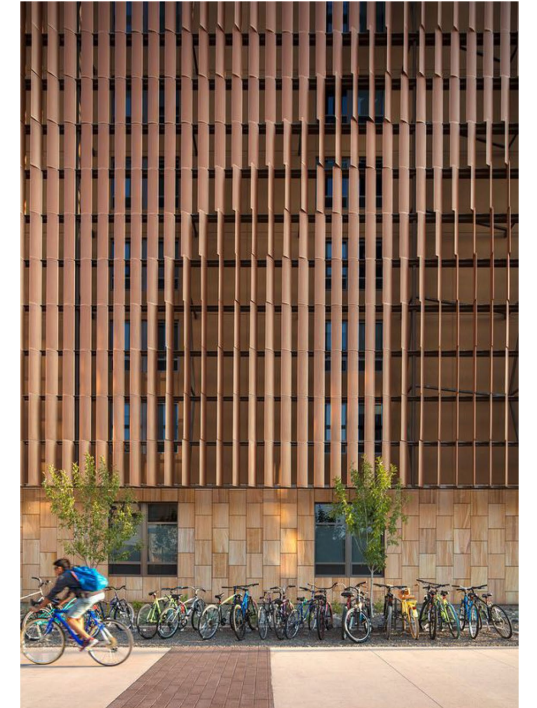
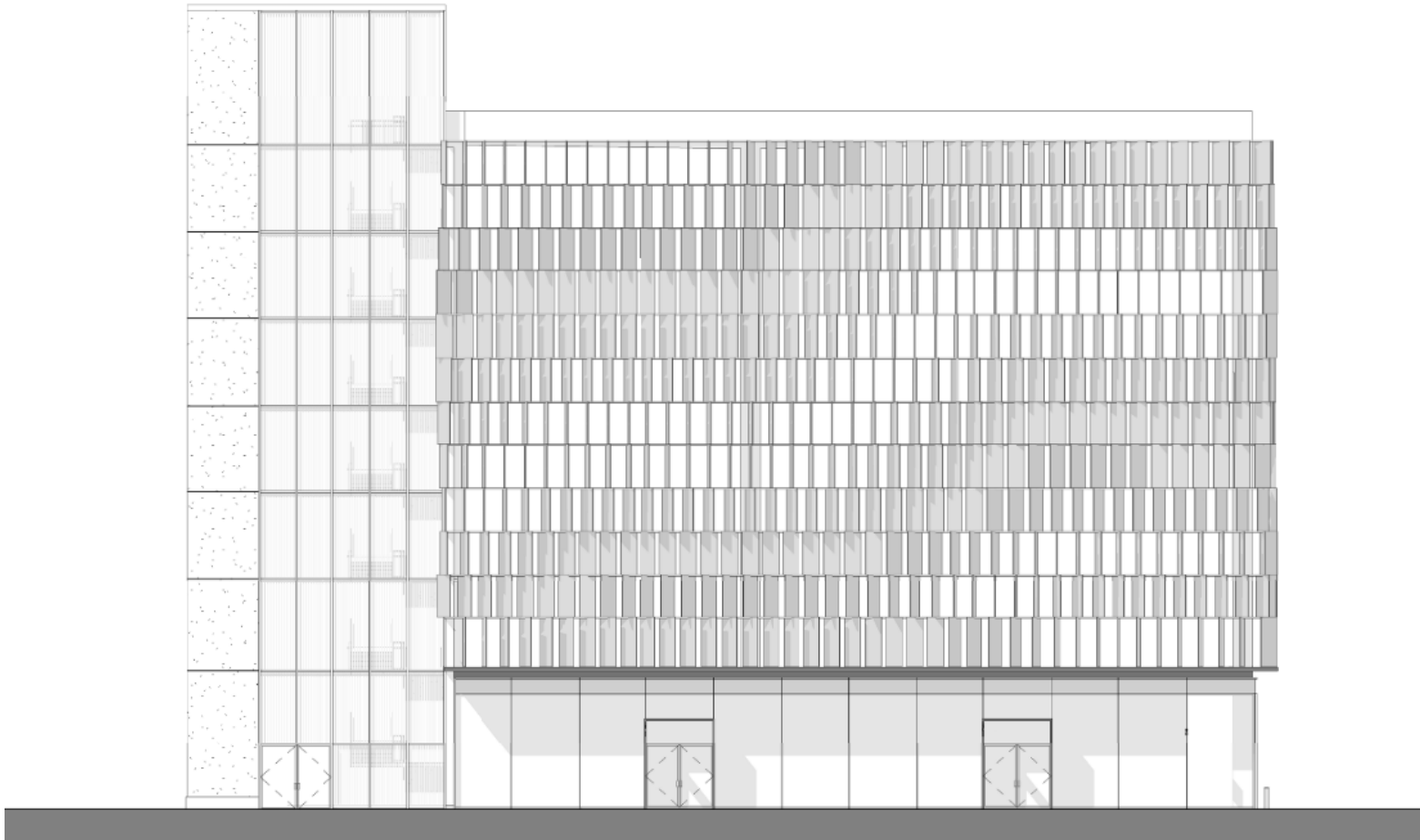
Garage 22 - Georgia Avenue - Community Meeting

15

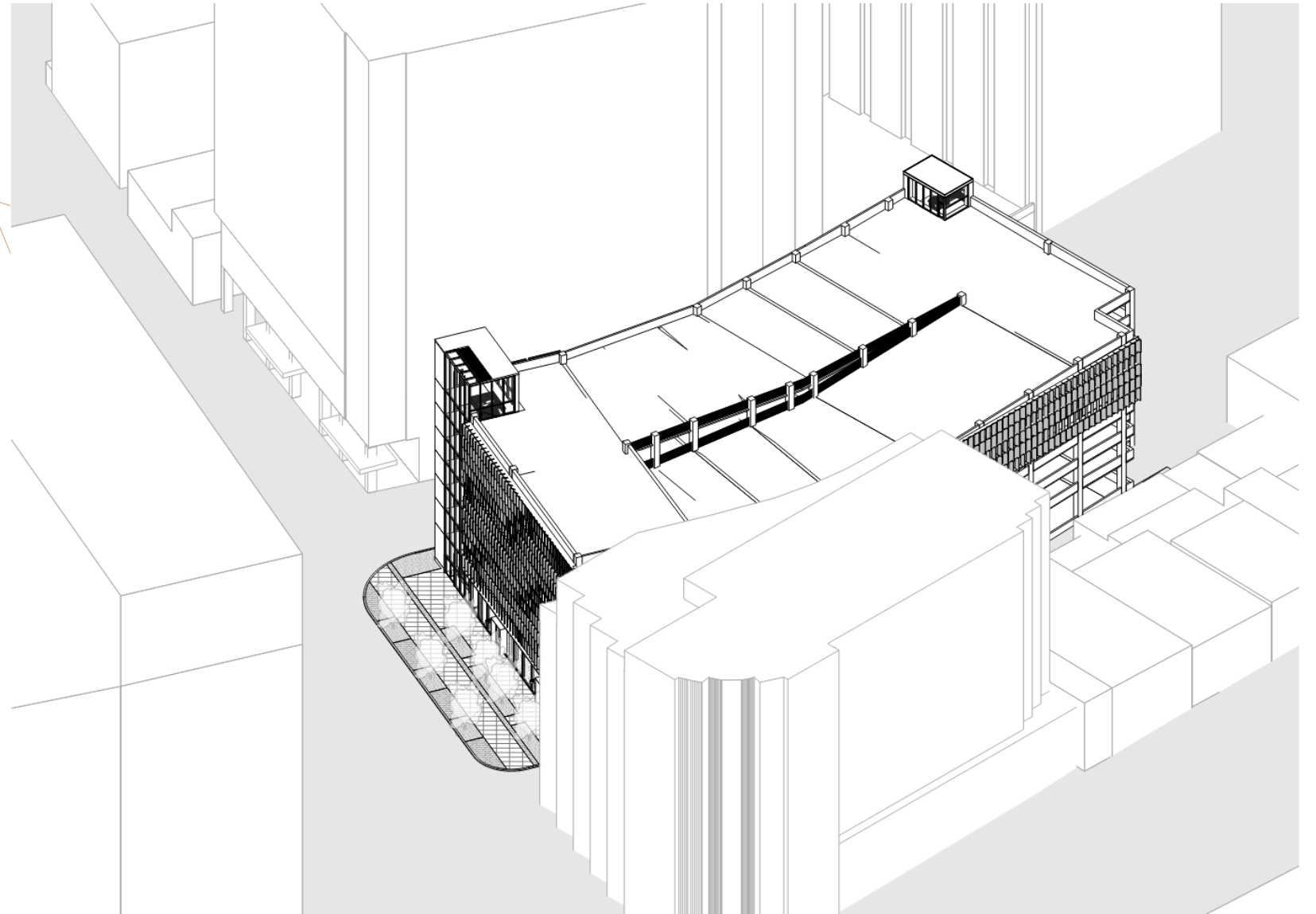
ARCHITECTURE – SOUTH ELEVATION



ARCHITECTURE – PRECEDENTS



ARCHITECTURE - AXON



WEST FAÇADE – VIEW 1



WEST FAÇADE – ELEVATOR / STAIR CORE



WEST FAÇADE – VIEW 2



SOUTH FAÇADE – PARKING ENTRANCE



SOUTH FAÇADE - COLESVILLE ROAD



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QUESTIONS / ANSWERS



Abstract geometric lines in the top left corner, consisting of several thin, light brown lines that intersect to form various polygons and shapes.

THANK YOU