



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 9-6-07

MEMORANDUM

DATE: August 25, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RJK*
 Robert Kronenberg, Acting Supervisor *RAK*
 Development Review Division
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EM*
 Development Review Division
 (301) 495-2115



REVIEW TYPE: **Site Plan Review**
 CASE #: **820070110**
 PROJECT NAME: **Gilbert and Wood**

APPLYING FOR: A total of 20,145 square feet of mixed commercial uses, including 12,532 square feet of general retail, 540 square feet of general office, and 7,073 square feet of restaurant, on 1.64 acres, and a partial waiver (for 59 spaces) of the total number of off-street parking spaces required by Zoning, reducing the total number from 138 to 78 spaces

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 Div. 59-C-18.21 / Div. 59-E-3

ZONE: C-1/CROZ
 LOCATION: In the eastern quadrant of the intersection of Laurel Avenue and Eastern Avenue, NW, Washington, DC
 MASTER PLAN: Takoma Park
 APPLICANT: Urciolo Properties, LLC
 FILING DATE: January 5, 2007
 HEARING DATE: September 6, 2007

STAFF RECOMMENDATION: Approval of 20,145 gross square feet of mixed commercial uses, including 12,532 square feet of general retail, 540 square feet of general office, and 7,073 square feet of restaurant, on 1.64 acres, and a partial waiver (for 59 spaces) of the total number of off-street parking spaces required by Zoning, reducing the total number from 138 to 78 spaces. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on August 15, 2007, shall be required except as modified by the following conditions:

1. Site Design
 - a. The Applicant will remove the existing parking lot surface drain that empties onto the adjacent property.

- b. The Applicant will provide additional bike racks on site. The final number, design, and location will be determined by Certified Site Plan.

2. Landscaping

- a. Provide street trees as indicated on the Landscape Plan within the Eastern Avenue, NW, right of way, consistent with the approval of the appropriate agency of the District of Columbia.

3. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting adjacent residential properties.
- e. The height of the light poles shall not exceed 12 feet including the mounting base.

4. Pedestrian Circulation

The Applicant will provide a 5-foot marked pedestrian path along the north side of the driveway from Laurel Avenue to the rear parking lot. The path shall approximate the paving standard along Laurel Avenue in front of the site. Final design and construction details to be approved by planning staff at M-NCPPC and City of Takoma Park by Certified Site Plan.

5. Forest Conservation

The Applicant will comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated July 9, 2007:

- a. The proposed development shall comply with the conditions of the Preliminary Forest Conservation Plan. The Applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:
 - i. Approval of Final Forest Conservation Plan consistent with approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site;
- b. Submittal of financial security to M-NCPPC for fee-in-lieu payments prior to any demolition, clearing or grading;
- c. The Applicant must first obtain a building permit, issued by Montgomery County Department of Permitting Services, for excavation and fill placement. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code.

6. Historic Preservation

Comply with the requirements of Historic Area Work Permit 37/03-04NN, approved by the Historic Preservation Commission on September 22, 2004. Should the Applicant make any alterations to the original design approved by the Historic Preservation Commission (HPC), they must resubmit the drawings to HPC for review and approval prior to issuance of any building permit.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions issued by the City of Takoma Park dated December 11, 2006, unless amended and approved.

8. Development Program

The Applicant shall construct the proposed development in accordance with the Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the Certified Site Plan. The Development Program shall include a phasing schedule as follows:

- a. On-site landscaping and lighting associated with the parking lot and building shall be completed as construction of the facility is completed;
- b. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed;
- c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion;
- d. Phasing of dedications, stormwater management, sediment/erosion control, forestation, community paths, trip mitigation or other features.

9. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of both the submitted financial security demonstration for fee-in-lieu and the Certified Site Plan.

10. Certified Site Plan

Prior to Certified Site Plan approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, City of Takoma Park approved resolution, and Site Plan Resolution;
- b. Limits of disturbance;
- c. Dimension the parking lot setbacks;
- d. On Sheet C-1, revise the asterisk for "Base Parking Requirement – By Use" to read "For proximity...";
- e. In the parking calculation table, provide the citation for the 15 percent reduction for restaurant and retail uses (Section 59-E-3.32(a));
- f. Note the location of the parking lot surface drain to be removed;
- g. Provide a detailed planting plan of the landscaped seating area located in the Green Space along Eastern Avenue, NW;
- h. Specify tree protection methods for all on-site trees to remain.
- i. Provide construction details for new retaining walls.

SITE PLAN REVIEW ISSUES

I. Off-Street Parking Waiver

The proposed development is an infill site within an existing “main street”-style commercial, retail, and restaurant development. The building previously occupying the subject site was destroyed in a fire several years ago. The existing shopping street features on-street parking on Laurel Avenue and surrounding streets, as well as an off-street parking lot immediately behind the buildings. This parking lot currently provides about 60 spaces. The proposed reconfiguration of the lot with additional spaces along the exit drive will yield 79 spaces. The Zoning regulations for off-street parking, however, require for the development as a whole, including the existing and proposed uses, a total of 138 spaces.

The Applicant is requesting a waiver for 59 spaces of the required 138 off-street parking spaces, as allowed by the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (CROZ) Section 59-C-18.213 (a) 1:

(a) The planning board may, in the course of site plan review:

1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;

Page 42 of the Takoma Park Master Plan states the following as a goal:

Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures. This Plan supports reductions in parking if the Applicant demonstrates that less parking is needed, that overflow parking will not be a problem in nearby residential or commercial areas, and that high levels of pedestrian or transit access are expected. Property owners are encouraged to provide bike storage facilities and other alternatives to parking. Additional parking can be provided by allowing commercial parking lots on C-1 zoned properties.

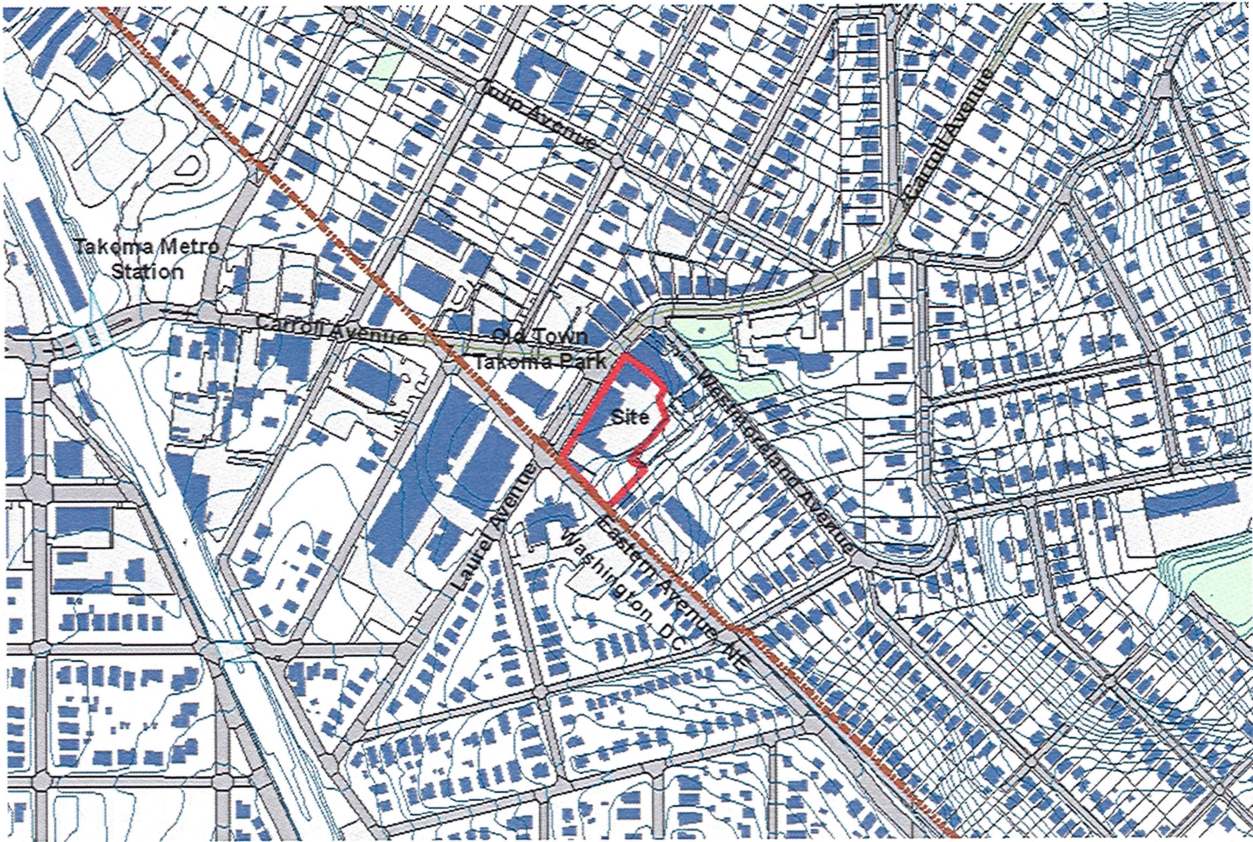
The proposed project is located in an area where there is a high level of transit access (Takoma Metro Station and local and metropolitan bus lines), and where pedestrian access to Old Town from the surrounding neighborhoods already exists and is frequently used. On-street metered parking in the immediate Downtown Takoma Park area, on Laurel Avenue, Eastern Avenue, NW, and Carroll Avenue, yields 71 spaces, without moving into the adjacent residential streets.

Further, the City of Takoma Park has recently completed street improvements along Laurel Avenue, which continues to provide generous sidewalks and ample shade trees and seating, encouraging pedestrian access and use. The neighborhood scale of the commercial, retail, and restaurant uses (e.g, a dry cleaner, post office, flower shop, ice cream parlour, video rental store) primarily serve the surrounding residential neighborhoods, whose proximity strongly encourages walking.

The waiver can be granted without encouraging extensive spillover of parking in the surrounding neighborhoods. The City of Takoma Park has approved the proposal and staff has received no opposition to the application.

PROJECT DESCRIPTION: Site Vicinity

The subject property is located in the eastern quadrant of the intersection of Laurel Avenue and Eastern Avenue, NW. Eastern Avenue, NW, on the south side of the site, is the border between Maryland and the District of Columbia. This property forms the core of the retail section of Old Town Takoma Park, providing neighborhood-scale convenience retail and restaurants. The site is located approximately 1,400 feet from the Takoma Metro station and is frequented by several local and area bus routes.



Site Vicinity

PROJECT DESCRIPTION: Site Description

The site is an existing neighborhood retail center located on the south side of Laurel Avenue, between Eastern Avenue, NW, and Carroll Avenue, with a paved surface parking lot behind the buildings. The intersection of Laurel and Carroll Avenues is signalized. The intersection of Laurel Avenue and Eastern Avenue is not signalized. The center includes a post office, a bank, and several small independent businesses, including a small restaurant, a pizza delivery store, a café, a video rental store, among others. A two-way driveway off Laurel Avenue currently provides the sole vehicular access to the parking lot behind the retail buildings. Additional on-street parking is provided on Laurel Avenue and on the neighboring streets. The section of Laurel Avenue in front of the site is used for a weekend farmers' market year-round. The site has a gentle slope, dropping approximately six feet from the north to the south. Along the eastern edge of the property, however, the grade change between the parking lot and adjacent properties is significant, with an up-to-twelve-foot retaining wall to the lots below. The grassy area at the southern tip of the slope also features a steep grade from Eastern Avenue northeast to the lots below.



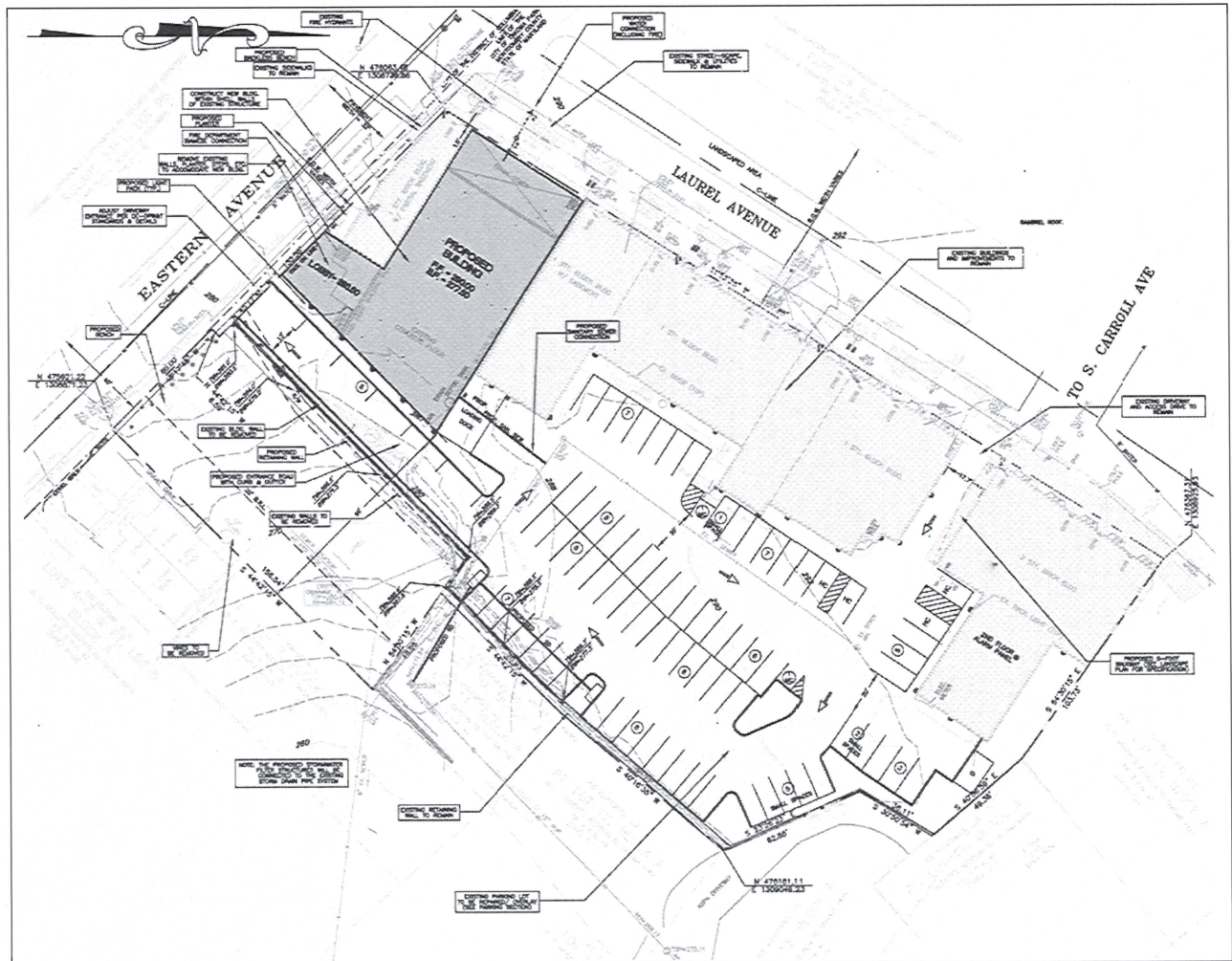
Aerial Photo



Aerial Oblique

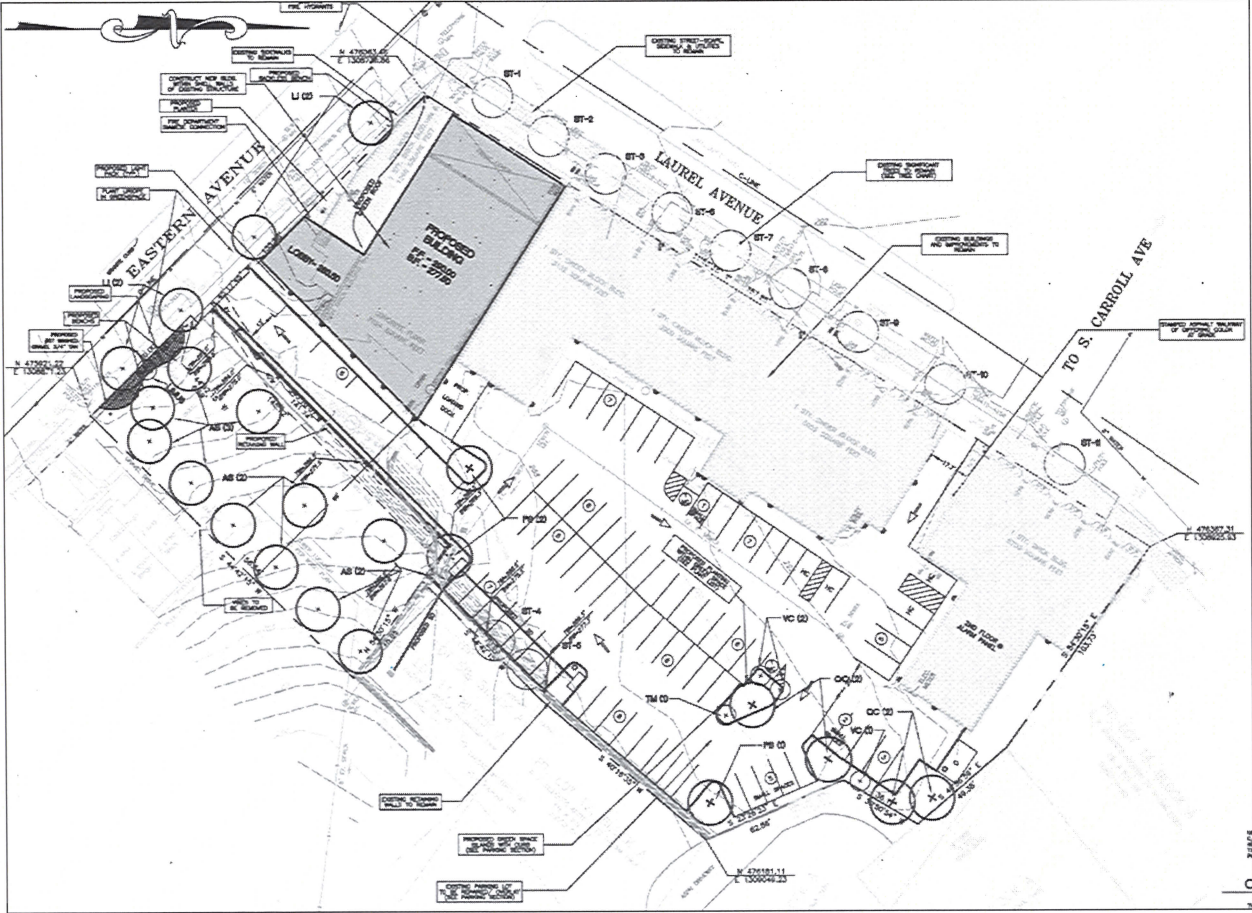
PROJECT DESCRIPTION: Proposal

The Applicant is proposing a total of 20,145 square feet of retail, restaurant, and general office uses in a single two-story infill building located in an existing neighborhood shopping center in Takoma Park. The building provides 12,532 square feet of retail in the basement (accessed from Eastern Avenue) and first floor (accessed from Laurel Avenue), 540 square feet of offices on the first floor, and a 7,073-square foot restaurant on the second floor, including an outdoor dining patio. The Applicant is reconfiguring the existing parking lot behind the center to provide additional parking spaces and to include an exit ramp to Eastern Avenue, NW. Access will be provided one-way in from Laurel Avenue and one-way out to Eastern Avenue, NW. Due to the area limitations of the existing site, the Applicant is unable to provide all of the required off-street parking on site and is requesting a partial waiver, as described above.



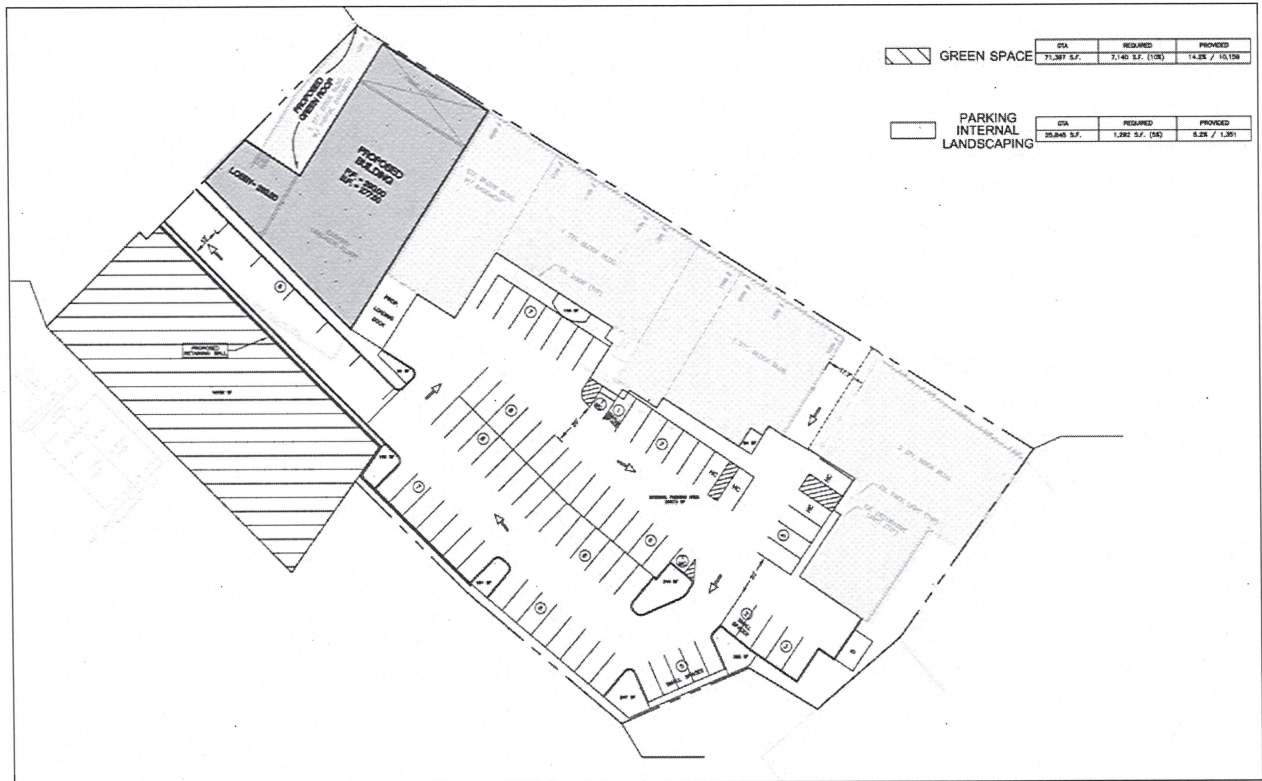
Site Plan

The landscape plan provides a variety of planted areas within the site. At the southern corner of the site, the design includes a large open green area that provides a landscaped seating area for pedestrians along Eastern Avenue, NW, and helps to screen the retail buildings' "back of house" functions from adjacent residential properties. The reconfigured parking lot includes several landscaped islands. Since the City of Takoma Park has recently updated the streetscape along Laurel Avenue, including planting new street trees, the Applicant will be providing street trees only along Eastern Avenue, NW. Finally, the Applicant will be retrofitting the roof of 6901 Laurel Avenue, located directly adjacent to the proposed infill site, to install an intensive green roof, which will be viewed by diners on the proposed restaurant terrace.



Landscape Plan

For the 10 percent of Gross Tract Area required Green Space, the Applicant is providing approximately 14.2 percent of the Gross Tract Area, about 10,159 square feet, located in the southern corner of the site along Eastern Avenue. For the 5 percent of total parking lot area required for internal landscaping, the Applicant is providing a total of 5.2 percent of the parking lot, about 1,3501 square feet.



Green Space / Parking Internal Landscape Diagram

PROJECT DESCRIPTION: Prior Approvals

There are no Project, Preliminary, or Site Plan approvals associated with this site.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (C-1 Zone (CROZ as noted))

Zoning Ordinance Development Standard	Permitted/ Required	Proposed for Approval
Gross Tract Area (GTA) (ac.):	Not Specified	1.64
Gross Tract Area (sf.):	Not Specified	71,397
Max. Density of Development (sf.)		
Project	Not Specified	20,145
Including Existing Development	Not Specified	48,871
Min. Building Setbacks (ft.)		
From Laurel Avenue Right of Way	0*	0
From Eastern Avenue	0*	0
From Adjacent Residential Zone (R-60)	20	96
Adjacent Commercial Buildings	0 or 10 if >0	0
* Per the CROZ		
Min. Green Area (% of GTA)	10	14.2
Min. Green Area (sf.)	7,140	10,159
Max. Building Height (ft.):	up to 30	up to 30**
** As defined by Section 59-A-2.1: "The vertical distance measured from the level of approved street grade opposite the middle of the front of a building to the highest point of roof surface of a flat roof or to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof."		
Parking Spaces (based on the entire shopping center)		
General Retail (14,876 sf. @ 5/1,000 sf.)	74	
General Office (8,436 sf. @ 2.1/1,000 sf.)	18	
Restaurant (3,430 sf. @ 25/1,000 sf.)	86	
Total	178	
Fifteen percent reduction for retail and restaurant uses per Section 59-E-3.32(a) for projects within 1,600 feet of a Metrorail entrance	-24	
Parking subtotal with reduction	154	
Parking total, including mixed-use reduction per Section 59-E-3.7	138	79
Amount of waiver requested per 59-C-18.21		59
Parking Setbacks, Min. (ft.)		
From Adjoining lots	4	4
Parking Internal Landscape (% of 25,845-sf Parking Area)	5	5.2
Parking Internal Landscape (sf.)	1,293	1,351

ANALYSIS:

Conformance to Master Plan

The Takoma Park Master Plan, approved by the County Council on December 2000, envisioned commercial centers that would be safe, successful, community-serving, attractive and convenient. The vision for the Takoma Old Town includes the following objectives:

- 1) A village center with “*a distinct small town charm*” that provides “*unique stores and services to both nearby neighborhoods and regional visitors*”. The charm is preserved by its location within the Takoma Park Historic District and its review process.
- 2) Low density, small scale commercial development.
- 3) Improved pedestrian connections between Old Town and the Takoma Metro.
- 4) Ability of potential customers to travel to the Old Town shops on foot from surrounding neighborhoods, via mass transit, or drive to Old Town and park on nearby streets, thereby reducing need to pave large areas in Old Town for parking.

The first objective is supported by the proposed architecture, which has been approved by the Montgomery County Historic Preservation Commission. The proposed building maintains an architectural character that is in keeping with the existing Art Deco style of the designated historic building at the corner of Laurel and Eastern Avenues as well as the existing buildings along Laurel Avenue. The development has a building height of 28’, two feet below the maximum 30’ height limitation. The scale is small and in keeping with the existing urban context. The Applicant has supported the objective of reducing parking in Old Town by encouraging customers to travel to Old Town on foot. This is achieved by providing access into, and walkways through, the proposed parking area, as well as providing benches and landscaping along Eastern Avenue.

Local Area Transportation Review

Transportation Planning Staff determined that no LATR is required.

Forest Conservation

The Applicant submitted a preliminary forest conservation plan with the preliminary plan of subdivision. There is no forest on the property and a planting requirement of 0.25 acres. The planting requirement will be met either off-site or by payment of fee-in-lieu.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;.*

An approved development plan or a project plan is not required for the subject development.

2. *The Site Plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Site Plan meets all of the requirements of the C-1/CRO zones, as demonstrated in the project Data Table on page 11.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

- a. Locations of buildings and structures

The proposed project is part of an existing neighborhood-scale retail center, accessed primarily by foot from the surrounding community. The buildings front onto and are accessed from Laurel Avenue with generous sidewalks and on-street parking, with additional parking provided behind the center. The center holds the street edge along Laurel Avenue, defining a retail street that also serves as a market square for the weekly farmers' market.

There are significant man-made steep slopes on this property. The change in elevation ranges from 7 to more than 14 feet and is managed by either retaining walls or a combination of slopes and retaining walls. Currently, there are at least 3 sections of different retaining walls along the southern property line and between the existing development and an area of lawn. This includes several sections of wood retaining walls that are marginally functional and in significant disrepair. With the exception of the concrete gravity wall bordering lots 12 and 13, this plan proposes to replace all sections of the retaining walls.

This property was previously developed using fill of an unknown origin. The Applicant has submitted a geotechnical report prepared by a Professional Engineer, which demonstrates the suitability of the on-site soils for development. It also contains recommendations for the design and construction of the retaining walls associated with this development. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code, administered by the Department of Permitting Services.

The locations of buildings and structures are adequate, safe, and efficient.

- b. Open Spaces

The plan proposes over 10,000 square feet of green space, or approximately 14.2 percent of the property, along Eastern Avenue, NW, in the southern corner of the site. As the primary function of the site is a more urban retail street, the provided green area is a secondary public amenity. Its design includes a landscaped seating area directly adjacent to the street with unprogrammed green space behind it. Additionally, the existing and proposed trees on this portion of the site will screen the parking lot and loading and service areas for the center from adjacent residences and pedestrians. The open spaces are adequate, safe, and efficient.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen, and flowering trees and shrubs located in the parking lot and the proposed green space, as well as street trees along Eastern Avenue, NW. The City of Takoma Park recently upgraded the streetscape along Laurel Avenue, including planting new street trees.

The lighting plan includes pole- and wall-mounted lights in and around the parking lot to promote visibility and safety. Lighting for the building entrances will be provided by existing public streetlights.

The landscaping and lighting are safe, adequate, and efficient.

d. Recreation Facilities

Recreation facilities are not required for this project.

e. Pedestrian and Vehicular Circulation Systems

Pedestrian access to the site is provided from the existing public sidewalks along Laurel Avenue and Eastern Avenue, NW. Vehicular access to the site is provided along Laurel Avenue, with metered on-street parking, and to the parking lot by a driveway system, with entrance-only access from Laurel Avenue and exit-only egress onto Eastern Avenue, NW. The parking lot is designed in a looped configuration, facilitating easy circulation into, out of, and around the lot.

Pedestrian access from the parking lot to Laurel Avenue is provided by a paved, at-grade walkway that is part of the parking lot entrance drive. The walkway is also intended to provide handicap accessibility from the Laurel Avenue sidewalk to the accessible parking spaces in the rear lot. The existing shopping center in which this development is to be constructed serves primarily the surrounding community, from which the most popular mode of transportation is pedestrian. The requested partial parking waiver can be granted without encouraging extensive spillover of parking in the surrounding neighborhoods. The City of Takoma Park has approved the proposal and staff has received no opposition to the application. The pedestrian and vehicular circulation systems are safe, adequate, and efficient.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed development is an infill site in an existing shopping center in historic Old Town Takoma Park. The existing center has a "Main Street" character, with zero-lot-line one- and two-story retail and commercial buildings defining the street edge. The retail blocks transition to one-and-one-half- to two-and-one-half-story detached and semi-detached residential units, providing both a clear distinction and a strong connection between the "downtown" and the surrounding neighborhood. The architectural character of the area includes primarily Craftsman and Victorian styles, while the commercial

buildings present more Spanish Colonial, Art Deco, and post-modern stylings in their façade treatments. Into this eclectic mix, the contemporary design of the proposed development will contribute to the overall character and attractiveness of the community, and has been approved by the Historic Preservation Commission. Further, the retail street is located en route between the residential neighborhoods and the Takoma Metro Station, encouraging pedestrian convenience visits. The seamless integration of the retail center into the larger neighborhood will help encourage pedestrian access as the primary mode of transportation.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

Stormwater Management

The proposed stormwater management concept consists of two “infiltra” system installations, as well as green-roof retrofitting at 6901 Laurel Avenue and upsizing of the outlet pipes. This concept was approved by the City of Takoma Park, the jurisdiction responsible for reviewing stormwater management for this project, on December 11, 2006.

Environmental Guidelines

The Applicant submitted a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) to M-NCPPC for review and approval. Environmental Planning staff approved NRI/FSD 4-07309 on July 5, 2007. The site does not include any streams, wetlands, or floodplains.

Forest Conservation

The Applicant submitted a preliminary forest conservation plan with the preliminary plan of subdivision. There is no forest on the property and a planting requirement of 0.25 acres. The planting requirement will be met either off-site or by payment of fee-in-lieu.

There is one specimen tree on the property - 42.6” DBH Black Locust. This specimen tree will be removed as part of the construction process, as it is located on a steep slope where the retaining wall will be replaced. Currently, this Black Locust is a hazard tree, with all three components necessary for that determination – potential damage targets, environmental factors, and structural defects of the tree.

APPENDIX

- A. City of Takoma Park Council Approval
- B. City of Takoma Park Stormwater Concept Approval
- C. Applicant’s Request for Parking Waiver
- D. Reviewing Agency Approval

APPENDIX A:
TAKOMA PARK CITY COUNCIL APPROVAL

Special Session

Agenda Item #	4
Meeting Date	2 July 2007
Prepared By	Ilona Blanchard Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Resolution Commenting on the Gilbert and Wood Redevelopment at Laurel and Eastern Avenues (John Urciolo) for Planning Board Hearing.
Background	<p>Mr. John Urciolo, of Urciolo Properties LLC, proposes to develop a three-story commercial building at the intersection of Laurel and Eastern Avenue. The proposed project is named Gilbert and Wood (File #820070110).</p> <p><u>Site Plan Review Process</u></p> <p>The project was submitted to M-NCPPC on January 1, 2007 for Site Plan Review. The Site Plan was reviewed by the M-NCPPC Development Review Committee (DRC) on May 7, 2007, and plan review comments on the proposal were provided to Urciolo Properties, LLC (the "Applicant"). County staff identified no major issues but requested clarification on landscaping, parking, tree plans, and pedestrian circulation in the parking area. The project is currently scheduled to go before the Planning Board on Thursday, July 26. All interested parties may offer testimony at the Planning Board Hearing.</p> <p><u>Project Description</u></p> <p>The project provides for the construction of a three-story building (one floor below grade on Laurel Avenue) with approximately 5,500 square feet per floor. When completed 7,820 square feet of retail, 2,920 square feet of patron restaurant use, and 600 square feet of office use, all of which are permitted by right on the site, will have been constructed. The property currently contains 4,500 square feet of office, 7,875 square feet of retail, and 670 square feet of patron restaurant in several buildings fronting on Laurel and Carroll Avenues. The building - located between 6901 Laurel Avenue (Pizza Movers) and 6909 Laurel Avenue (U.S. Post Office) - would be 29 feet in height on Laurel Avenue. An atrium entrance would be established on Eastern Avenue.</p> <p>The proposal includes the renovation and redesign of the existing parking lot, the installation of additional landscaping and lighting, and the construction of a new ramped drive lane located at the rear of the building which exits onto Eastern Avenue. Specific green space improvements include four new scarlet oaks, other trees to be approved by the City Arborist, and four new shrubs. Additional improvements include the installation of three new light poles in the parking lot and lighting along the new ramped drive lane.</p> <p>To accommodate the construction of the new building and the ramped drive lane,</p>

“the shed” structure located in the shell of a building destroyed by fire in the 1960s and the temporary structure to the rear of 6901 Laurel Avenue would be demolished. The adjoining buildings (6901 and 6909) are to remain in place.

The location, massing, height, and architectural details for the proposed building have been approved by Montgomery County’s Historic Preservation Commission.

The project originally included a proposal to redevelop an adjacent site as a parking garage. This is no longer part of the proposal.

Zoning Designation

The proposed building site is in the Old Town commercial district and abuts the District of Columbia and the Westmoreland Area Community Organization (WACO) neighborhood. Adjacent zoning on the southeast side of the site is zoned single family but contains multiple apartments. The adjacent property to the north and northeast of the site are multi-story commercial, including office, retail, and prior restaurant uses. The proposed project will face the church across Laurel Avenue on the western side and a church activity center in the District of Columbia across Eastern Avenue on the southern side. The site is a gateway to Maryland, Takoma Park, and Old Takoma and is zoned C-1 with a Commercial Revitalization Overlay Zone (CROZ).

Additional information on the requirements of the zoning ordinance and the recommendations of the Master Plan for the Old Town area are detailed in accompanying Exhibit A.

Parking Considerations

The project includes improvements to the parking area currently serving Takoma Metro Shopping Center, the creation of additional parking spaces, and improvements to the Laurel/Carroll Avenue intersection circulation. Access to the parking lot would be provided via the existing Laurel Avenue connection with vehicles exiting onto Eastern Avenue. Vehicles would no longer be permitted to exit from the lot into the Laurel/Carroll Avenue intersection.

The site plan provides a total of 82 parking spaces and would serve all of the buildings on the site, from Summer Delights to Pizza Movers. Distinct from the current operation of the parking area, the Applicant has agreed to set aside all spaces for customer use only, with no reserved spaces beyond those to be provided for handicapped parking. As noted in Exhibit B, the proposed volume of on-site parking spaces is in line with compact, mixed-use commercial centers similar to the Old Takoma Main Street area.

The Applicant has provided a parking tabulation that includes credits for shared use of the parking lot and credits for proximity to the Metro, and requests a waiver from the Planning Board in off-street parking requirements as permitted under the CROZ. A waiver may be granted if the Planning Board believes that a project will stimulate the revitalization (new development) of older commercial areas, enhance the

pedestrian environment, encourage the use of transit, and further the overall goals of the CROZ. Without the requested waiver, the Applicant would be required to provide a total of 158 off-street parking spaces.

City staff supports the requested parking waiver. To further the goals of the CROZ and thus justify the requested waiver, the Applicant has been asked to (1) limit the use of all 82 spaces to customer parking only; (2) install a bench similar to the Old Town benches at the bus stop on Eastern Avenue; (3) install bicycle racks along Laurel Avenue; (4) upgrade the landscaping between the sidewalk and the curb; (5) plant a tree and install a bench in the vacant lot located behind the proposed development for older and mobility impaired pedestrians to rest while walking up Eastern Avenue; (6) provide signage to the parking area (to be determined in consultation with the Facade Advisory Board and HPC); and (7) provide a permanent pedestrian connection between the adjoining parking lot off Westmoreland and the project lot near the entrance to Curves. The proposed conditions - included in the accompanying resolution and/or site plan - would improve pedestrian/bicycle connections to adjacent office, retail and restaurant uses in Old Town and would further the revitalization goals of the CROZ, justifying the requested parking waiver.

Detailed information on the requested waiver, current off-street parking requirements, and further explanation of staff's support for the waiver is presented in Exhibit B.

Stormwater System

The proposed stormwater system includes biofilter stormwater quality treatment, a green roof on the Pizza Movers building, and an upgrade to the connection to the City stormwater system. The City Engineer has approved the Stormwater Management Concept.

The developer and their engineer have met with City staff. The developer will not be asked to provide an application for a stormwater permit, a tree protection plan, or a tree removal plan until they have an approved site plan and a set of construction documents.

Streetscape / Boulevard Improvements

No changes to the streetscape on Laurel Avenue are proposed. The applicant proposes to add lirioppe and crape myrtle to the landscape stripe along the Eastern Avenue sidewalk, a bench and brick at the bus stop, and a bench and a tree close to the residential area adjacent to the sidewalk.

Policy

Support maintenance of low scale, small town, historic character of the area, and enhance commercial centers to serve the needs of local and area residents and those visiting or passing through the area.

- Takoma Park Master Plan 2000

Fiscal Impact	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Levy Year 2007 Assessment</td> <td style="text-align: right;">\$2,726,000</td> <td></td> </tr> <tr> <td>Estimated Levy Year 2007 Takoma Park property taxes</td> <td style="text-align: right;">\$16,654</td> <td style="text-align: right;">(a)</td> </tr> <tr> <td>Estimated Assessment AFTER proposed improvements</td> <td style="text-align: right;">\$6,026,900</td> <td style="text-align: right;">(b)</td> </tr> <tr> <td>Estimated Takoma Park Taxes AFTER proposed improvements</td> <td style="text-align: right;">\$36,696</td> <td style="text-align: right;">(a)</td> </tr> </table> <p>(a) Assumes current tax rate of 61¢ per \$100 assessment (b) Assumes value of \$200 per square foot for added commercial space</p>	Levy Year 2007 Assessment	\$2,726,000		Estimated Levy Year 2007 Takoma Park property taxes	\$16,654	(a)	Estimated Assessment AFTER proposed improvements	\$6,026,900	(b)	Estimated Takoma Park Taxes AFTER proposed improvements	\$36,696	(a)
Levy Year 2007 Assessment	\$2,726,000												
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Estimated Assessment AFTER proposed improvements	\$6,026,900	(b)											
Estimated Takoma Park Taxes AFTER proposed improvements	\$36,696	(a)											
Attachments	<ul style="list-style-type: none"> • Resolution Commenting on the Gilbert and Wood Redevelopment • Gilbert and Wood Site Plan • Exhibit A - Excerpts from Takoma Park Master Plan and Zoning Ordinance • Exhibit B - Parking Information 												
Recommendation	Approval of the accompanying resolution												
Special Consideration	<p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for subdivision and site plan applications in Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process. All properties that have proposed buildings across property must go through subdivision for consolidation.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>												

Introduced by:

**CITY OF TAKOMA PARK, MARYLAND
Resolution 2007-**

**Resolution Recommending the Approval of the
Proposed Gilbert and Wood Site Plan at Eastern and Laurel Avenues**

- WHEREAS, Mr. John Urciolo of Urciolo Properties LLC of Takoma Park, MD (the Applicant) has submitted a site plan (File 820070110) for review by the Maryland National Park and Planning Commission for a proposed construction of a mixed use building facing Laurel and Eastern Avenues; and
- WHEREAS, the property is zoned C-1 with a Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (CROZ) by the Montgomery County Zoning Ordinance; and
- WHEREAS, the Council and Community, in the course of numerous meetings, conversations, and hearings, have expressed their strong interest in the redevelopment of the site with a restaurant and new retail space; and
- WHEREAS, per Sec. 59-C-18.21 (a) (1) of the Zoning Ordinance of Montgomery County, the purpose of the CROZ is to “Foster economic vitality and attractive community character in areas needing revitalization”; and
- WHEREAS, the proposed restaurant, retail and office space will foster economic vitality and attractive community character; and
- WHEREAS, per Sec. 59-C-18.21 (a) (2) of the Zoning Ordinance of Montgomery County, the purpose of the CROZ is to: “Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles”; and
- WHEREAS, the proposed infill development is street oriented with ground level retail, will provide sidewalk connections to the parking lot and adjoining commercial property parking lot, improve vehicular circulation, provide benches along the sidewalk and at a transit stop, and provides trees to shade pedestrians; and
- WHEREAS, per Sec. 59-C-18.213 (a) (1) of the Zoning Ordinance of Montgomery County, the Planning Board may, in the course of site plan review, waive the requirements for parking setbacks and number of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit; and
- WHEREAS, the proposed development will accomplish the goals of the master plan including revitalization, the enhancement of the pedestrian environment, and encourage the

use of transit; and

WHEREAS, Sec. 59-D-3.4 (a) (3) Action by Planning Board of the Montgomery County Zoning Ordinance requires that the “locations of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems be adequate, safe, and efficient”; and

WHEREAS, and areas of similar development patterns of mixed-use low-scale Main Street type commercial centers within Prince George’s County, the District of Columbia, and as proposed for walkable communities by new urbanist smart codes would require a number of parking spaces similar to that proposed by the applicant as the most efficient use of land and resources in shared-use, walkable, compact, commercial areas; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park is supports the infill development on this site of a restaurant, retail and office use building that faces onto Laurel and Eastern Avenues and recommends the approval of site plan File Number 820070110 with the following conditions:

- Section 1. That a pedestrian connection of gate and steps or ramp is constructed on the applicant’s property between the applicant’s lot and the adjoining parking lot near the entrance to the adjoining property building currently leased by Curves, and that this gate remain open during all normal business hours of the shopping center to promote better pedestrian and bicycle access to and through the site.
- Section 2. That a bench similar in style to those in Old Town is placed at the existing bus stop on Eastern Avenue and at the far south east corner of the lot offset two feet from the Eastern Avenue sidewalk.
- Section 3. That the landscaping along Eastern Avenue is enhanced with the replacement of existing soil with two feet of topsoil, and the planting of four crape myrtles and a liriopie ground cover.
- Section 4. That the Applicant provides satisfactory cross sections through the site showing the retaining wall to be installed along the southeast edge of the ramp and parking lot.
- Section 5. That parking on the site is limited to customer-only parking through enforced limits on allowable parking time.

Adopted this day of 2007.

Attest:

Jessie Carpenter
City Clerk



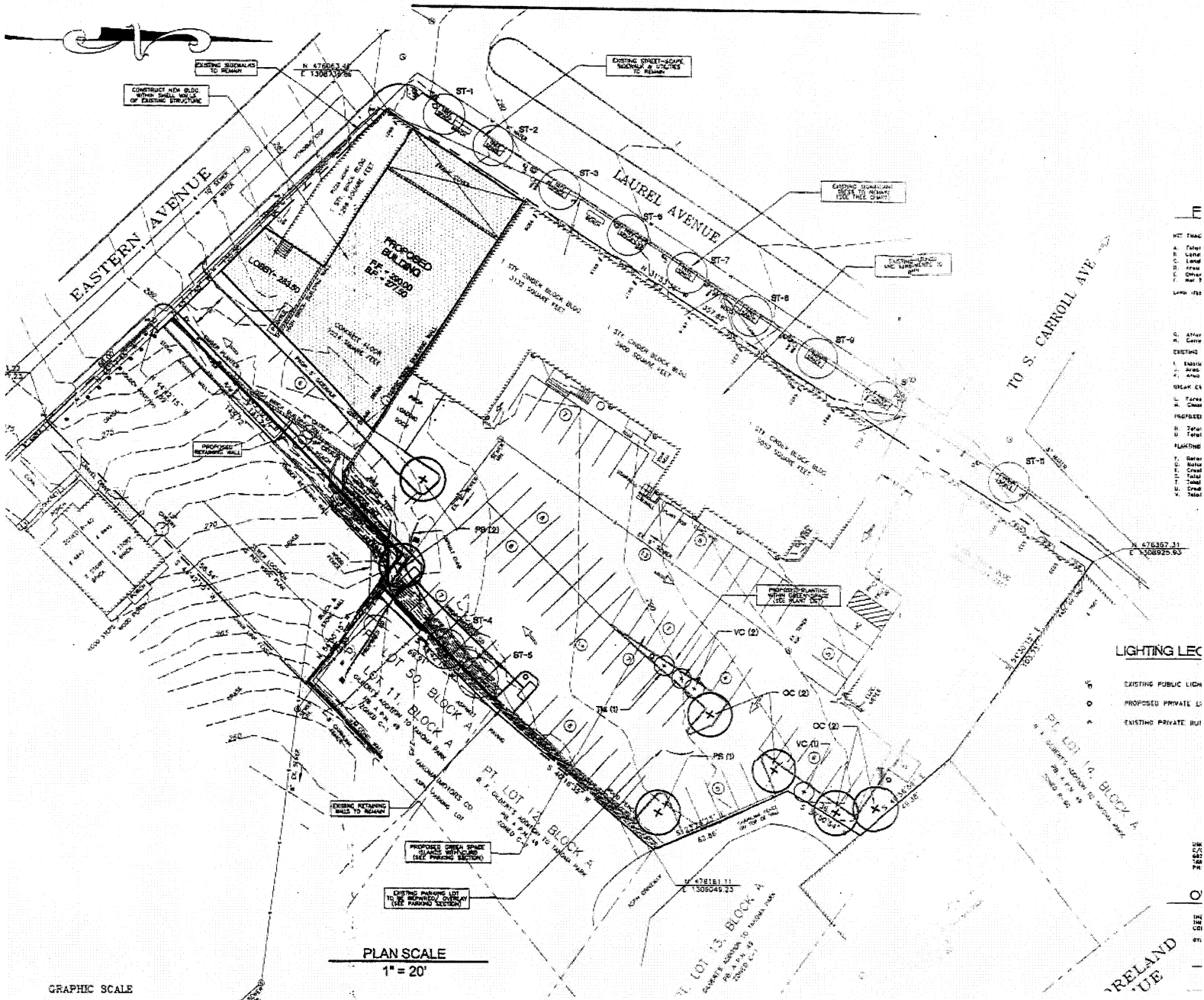
CONSTRUCTION AND BUILDING
WITHIN THE AREA OF
EXISTING STRUCTURE

EXISTING REMAINS TO REMAIN

EXISTING STREET-SCALE
RECONSTRUCTION

EXISTING STRUCTURE
REMAINING TO REMAIN
FOR THE PROJECT

EXISTING STRUCTURE
AND LAYOUTS TO REMAIN



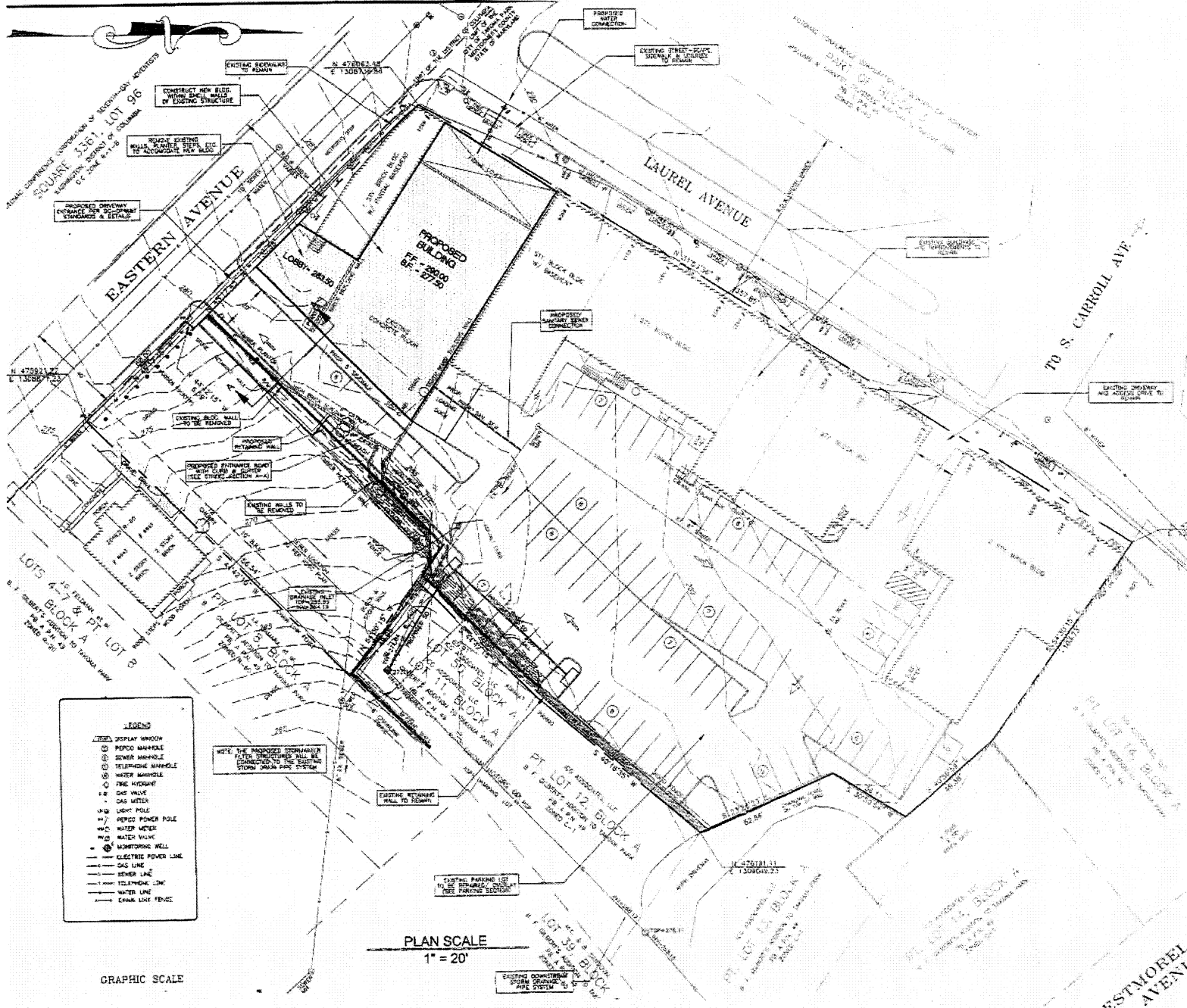
- VT TRAC
- A. Telfer
- B. Larson
- C. Lamb
- D. Aron
- E. Carter
- F. Ray
- G. H. H. H.
- H. H. H. H.
- I. H. H. H.
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- U. H. H. H.
- V. H. H. H.

- LIGHTING LEG**
- ⊙ EXISTING PUBLIC LIGHT
 - PROPOSED PRIVATE LIGHT
 - △ EXISTING PRIVATE BUILDING

PLAN SCALE
1" = 20'

GRAPHIC SCALE

IRELAND
"UE



**Gilbert and Wood Site Plan
Commercial Revitalization Overlay Zone / Takoma Park Master Plan**

Commercial Revitalization Overlay Zone

The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:

- (1) Foster economic vitality and attractive community character in areas needing revitalization;
- (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
- (3) Ensure consistency with the master plan vision for specific existing commercial areas;
- (4) Provide for the combination of residential with commercial uses.

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development

...

(a) The Planning Board may in the course of site plan review:

1. Waive the requirements for parking setbacks and number of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;

Takoma Park 2000 Master Plan Vision

The vision for Old Takoma is of a village center with a traditional small town charm, providing unique stores and services to both nearby neighborhoods and regional visitors.

Takoma Park 2000 Master Plan Recommendations

Support maintenance of the low scale, small town, historic character of the area.

Consider reduction of building setbacks at the time of Site Plan Review, to provide for

consistency with an existing building line of street-oriented retail.

Include street-oriented commercial uses on the first floor of all buildings . . . to realize the City's economic development goals.

Improve permeability of surface parking areas with green space that increases infiltration.

Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.

Gilbert and Wood Site Plan Parking Information

This project requests a 48% waiver (76 spaces) of the Montgomery County parking requirements (158 spaces) from the Planning Board as permitted under the CROZ. Without mixed-use or proximity to metro rail, the project would be required to provide 179 parking spaces according to standard code for office, retail, and restaurant use in Montgomery County. However, because the project is near a metro rail station, a 15% reduction of the parking spaces required of retail space is allowed (but no reduction for restaurant or office), reducing the required number of retail spaces by 11 and the total number of spaces to 168. The project is also eligible for a standard reduction for mixed use. However, two of the project's uses, retail and restaurant, get no reduction for mixed-use, while office is reduced 90% (assuming peak use is Saturday) by 10 spaces and the total number of required spaces is then 158.

The reduced Montgomery County parking requirements for this project prior to any waiver are 25 spaces per 1,000 square feet of restaurant patron area, and 4.5 parking spaces per 1,000 square feet of retail.

To visualize these requirements, Everyday Gourmet has 500 square feet of patron area, and this project is required to provide 12.5 parking spaces for the 500 square feet of patron space in Everyday Gourmet. The applicant is requesting a waiver of 48% or to provide six spaces rather than 12.5 for Everyday Gourmet. As this is a shared use lot serving many uses, at times Everyday Gourmet has access to more spaces than six, and at other times, may have less access.

In general, the Montgomery County Zoning requirements are written to accommodate a prominent development pattern in the County: suburban areas with many single family homes on large lots on curvilinear streets with minimal if any sidewalks and large clusters of strip shopping. Where it is very uncomfortable to walk across large parking lots and people generally drive to these shopping centers, these requirements are standard.

In jurisdictions where there is an expectation that people walk from homes or offices, ride bicycles, car pool or use transit, these requirements are significantly reduced.

In the District of Columbia, restaurant uses are required to provide the same amount of off-site parking as retail uses. In the C-2-A, which has development standards similar to the Commercial Revitalization Overlay Zone, for the first 3,000 square feet of restaurant or retail area, no parking spaces are required, and for each additional 300 feet, one space is required. The District of Columbia requires no spaces for the first 2,000 square feet of office, and one space per each additional 600 square feet of office. This development site would require the provision of 54 spaces for retail/restaurant and 5.16 spaces for office, for a total of 69 parking spaces.

In Prince George's County's revitalization/mixed-use overlay zone areas such as the Gateway Arts District (Hyattsville/Mount Rainier) and the College Park Mixed-Use Infill zone, the maximum onsite parking is 80% and the minimum onsite parking is 50% of the spaces required by the Zoning ordinance. The Prince George's County Ordinance otherwise would require 156 spaces for this project, so in a mixed-use, compact development revitalization area, the requirement by right would be a minimum of 78 spaces and a maximum of 125 spaces.

In the new urbanist smart code T4 Zone (a model walkable community zone with the T4 being similar to Takoma Park's development pattern, in that the built form encourages walking and transit use, and is a mix of single family houses and dense low rise commercial and institutional uses), 81.2 spaces would be required for the proposed square footage of the site (including office, retail and restaurant), where office requires three spaces per 1000 square feet and retail and restaurant use require four spaces per 1000 square feet with the total divided by 1.2 for mixed/shared use.

In general, the Montgomery County Zoning requirements are written to accommodate a prominent development pattern in the County: suburban areas with many single family homes on large lots on curvilinear streets with minimal if any sidewalks and large clusters of strip shopping. Where it is very uncomfortable to walk across large parking lots and people generally drive to these shopping centers, these requirements are standard.

Montgomery County recognizes that Takoma Park may be a mixed-use compact development area, as the CROZ allows the Planning Board to waive parking requirements.

**APPENDIX B:
CITY OF TAKOMA PARK STORMWATER CONCEPT APPROVAL**

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301.891.7633
FAX: 301.585.2405



31 OSWEGO AVENUE
SILVER SPRING, MARYLAND 20910

December 11, 2006

Maddox Engineers and Surveyors
100 Park Avenue
Rockville, Maryland 20850

Attention: Mr. Raymond A. Norris, P.E.

Re: Stormwater Management Concept Approval; Lot 53, Block A, Gilbert & Wood subdivision
6907 Laurel Avenue

Dear Mr. Norris:

The City of Takoma Park, Public Works Department has reviewed your application for referenced project. The documents reviewed included your letter of November 29, 2006.

It is our understanding that stormwater management (SWM) concept plan includes two infiltra© system installation, as well as green-roof retrofitting at 6901 Laurel Avenue and upsizing of the outlet pipes. In addition, drainage and follow path improvements will be affected during site grading and parking reconstruction. You are requesting a waiver on quality control based on more than 20% reduction of the impervious areas.

The overall concept SWM plan is acceptable to the City of Takoma Park. It is also understood that all waiver fees and/or permit fees applicable to this project will be due before the same can be issued. Please refer to Title 16 for presentations of quality control stormwater management permit and quantity control waiver requirements.

Sincerely,

Ali Khalilian, P.E.
City Engineer
City of Takoma Park

cc: Mr. Urciolo
D. Braithwaite
I. Blanchard

APPENDIX C:
APPLICANT'S REQUEST FOR PARKING WAIVER

MADDOX

INCORPORATED

ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2699

TEL (301) 762-9001 • FAX (301) 294-6418

DANIEL T. CAYWOOD, L.S.

RUSSELL E. REESE, L.S.

August 15, 2007

Mr. Elza Hisel-McCoy, Senior Planner
Maryland-National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Lot 53, Block A, Gilbert & Wood Subdivision
Parking Waiver Request for Detailed Site Plan
Site Plan # 8-07011

Dear Mr. Hisel-McCoy:

In accordance with Section 59-C-18.21 of the Zoning Ordinance, we are hereby requesting a waiver from the required number of parking spaces for this development.

This property lies within the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (CROZ). As outlined in this portion of the ordinance, the purpose of this zone is to foster economic vitality, promote an enhanced pedestrian environment, and provide for the combination of residential and commercial uses.

The ordinance provides for exceptions to the development standards for the underlying zone. More specifically, Section 59-C-18.213(a) 1 states that in the course of site plan review the Planning Board may, "waive the requirements for parking setbacks and number of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit".

This flexibility in design standards is consistent with the vision in the Takoma Park Master Plan as approved and adopted in December 2000. This plan stresses the health of commercial centers. This property is within an area designated as Takoma Park Old Town, which is specifically mentioned in the Plan. As recommend, the CROZ should be applied to this area. The plan specifically states in part that, "Waivers of parking requirements may be approved when overflow parking will not be a problem in nearby residential areas. Considerations for approval of waivers should include provision of adequate transit services and of improvements to circulation and appearance of commercial centers." (Master Plan Page 44)

The detailed site plans note the use of an existing paved parking area behind the buildings. Due to its size, the number of on-site parking spaces that can be provided is limited. It is important to also note that this area is physically isolated for the residential areas to the southeast by the existing buildings and retaining walls. The City has recently upgraded the streetscape along laurel Avenue. A part of these improvements include metered public parking, which is available for use by customers of this commercial center.

It is important to note that this property is within 1400-feet of the metro subway stop. The stores, offices and restaurants will be served in a large extent by public transportation. This area of Takoma Park is extremely pedestrian friendly. This includes sidewalks, handicapped access and seating areas; all a part of the current streetscape.

Partners committed to the success of our Clients, our Professions and the Community.

Lot 53, Block A, Gilbert & Wood Subdivision
Parking Waiver Request for Detailed Site Plan
Site Plan # 8-07011
June 12, 2007
Page 2

We have prepared a detailed parking tabulation on the site plan per Section 59-E of the Zoning Ordinance. This includes a calculation of the base parking requirements including office space in the vicinity of a metro station (Section 59-E-3.2). The appropriate credits for specified commercial uses have then been applied (Section 59-E-3.32). Since this site has a combination of types of uses, the total number of required spaces has been calculated using a weighting system for time of day (Section 59-E-3.1).

Based on these calculations, a total of 138 spaces are required for the development. Due to space limitations, the current plan indicates 79 spaces.

We are hereby requesting a waiver for the deficit of 59 spaces or 43% of the total number required. We would also ask that the available public street parking be considered as an ameliorating factor; Using both sides of Laurel Avenue from 2nd Street to Westmorland Avenue, Both sides of Eastern Avenue from Laurel Avenue to Willow Avenue, and both sides of Carroll Avenue from Laurel Avenue to Willow Avenue yields a total of 71 metered parking spaces all easily site accessible.

Please let us know if you need any additional information in support of this request.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Russell E. Reese'.

Russell E. Reese, L.S.
Principal

CC: Mr. John Urciolo
Ms. Ilona Blanchard, City of Takoma Park

**APPENDIX D:
REVIEWING AGENCY APPROVALS**



FIRE MARSHAL COMMENTS

DATE: AUG 16, 2007
TO: RUSSELL REESE, MADDOX ENGINEERS & SURVEYORS, INC
FROM: MARIE LABAW
RE: GILBERT & WOOD 8-20070110

PLAN APPROVED.

1. Review based only upon information contained on the plan submitted **08-16-07**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MNCPPC-MC

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Laurel Avenue at Eastern Avenue	Meeting Date:	09/22/04
Applicant:	John Urciolo (Joseph Wnuk, AIA, Architect)	Report Date:	09/15/04
Resource:	Takoma Park Historic District (Contributing Resource at 6901 Laurel)	Public Notice:	09/08/04
Review:	Historic Area Work Permit	Tax Credit:	Partial
Case Number:	37/03-04NN	Staff:	Gwen Wright
PROPOSAL:	Construction of new commercial building and parking structure		
RECOMMEND:	Approval		

PROJECT DESCRIPTION AND BACKGROUND

This project involves development of a new commercial building and parking structure in the Old Town Takoma section of the Takoma Park Historic District. Most of the development occurs on two vacant building lots: Lot 49 which faces Laurel Avenue and Lot 9 which faces Eastern Avenue. At the corner of the property, which is to be developed, there is an existing building – 6901 Laurel Avenue – that is a Contributing Resource in the Takoma Park Historic District. The building dates from circa 1920s-30s and is an interesting interpretation of the Art Deco style, with detailing reminiscent of early 20th century architectural movements in Amsterdam.

This project was discussed by the HPC at two Preliminary Consultations: on April 28th and on July 28th. The minutes from the July 28th meeting are attached.

Issues discussed by the HPC during the two Preliminary Consultations included:

- Retaining the existing building at 6901 Laurel Avenue, including the chimney feature
- Downplaying the curved roof and the roof height proposed for the new building
- Carefully designing and detailing the entry on the Laurel Avenue façade
- Improving the Eastern Avenue façade to make it as pedestrian-friendly as possible.

The applicant's July 28th proposal responded to many of the HPC's suggestions and was viewed favorably by the Commission. Most importantly from a historic preservation perspective, the applicant did propose to retain the historic structure at 6901 Laurel Avenue in its entirety, including the chimney structure. The Eastern Avenue façade of the building will also remain unchanged. The new building will wrap around the historic building. In addition, the curved

roof of the new building will be moved farther back so that it will be less visible from Laurel Avenue, and the façade along Laurel has been revised to better correspond with the existing historic streetscape.

The applicant's July 28th proposal also attempted to create a more pedestrian friendly entrance on the Eastern Avenue façade, but with the brick wall of the historic building being retained without changes. Additionally, the July 28th proposal included refinements to the parking garage design, including: the second floor façade will be set back, the façade height will be lowered, and the architectural detailing of the façade is simplified.

STAFF DISCUSSION

Staff noted at the previous Preliminary Consultations that this project has several very good aspects:

- The proposed structure at the corner of Laurel and Eastern is not a replicative building and does not create a false sense of history. The HPC frequently encourages applicants to design good modern buildings for infill projects in historic districts.
- Efforts have been made to break up the mass of the new building by setting in the second floor on both the Laurel and Eastern facades, and by continuing the strong pattern of retail bays on the first floor that is typical of other commercial buildings along Laurel Avenue.
- The proposed parking garage successfully transitions between the commercial and residential uses on either side of it. It makes good use of the change in topography to provide three levels of parking without appearing out of scale with the surrounding area.

All of these positive features of the project have been retained in the HAWP submission, with additional design refinements and detailing. No significant changes in the design have occurred since the July 28th Preliminary Consultation.

Staff feels the Laurel Avenue entry to the new building effectively uses the chimney structure associated with the 6901 Laurel Avenue building to define the taller, entry area – flanking the new entry to the second floor with the chimney on one side and a similar brick wall on the other side. This will be a strong and dramatic design feature that will give the overall building the sense of being a gateway into the commercial district, and staff is convinced that it will not be too overpowering for the rest of the streetscape.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)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.

The proposal is also consistent with the Secretary of the Interior Guideline #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 proportion, and massing to protect the integrity of the property and its environment.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

**TRANSPORTATION PLANNING COMMENTS FOR
DEVELOPMENT REVIEW COMMITTEE**

DRC Meeting Date:	05/29/07	Item No.:	6
120070700	820070110	Memo Needed	Yes <input type="checkbox"/> X <input checked="" type="checkbox"/> No <input type="checkbox"/>
Plan Name:	Gilbert & Wood	Policy Area:	Silver Spring /Takoma Park Zone C-1
Transportation Planner:	Cherian Eapen	Telephone No.:	4539
Development Review Planner:	Elza Hizel-McCoy	Telephone No.:	2115
Applicant/Developer	Urciolo Properties - John Urciolo		
Civil Engineer	Maddox Engineers & Surveyors Inc. - Raymond Norris		
Attorney:	Chen, Walsh, Techler & McCabe - William Chen		
Proposed Land Use(s):	General Retail Uses	Restaurant	General Office Use
Size/No. of Unit(s):	+6,750 sq. ft. for 15265 sq. ft. total	+2,700 sq. ft. for 3,180 sq. ft. total	4,500 sq. ft.
Existing Land Use	Existing retail and office structure of 13,495 sq. ft. will be retained.		
LOCAL AREA TRANSPORTATION REVIEW (LATR):			
Traffic study required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X <input type="checkbox"/>	Traffic statement required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X <input type="checkbox"/>
Date submitted:	<input type="checkbox"/>	Under review:	<input type="checkbox"/>
		Update/Revise:	<input type="checkbox"/>
		Complete:	<input type="checkbox"/>
Traffic Mitigation Required:	<input type="checkbox"/>	Metro Policy Area	<input type="checkbox"/>
		DAP:	<input type="checkbox"/>
Participate in TMO (Optional/Required):	<input type="checkbox"/>	I-3:	<input type="checkbox"/>
COMMENTS:			
ROW Dedication:			
Roadway Name	Laurel Avenue	Eastern Avenue	
Master-Plan Designation	Secondary Residential Street	In D.C.	
Master-Plan ROW	60 feet		
ROW shown on Plan	77 feet	45 feet	
Additional ROW	None	None	
LATR Status:			
Traffic Mitigation Agreement:			
Sidewalk:	Plan shows 7 feet plus tree pit		
Bikeway:			
Bicycle Facilities:	Provide 2 inverted-U bike racks as part of streetscape. Coordinate location with Charles Kines of Transportation Planning (301-495-2184)		
Crosswalks:			
Handicapped Ramps:	Provide at-grade crossing at exit form parking lot to Eastern Avenue. Provide handicapped ramps on internal sidewalk in parking lot.		
Lighting:			
Additional Transportation Issues:			
1. Provide a delineated lead-in sidewalk into parking lot from Laurel Avenue.			
2. Show on the plan the centerline along Eastern Avenue.			



Isiah Leggett
County Executive

DEPARTMENT OF PERMITTING SERVICES

Carla Joyner
Director

Development Review Committee Zoning Comments

Tuesday, May 29, 2007

Project Name: Gilbert & Wood
Pre-Preliminary Plan #:
Preliminary Plan #:
Site Plan #: 8-20070110
Applicant: URCIOLO Properties, LLC
Engineer: Maddox Engineers & Surveyors, Inc.
Zone: C-1
Number of Lots (Acres): 1 Lot, 1.639 ac.
Zoning Reviewer: Laura Bradshaw

Development Standards on Plan(s):

Standard	Required	Proposed
Front:	0	0
Rear:	8'	Not shown
Sides:	8'	96
Height:	30	29
Building Coverage:	N / A	
FAR	N / A	

- Plan(s) meets zoning requirements.
- Plan(s) meets zoning requirements, but see comments below.
- Plan(s) do not meet zoning requirements. See comments below.

Comments:

****Note**-When applying for a building permit please identify both the BRL approved on the certified site plan and the dimensions from the structure to the property lines on all four sides. Additionally please provide setback standards for future accessory structures.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: August 9, 2007

TO: Elza Hisel-McCoy, Senior Planner
Development Review Division

Cathy Conlon, Subdivision Supervisor
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team
Community-Based Planning Division

FROM: John Marcolin, ASLA, Planner Coordinator
Community-Based Planning Division

SUBJECT: Site Plan #820070110
Gilbert and Wood

The Community-Based Planning staff has reviewed the above referenced Site Plan for conformance with the Takoma Park Master Plan (Approved December 2000). The subject property is located in the Old Town Section of Takoma Park at the southeast corner of Eastern and Laurel Avenue on Lot 53, Block A. Community-Based Planning recommends the approval of this Site Plan with the following conditions needed to ensure consistency with the approved Takoma Park Master Plan:

1. Provide bike racks on site or along building frontages where practical.
2. Proposed parking waiver should be approved.

ZONING AND LAND USE:

The 71,397 square foot tract area is zoned C-1 (Commercial 1.0). The approved Takoma Park Master Plan recommends the site be placed within the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone, which provides for flexibility of development standards to help foster economic development, promote an enhanced pedestrian environment and maintain and develop an attractive community character. This is accomplished by providing for design review through the site plan process, allowing uses consistent with the master plan vision and enabling the master plan to modify the development standards of the base zone (Sec. 59-C-18.211 of Montgomery County Zoning Ordinance).

The current uses include office, retail and restaurant. The applicant proposes 540 s.f. of additional office, 7,820 s.f. of additional retail and 2,760 s.f. of additional restaurant uses. The total square feet of commercial space, existing and proposed, equals 23,805 s.f. The proposed uses are permitted under the C-1 zone

and the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (CROZ).

SECTOR PLAN COMFORMANCE:

The Takoma Park Master Plan, approved by the County Council on December 2000 envisioned commercial centers that would be safe, successful, community serving, attractive and convenient. The vision for the Takoma Old Town includes the following objectives:

- 1) A village center with “*a distinct small town charm*” that provides “*unique stores and services to both nearby neighborhoods and regional visitors*”. The charm is preserved by its location within the Takoma Park Historic District and its review process.
- 2) Low density, small scale commercial development.
- 3) Improved pedestrian connections between Old Town and the Takoma Metro.
- 4) Ability of potential customers to travel to the Old Town shops on foot from surrounding neighborhoods, via mass transit, or drive to Old Town and park on nearby streets, thereby reducing need to pave large areas in Old Town for parking.

The first objective is supported by the proposed architecture, which has been approved by the Montgomery County Historic Preservation Commission. The proposed building maintains an architectural character that is in keeping with the existing Art Deco style of the designated historic building at corner of Laurel and Eastern Avenues as well as the existing buildings along Laurel Avenue. The development has a building height of 28', two feet below the maximum 30' height limitation. The scale is small and in keeping with the existing urban context. The applicant has supported the objective of reducing parking in Old Town by encouraging customers to travel to Old Town on foot. This is achieved by providing access into, and walkways through, the proposed parking area, as well as providing benches and landscaping along Eastern Avenue.

PARKING WAIVER:

The Zoning Ordinance provisions in Sec. 59-C-18.213 (a) 1. for the CROZ says:

“(a) The planning board may, in the course of site plan review:

1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;”

Page 42 of the Takoma Park Master Plan states the following:

“Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures. This Plan supports reductions in parking if the applicant demonstrates that less parking is needed, that overflow parking will not be a problem in nearby residential or commercial areas, and that high levels of pedestrian or transit access are expected. Property owners are encouraged to provide bike storage facilities and other alternatives to parking. Additional parking can be provided by allowing commercial parking lots on C-1 zoned properties.”

The proposed project is located in an area where there is a high level of transit access (Takoma Metro Station), and where pedestrian access to Old Town from the surrounding neighborhoods already exists. The provision by the applicant of benches, bike racks and easy pedestrian access through the parking lot will further support pedestrian use. Therefore, Community Based Planning believes that the waiver can be granted without encouraging extensive spillover of parking in the surrounding neighborhoods.

COMMUNITY OUTREACH:

After submitting the Site Plan, the applicant met with the following citizens groups to describe the proposed development:

- 1) Westmoreland Avenue Citizens Association (WACO), January 3, 2007
- 2) City of Takoma Park - Public Hearing, March 5, 2007
- 3) City of Takoma Park - Mayor & City Council, March 5, 2007 - Public Hearing & Council work session
- 4) Westmoreland Avenue Citizens Association (WACO), March 9, 2007
- 5) Old Takoma Business Association - (OTBA), March 31, 2007
- 6) City of Takoma Park - Mayor & City Council, July 5, 2007 - City Council & Public Comment.

In addition to the above, the applicant met with the following over the previous two years:

1. City of Takoma Park - Mayor Porter & City Council
2. Economic Development - Sara Daines, Director - City of TP, Md
3. Council Member Adrian Fenty/Ward 4 - Takoma, DC
4. Historic Takoma, Inc. - (HTI)
5. Historic Preservation Commission for Montgomery County- (HPC)
6. Old Takoma Business Association - (OTBA)
7. Old Town Carroll Association (OTCA)

8. PLAN Takoma
9. Takoma Park Facade Advisory Board (FAB)
10. Takoma Tower Tenant Association
11. Takoma Park Farmers Market
12. Westmoreland Avenue Citizens Association (WACO)
13. Updated information and numerous articles in The Takoma/Silver Spring Voice Newspapers.
14. Updated information and numerous articles in The Gazette Newspapers - Takoma/Silver Spring.

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MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

TO: Elza Hisel-McCoy, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: July 9, 2007

SUBJECT: Site Plan 820070110
Gilbert and Wood

RECOMMENDATION:

Environmental Planning staff recommends approval of the site plan subject to the following conditions:

1. The proposed development shall comply with the conditions of the Preliminary Forest Conservation Plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:
 - a. Approval of Final Forest Conservation Plan consistent with approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
2. Submittal of financial security to M-NCPPC prior to any demolition, clearing or grading.
3. The applicant must first obtain a building permit, issued by Montgomery County Department of Permitting Services, for excavation and fill placement. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code.

BACKGROUND

The 1.65-acre property is located in Montgomery County on Laurel Avenue in the City of Takoma Park area. This property is currently developed with commercial uses and associated surface parking. This site plan proposes removing/reconfiguring access to the property by removing part of an existing building and regarding the parking lot. Surrounding and confronting uses are a mix of residential and commercial uses. An NRI/FSD was approved by staff on 7/05/07. The property is within the Sligo Creek watershed: a Use I watershed.

DISCUSSION

The site is subject to the Forest Conservation Law and a Preliminary Forest Conservation Plan has been submitted. The Planning Board's responsibility is to determine if the environmental guidelines and forest conservation requirements are satisfied.

Environmental Guidelines

The applicant submitted a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) to M-NCPPC for review and approval. Environmental Planning staff approved NRI/FSD 4-07309 on July 5, 2007. The site does not include any streams, wetlands, or floodplains.

There are significant man-made steep slopes on this property. The change in elevation ranges from 7 to more than 14 feet that are managed by either retaining walls or a combination of slopes and retaining walls. Currently, there are at least 3 sections of different retaining walls along the southern line and between the existing development and an area of lawn. This includes several sections of wood retaining walls that are marginally functional and in significant disrepair. With the exception of the concrete gravity wall bordering lots 12 and 13, this plan proposes to replace all sections of the retaining walls.

This property was previously developed using fill of an unknown origin. The applicant has submitted a geotechnical report prepared by a Professional Engineer, which demonstrates the suitability of the on-site soils for development. It also contains recommendations for the design and construction of the retaining walls associated with this development. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code, administered by the Department of Permitting Services.

Forest Conservation

The applicant submitted a preliminary forest conservation plan with the preliminary plan of subdivision. There is no forest on the property and a planting requirement of 0.25 acres. The planting requirement will be met either off-site or by payment of fee-in-lieu.

There is one specimen tree on the property - 42.6" DBH Black Locust. This specimen tree will be removed as part of the construction process, as it is located on a steep slope where the retaining wall will be replaced. Currently, this Black Locust is a hazard tree, with all three components necessary for that determination – potential damage targets, environmental factors, and structural defects of the tree.