



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 18, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

Miguel Iraola, Planner Coordinator  
Community-Based Planning Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Shahriar Etemadi, Coordinator  
Transportation Planning

SUBJECT: Preliminary Plan # 1-02099 and Site Plan # 8-02040 Silver Spring Square (Former Canada Dry Site)

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject application

**RECOMMENDATION**

Transportation Planning staff recommends the following conditions as part of the requirements related to the approval of this preliminary plan and site plan.

1. Limit the development to 220 housing units.
2. Provide 45 feet of right-of-way from the centerline of East West Highway to be consistent with the adjacent property known as Silver Spring Metro Center.
3. Provide 30 feet of right-of-way from the centerline of Blair Mill Road.

4. Widen East West Highway by approximately 16 feet along the frontage of the property to provide a cross section consistent with the existing width at the adjacent property.
5. Enter into an agreement for the common access with the adjacent Silver Spring Metro Center project on the northwest side.

**DISCUSSION**

Local Area Transportation Review (LATR)

A traffic study was prepared to determine the impact of this development on the local area transportation system. Three intersections of East-West Highway with Colesville Road, Blair Mill Road/Newell Street, and Georgia Avenue/13th Street/Burlington Avenue were evaluated as they are the most likely affected intersections in the local area.

The result of the intersection analysis indicates that all three intersections operate within the congestion standard of 1800 Critical Lane Volume (CLV) for the Silver Spring Central Business District. The analysis included a combination of the existing traffic, the background traffic (approved but un-built development in the area) and the trips generated from the site. The following table shows the results of the intersection capacity analysis.

INTERSECTION	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
East-West Highway @ Colesville Road	1024	1110	1033	1118	1059	1140
East-West Highway @ Blair Mill Rd/Newell Street	508	610	519	632	527	635
East-West Highway @ Georgia Ave/Burlington Ave/13 <sup>th</sup> Street.	1542	1199	1550	1202	1560	1205

Access and Circulation

The proposed residential development will share its access point with the adjacent development known as Silver Spring Metro Center on East West Highway. This will provide for safe and efficient traffic movements along East West Highway. Sidewalks are provided for pedestrians entering and exiting the site.

Transportation Planning staff supports on-street parking on East West Highway along the frontage of the project, subject to approval of the State Highway Administration.

The Montgomery County Planning Board reviewed and approved an abandonment application for a portion of Blair Mill Road between East West Highway and Georgia Avenue on January 10, 2002 with the following condition:

The abandonment of Blair Mill Road will not be considered implemented until the Planning Board approves preliminary plan(s) of subdivision and site plan(s) for parcels affected by the abandonment, and a final plat reflecting the approved plans is recorded in the land records. This preliminary and site plan must ensure:

1. All properties affected by the abandonment have sufficient public street access
2. All vehicular and pedestrian access (ingress/egress) easements are established and identified on all forthcoming plans
3. Proposed development is consistent with the Silver Spring CBD Sector Plan

#### Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring CBD policy area, which has a remaining capacity of 4,718 housing units as of August 1, 2002.

SE:cmd

PP 1-02099 & SP 8-02040 Canad Dry SS Square.DOC

Item #5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** September 20, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for September 26, 2002.

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Attached are copies of plan drawings for Items #01, #05, #08, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on September 26, 2002. The items are further identified as follows:

Agenda Item #01 - Preliminary Plan 1-99088  
Arlington East

Agenda Item #05 - Preliminary Plan 1-02099  
Silver Spring Square

Agenda Item #08 - Preliminary Plan 1-02094  
Green Hills Subdivision

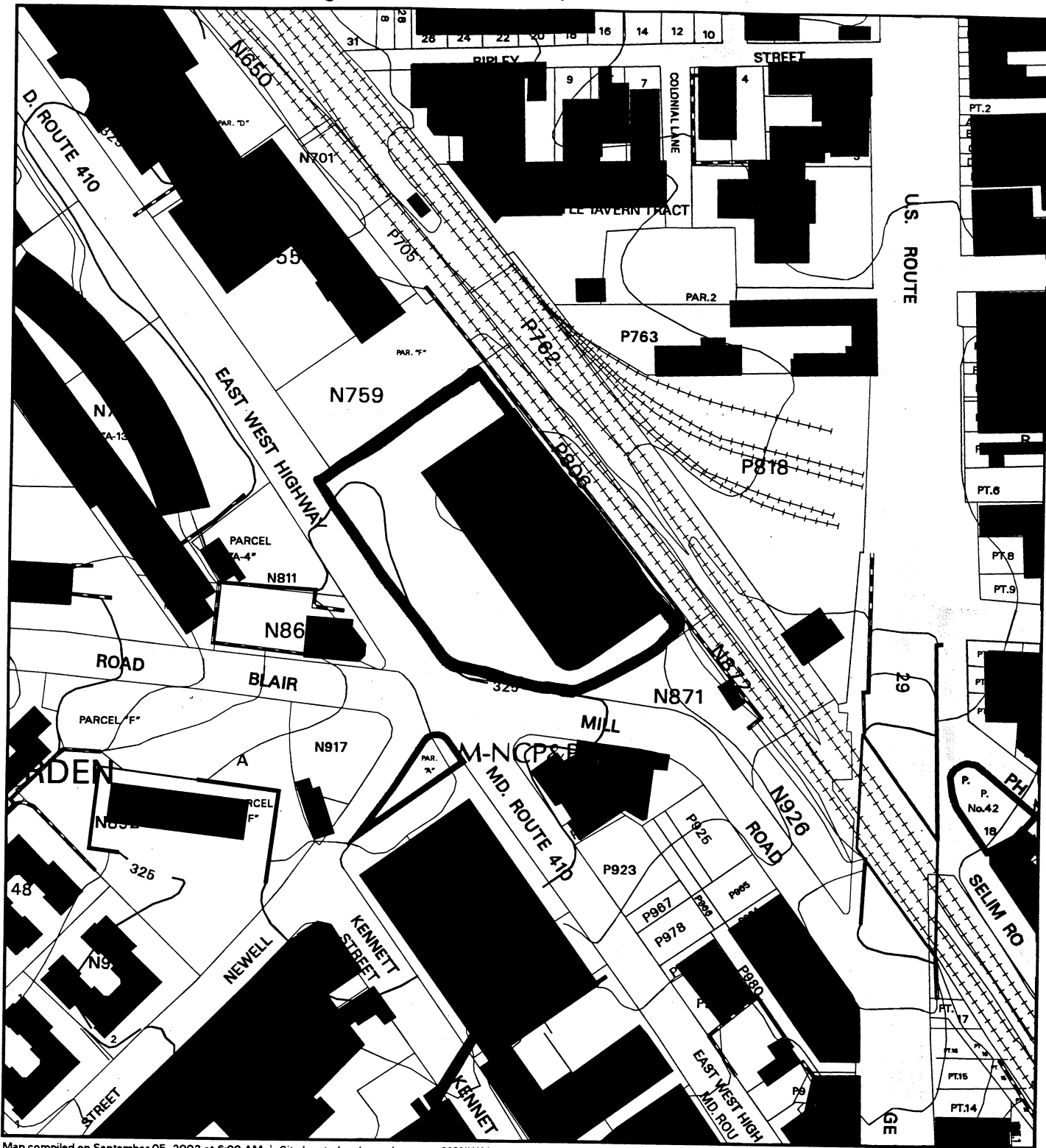
Agenda Item #10 - Preliminary Plan 1-03002  
Manor Spring West

Agenda Item #11 - Subdivision Regulation Waiver SRW-03000  
Arcola

Agenda Item #12 - Preliminary Plan 1-00009  
Armenian Youth Center

Attachment

VICINITY MAP FOR  
**SILVER SPRING SQUARE (1-02099)**



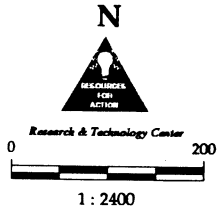
Map compiled on September 05, 2002 at 6:00 AM | Site located on base sheet no - 210NW01

**NOTICE**

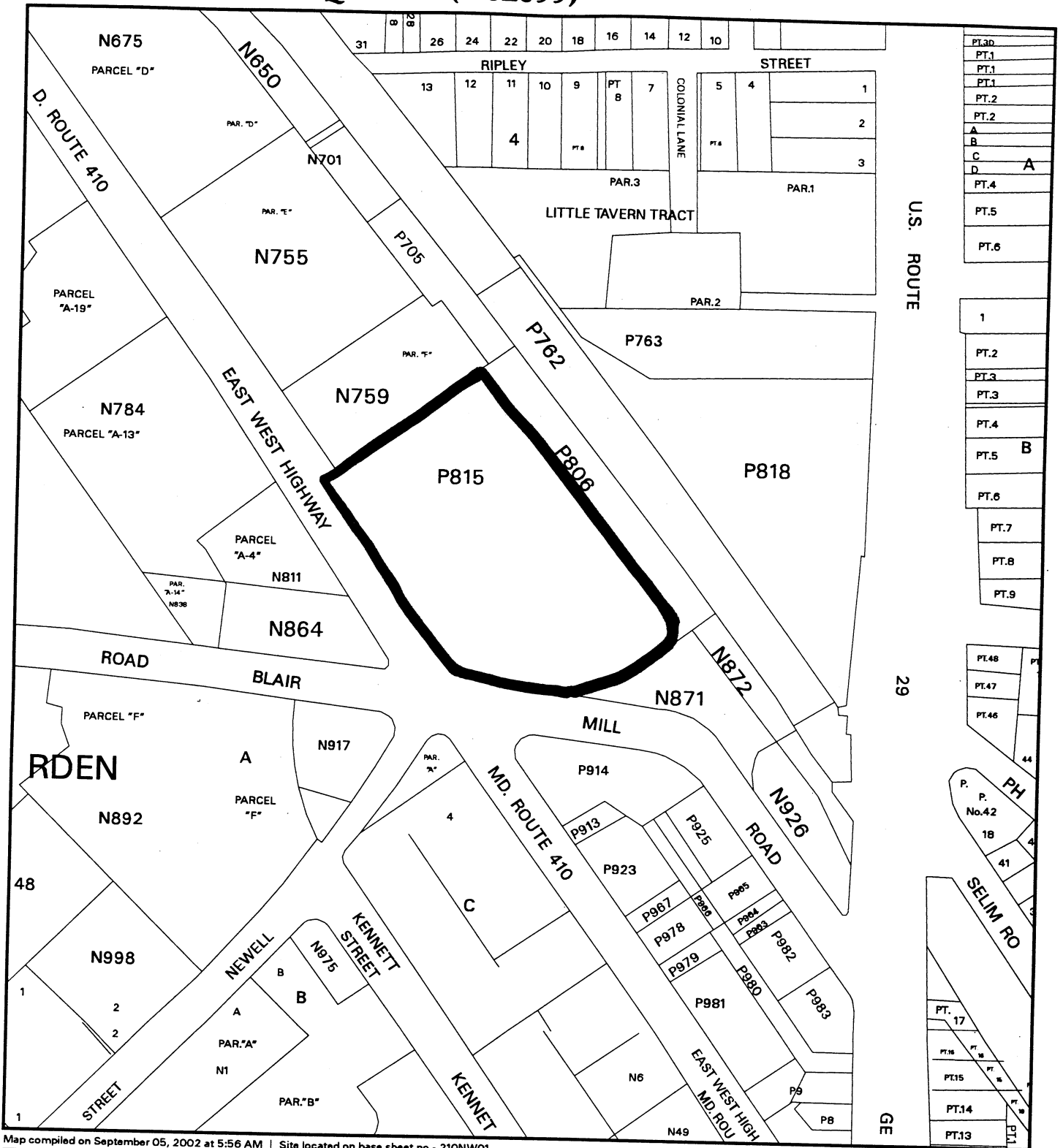
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR  
**SILVER SPRING SQUARE (1-02099)**



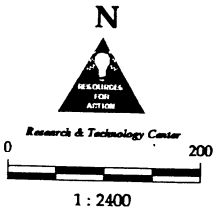
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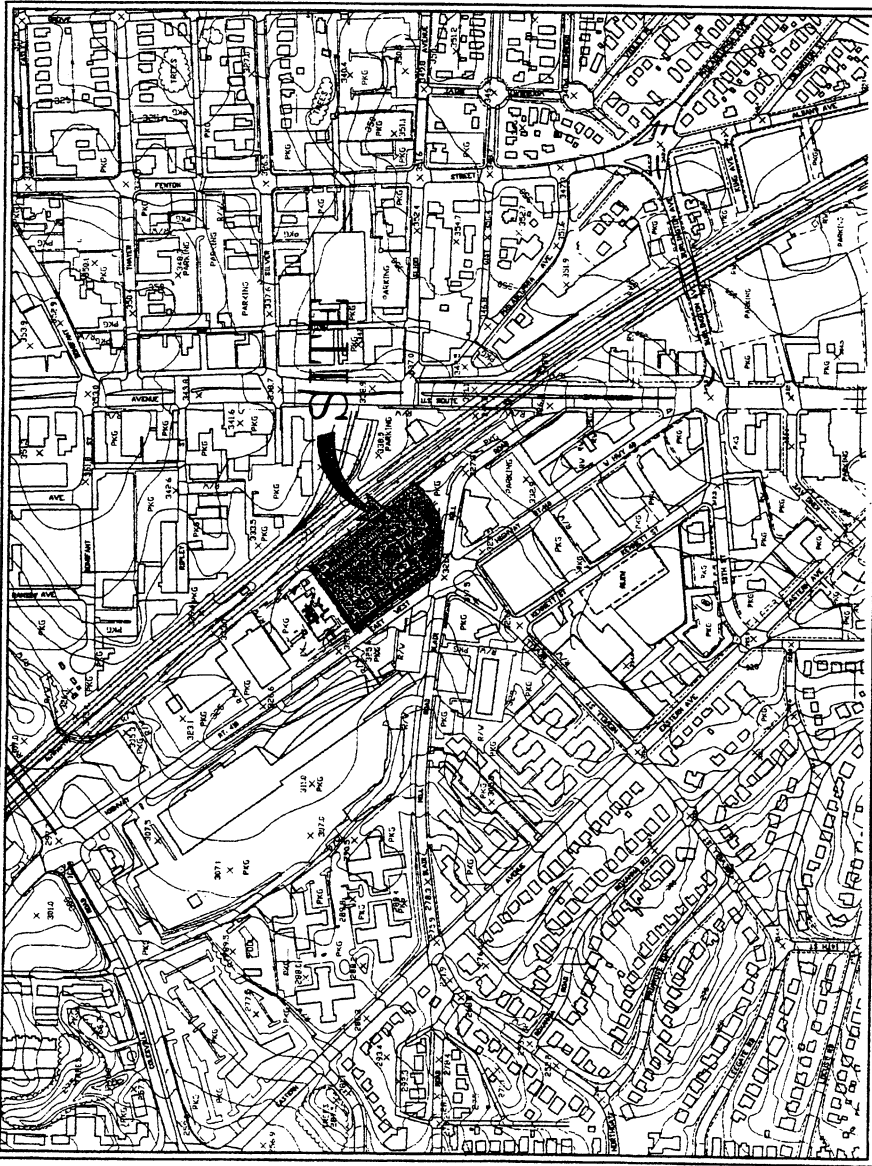
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# SILVER SPRING SQUARE

PARCEL A  
MONTGOMERY COUNTY, MARYLAND



LOCAL VICINITY MAP  
SCALE: 1" = 200'

- SITE PLAN INDEX**
  - SP-1 COVER SHEET/NOTES/VICINITY MAPS
  - SP-2 SITE PLAN
  - SP-3 PUBLIC USE SPACE PLAN
  - SP-4
  - SP-5 ELEVATIONS
- ARCHITECTURAL PLAN INDEX**
  - 1 FLOOR PLAN
  - 2 TYPICAL FLOOR PLAN
  - 3 SECTION
  - 4 ELEVATIONS
  - 5 ELEVATIONS
- LANDSCAPE PLAN INDEX**
  - LA-1 LANDSCAPE PLANNING PLAN
  - LA-2 LANDSCAPE PLANNING PLAN
  - LA-3 LANDSCAPE PLANNING SCHEDULES & DETAILS
  - LA-4 LANDSCAPE PLANNING SCHEDULES & DETAILS
  - LA-5 SITE FURNISHING
- RELATED SHEET INDEX**
  - PCV-1 FINAL LAYOUT PLAN
  - PCV-2 SITE & ADJACENT AREA PLAN
  - PCV-3 CONCEPT SCHEMATIC & EROSION CONTROL PLAN
  - PCV-4 PHOTO METRICS PLAN

**SITE TABULATIONS**

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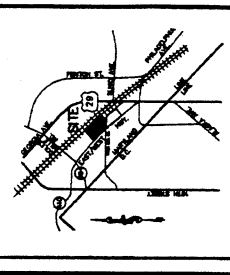
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**VICINITY MAP**  
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