



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
9/26/02
ITEM # 6

MEMORANDUM

DATE: September 20, 2002
TO: Montgomery County Planning Board
VIA: Michael Ma, Acting Supervisor
Joseph R. Davis, Chief Development Review Division
FROM: Miguel I. Iraola, ASLA
Community-Based Planning Division,
for the Planning Department Staff
(301) 495-4512



REVIEW TYPE: Site Plan Review
[See also Preliminary Plan No. 1-02099 submitted for concurrent review]

APPLYING FOR: 220 multi-family dwelling units including 28 MPDUs

PROJECT NAME: Silver Spring Square [former Canada Dry Bottling Plant]
CASE #: 8-02040

REVIEW BASIS: Site Plan Review is required in accordance with the provisions of Sec. 59-C-18.20 Ripley/South Silver Spring Overlay Zone

ZONE: CBD-2 (Central Business District, 2.0)
LOCATION: East-West Highway at Blair Mill Road
MASTER PLAN: Silver Spring Central Business District Sector Plan

APPLICANT: The JBG Companies
FILING DATE: June 21, 2002
HEARING DATE: September 26, 2002

STAFF RECOMMENDATION: This Site Plan Review has been conducted concurrently with the Preliminary Plan Review. The staff recommends APPROVAL of Site Plan #8-02040 and BUILDING SETBACK WAIVER WITH CONDITIONS described as follows:

1. **General:**
 - a. Standard Conditions dated October 10, 1995, Appendix A.

- b. Conditions of the Transportation Planning Staff memo dated September 18, 2002 modified to permit demolition of the non-historic portions of the Canada Dry building prior to Signature Set with staff approval.
- c. Conditions of the Historic Preservation Staff memo dated September 12, 2002.
- d. Conditions of the Maryland State Highway Administration (SHA) memo dated September 16, 2002.
- e. Provide documentation regarding the agreement for the shared access with the Silver Spring Metro Center development (NOAA complex) and the proposed brick apron at East -West Highway prior to the issuance of building permits.
- f. Conform to any setback requirements from the railroad tracks as required by the CSX Transportation Corporation and/or the Washington Metropolitan Area Transit Authority (WMATA).
- g. Submit evidence authorizing the use of the "Canada Dry" trademark and other graphic identities including the reuse of the existing building signs, prior to issuance of building permits.
- h. Provide all required Moderately Priced Dwelling Units (MPDU) on site.

2. **Public Use Space:**

- a. The proposed development shall provide +/-16,001 square feet of public use space of which up to 3,342 square feet may be transferred to other properties within the Ripley/South Silver Spring Overlay Zone as permitted in Sec. 59-C-18.202.(b)(3) of the Zoning ordinance.
- b. Site Plan No. 8-02040 for the subject property shall be revised and approved concurrently with the Site Plan approval for the receiving property when any future transfer of public use space occurs.

3. **Signature Set:**

The following revisions shall be made or information provided, for review and approval by planning staff prior to signature set approval of the site, landscape and lighting plans:

Site Plan

- a. Coordinate with the Silver Spring Regional Service Center and delineate on the drawings the location of any proposed Silver Spring wayfinding signs.
- b. Relocate all overhead utilities underground.

- c. Show where the location of the "Canada Dry" signs will be located on the building subject to Condition 1(g) above. The existing street side sign should be maintained in its current location. Relocate the existing track side sign to a new location on the track side of the new building or parking garage.
- d. Provide information on final exterior building materials.
- e. Provide specifications for controlled access (gate, card reader, etc.) to the parking garage.
- f. Provide dimensions and area for all indoor recreation amenities (fitness facility, multi-age playroom and community room).
- g. Secure a waiver from the Montgomery County Health Department for a reduction in the size of the swimming pool. In the event that the waiver is not granted, submit revised Site and Landscape Plans for staff approval.
- h. Show final location and unit type of all MPDU units within the building.

Landscape Plan

- i. Provide streetscape improvements in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.
- j. Provide street trees at 3-3.5" caliper at the time of planting.
- k. Provide additional landscape screening for all above ground transformers and switches.
- l. Provide details of all site and building signage.
- m. Provide details on the commemorative plaque located in the primary public plaza including the final location, message, dimensions and materials.
- n. Provide details including materials and dimensions for all proposed site walls, ornamental fencing, gates, paving, furniture, play sculpture and other site amenities.

Lighting Plan

- o. Provide lighting details and specifications for all fixtures, including lamp type, wattage, house shields, and mounting height.
- p. Provide a final point-by-point photometric analysis. Include design criteria and separate photometric data (average, minimum, maximum, and uniformity ratios) for specific areas such as sidewalks, public use spaces, garage interior, and private outdoor spaces.

SUMMARY OF ISSUES RESOLVED DURING THE COURSE OF THE SITE PLAN REVIEW:

Reuse of the Historic Portion of the Former Canada Dry Bottling Plant

This site plan review has addressed the integration of the existing historic resource into the new development. The Applicant has successfully blended the old with the new and adapted the significant portion of the existing building as a distinct, yet integral part of a new residential building. The Applicant has engaged staff during the design process and met on

numerous occasions with interested civic and advocacy groups. A briefing before the Historic Preservation Commission is scheduled for September 25, 2002. Staff is satisfied with the resolution of the architectural design and enthusiastically endorses the proposed building as it relates to the preservation of the historically significant portions of the existing Canada Dry bottling plant.

Future Transfer of Public Use Space

The Applicant proposes to execute the provision in the Ripley/South Silver Spring Overlay Zone pertaining to the future transfer of surplus public use space. This provision is intended to encourage the revitalization of smaller parcels in the Ripley District or South Silver Spring in keeping with the goals of the Sector Plan. The site plan proposal yields approximately 3,342 sf of surplus public use space that could be transferred to another property within the Overlay Zone. As conditioned, staff supports the option for the potential future transfer of public use space on the basis that it provides the flexibility for this and future projects in conforming to certain development standards.

Building Setback Waiver

The Applicant proposes a building setback waiver of 10 feet from the property line to the north, adjacent to the un-built final phase of the Silver Spring Metro Center project (NOAA). The Applicant states that a 55-foot distance between the proposed building and the proposed NOAA building adequately addresses compatibility. The Applicant further suggests that if the property line between the two projects was centered within the proposed shared driveway, and the setback was calculated from that line, no setback waiver would be required. Staff concurs with the Applicant's contentions that the reduced setback will assure compatibility as well as support transit-oriented residential development in the CBD. Staff recommends granting the 10-foot setback waiver.

PROJECT DESCRIPTION

Surrounding Context

The 3.37-acre subject property is located within the Silver Spring CBD at the intersection of East-West Highway and Blair Mill Road (see Attachment 1- Site Context). The property is zoned CBD-2 (Central Business District- 2.0) and is located within the Ripley/South Silver Spring Overlay Zone.

The surrounding land use north of the subject property is a proposed multi-story residential building with ancillary street-oriented retail. This proposed building is the final phase of the Silver Spring Metro Center (NOAA), which is, also zoned CBD-2. East of the property are the CSX and Metrorail tracks. South of the property is the future site of the Silver Spring Innovations Center (Incubator) being planned by Montgomery County and the JBG Companies and is zoned CBD-2. Blair Mill Road between East-West Highway and Georgia Avenue is proposed for abandonment as part of the Silver Spring Innovations Center project. Directly across East-West Highway from the subject property to the west are the Blair East apartment building (zoned CBD-R2), an auto repair shop, Acorn Park and the Discovery Communications Technology Center (zoned CBD-1).

Site Description

The project site currently contains the former 107,126 square foot Canada Dry Bottling Plant building (see Attachment 2- Natural Resource Inventory/Forest Stand Delineation). The existing building is set back approximately 135 feet from the street and abuts the CSX/Metrorail tracks along the eastern property line (see Attachments 3a & 3b- Site Photographs). A fenced parking lot is located between the existing building and East-West Highway. The site is generally flat with the exception of an embankment that runs along the Blair Mill Road frontage. There is a set of concrete stairs leading from the curved building entrance to the sidewalk on Blair Mill Road. There are concrete sidewalks and overhead utilities on both the East-West Highway and Blair Mill Road street frontages with no street trees. The site has one curb cut located midway along the East-West Highway frontage, which provides access to the parking lot in front of the building. The site does not contain any forest or significant trees.

Historical Context

The existing 2-story brick building is an example of 20th century industrial architecture designed in the art moderne style by Walter Monroe Cory. The building was constructed in 1946. In addition to the historic portions of the building, two "Canada Dry" building identifications signs exist (see Attachment 4- Photograph of the Existing Signs).

In 1993, the Planning Board approved plans under the CBD-R2 zone for a 645,000 sf optional method project on the Canada Dry site, including 576 multi-family units and a small amount of retail and community space. The Planning Board did not support historic designation of the site but did require the developer to incorporate design elements of the Canada Dry building façade into the design of the new building. These plans were never recorded and have since expired.

On December 20, 2002, the Planning Board added the most significant portion of the existing building (+/- 28,000 sf southern corner) to the county's *Locational Atlas and Index of Historic Sites*. Sites listed on the *Locational Atlas* are protected from demolition and would require the Montgomery County Department of Permitting Services (MCDPS) to make a finding as to whether the building activity would constitute substantial alteration of the resource. The current Applicant has filed a demolition permit with MCDPS for the portions of the building not listed on the *Locational Atlas*.

On July 18, 2002 the Planning Board considered a recommendation by County Wide Planning staff to add the historically significant 2-story portion of the Canada Dry building as a Class II site under the Heritage Resources category of the Legacy Open Space Functional Master Plan. The Board deferred action pending consideration of redevelopment plans.

PROJECT DESCRIPTION

PROPOSAL

The Silver Spring Square development is designed as a 4-story, 220 unit multi-family residential development, 60 feet in height, adjacent to a 6-level parking garage. Moderately priced dwelling units (MPDU) will be provided on site (see Attachment 5- Site Plan). The number of MPDUs will be provided as per the revised Montgomery County Department of Housing and Community Affairs (DHCA) guidelines stipulating that a minimum of 12.5% of the proposed units be MPDUs within CBD zones. The ground floor level (on grade at East-West Highway) will contain support services for the building including the leasing office, community room, bathhouse, multi-age playroom, fitness room and tenant storage areas. Elevators located in the parking garage and the building will provide service to all levels of the building. Vehicular entry to the site will be located and shared with the existing drive at the NOAA complex at the north property line on East-West Highway. The service area will be located near the gate-controlled garage entrance.

The primary building orientation is to East-West Highway and is sited to provide multiple grade-level entries from the street. In addition to the promenade streetscape treatment proposed, the primary public space is located at the street corner immediately in front of the significant portion of the Canada Dry building. The building is designed to provide three interior courtyard spaces for use by the residents and their guests (see Attachment 6- Illustrative Site Plan). The largest courtyard is accessed from interior corridors and is visible from the street through a gated passageway. This space contains a swimming pool, an open paved area and is richly landscaped. A centrally located courtyard is accessed from the main public use space as well as through the interior building corridors. This courtyard contains sitting areas with trellises and extensive landscaping. The smallest courtyard can be accessed only from the building corridors and contains a more intimate sitting area with landscaping.

The architectural design approach borrows from the art moderne style through the use of subtle brick details and horizontal window openings (see Attachment 7- Perspective Sketch). A 2-story addition is proposed above the historic portions of the existing building. The new addition is set back appropriately from the facade of the historic resource and uses window openings, glazing, and brick details reminiscent of the existing building. New vertical architectural elements are introduced to act as "book ends" and help to emphasize the extent of the restoration. An opening that leads into the central courtyard provides the transition from the existing building and the new 4- story residential building. Along East-West Highway, the architectural design carries some references to the old building through the use of windows with horizontal muntins and the use of subtle brick details. Materials include the use of vertical brick elements, stucco, Hardi Panel boards and trim. The materials complement the glazing along the East-West Highway façade. The sloping roof on the new portion of the building is composed of shingles and the roofline is interrupted by the vertical brick elements (see Attachments 8a, 8b, 8c- Building Floor Plans and Attachments 9a and 9b Building Elevations).

Public Use Space and Amenities

The public use space proposed by this project will include a public plaza with a commemorative plaque and a promenade streetscape treatment with brick sidewalks (see **Attachments 10a and 10b- Landscape Plan**). The plaza will serve as the primary public space is intended to be a forecourt to the historic building façade to be preserved. A commemorative plaque is proposed in a prominent and accessible location to describe the history and significance of the Canada Dry bottling plant. The plaza, with its triangular-shaped lawn panel and bosque of trees, allows opportunities for shaded seating along the perimeter of the lawn (see **Attachment 11- Illustrative Site Elevation**). A paved seating area is proposed in front of the former Canada Dry rotunda along with a redesigned set of stairs leading to the sidewalk. The plaza is designed so as not to preclude a potential expansion resulting from the abandonment of Blair Mill Road and development of the Silver Spring Innovations project.

The promenade streetscape treatment along East-West Highway will include a 9-foot wide brick sidewalk separated from the curb by a 6-foot grass panel with shade-providing street trees. A landscaped planting area located between the edge of the sidewalk and the face of the building is proposed to distinguish between the public and private spaces. Decorative walls and low ornamental fencing help to clarify this distinction. The Blair Mill Road streetscape includes a brick sidewalk separated by a grass panel and street trees. The streetscape public amenities for Silver Spring Square are proposed in accordance with the standards of the Silver Spring Streetscape technical manual and are typically not required of standard method projects.

The project yields a total of 16,001 sf (12.6% of net lot area) of on-site public use space. The minimum required public use space is 12,659 sf (10% of net lot area) for standard method projects. In addition, the Applicant proposes off-site streetscape improvements along East-West Highway and Blair Mill Road totaling 4,452 sf. The Applicant proposes to use the provisions in the Ripley/South Silver Spring Overlay Zone [Sec. 59-C-18.202.(b)(3)] for the potential future transfer of surplus public use space to a related or other project within the Overlay Zone area. The surplus public use space available for future transfer is 3,342 sf (see **Attachment 12- Public Use Space Exhibit**). The zoning ordinance allows for this provision pending Site Plan review and approval by the Planning Board for both the transferring and receiving properties.

On-Site Public Use Space and Amenities

The Silver Spring Square site plan proposes on-site amenities within the streetscape and public use space areas as follows:

- Adaptive reuse of the historically significant portions of the former Canada Dry building and “Canada Dry” identification signs
- Commemorative plaque describing the history of the former Canada Dry Bottling Plant.
- Wooden Benches

- Washington Globe lighting*
- Brick paving*
- Site Furnishings, i.e., trash receptacles
- Street trees
- Ornamental fencing
- Landscaped areas with shade trees, ornamentals, shrubs and ground covers

* All streetscape improvements will conform to the *Silver Spring Streetscape Technical Manual*, 1992.

Off-Site Public Use Space and Amenities

Off-site streetscape improvements shall be implemented per the *Silver Spring Streetscape* standards for the following areas:

- Promenade streetscape treatment along the East West Highway frontage
- Brick apron treatment at the shared access drive with the Silver Spring Metro Center (NOAA) complex
- Plan B streetscape treatment along the Blair Mill Road frontage

PROJECT DESCRIPTION: Chronology of Prior Planning Board Actions

This property has been before the Planning Board on several previous occasions outlined as follows:

- On May 20, 1993, the Planning Board approved with conditions, **Project Plan No. 9-92003, Canada Dry Residential** concurrently with **Preliminary Plan No. 1-92097 Canada Dry Residential**. The proposal included 640,000 square feet of residential (576 dwelling units) and retail development. This approval expired in 1998.
- On June 15, 1995, the Planning Board approved with conditions, **Site Plan No. 8-95019, Canada Dry Residential**. The optional method proposal included 576 dwelling units, 6,240 square feet of commercial retail and 4,050 square feet of community facility.
- On December 20, 2001, the Planning Board considered an **Amendment to the Master Plan for Historic Preservation** for the Canada Dry Bottling Plant. The Board declined the proposed amendment as nominated and instead placed the significant portion of the building (the 2-story corner) on the County's *Locational Atlas of Historic Sites*.
- On January 10, 2002, **Abandonment Petition No. AB-652** for Blair Mill Road was reviewed by the Planning Board. The Planning Board recommended approval with the condition that the abandonment of Blair Mill Road would not be implemented until the Board approves the preliminary plans and site plans for parcels affected by the abandonment. The properties affected include the subject property and the

parcels assembled as part of the Silver Spring Innovations Center project (the incubator).

- On July 18, 2002, the Planning Board considered an evaluation and recommendation by staff for inclusion of the Canada Dry Bottling Plant as a Class II site in the **Legacy Open Space Functional Master Plan**. This review was triggered as a result of **Preliminary Plan No. 1-02099 Silver Spring Square** submitted by the Applicant. The Board deferred the recommendation until Site Plan and Preliminary Plan review of the Silver Spring Square project. The recommended site plan approval provides sufficient protections that it is unnecessary to add Canada Dry to the Class II list of Heritage Resources under the Legacy Open Space Program.

ANALYSIS: Conformance to the Sector Plan

The Silver Spring Central Business District and Vicinity Sector Plan approved by the County Council on February 1, 2000, outlines six themes that articulate the shared goals and vision for a revitalized Silver Spring. Four of these themes (i.e. a transit-oriented downtown, a residential downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project.

The proposed development is located less than a quarter mile (5 minute walking distance) from the Silver Spring Metro Station. The proximity to transit facilities as well as the downtown employment core will reduce the dependency on the automobile for the residents of the development. The Sector plan specifically identifies the proposed project site as a potential housing site (see **Attachment 13- Map 35 Residential Downtown**). This project is being developed under the standard method of development and provides opportunities for landscaped public open spaces and streetscapes. This project encourages the development of active urban streets by providing multiple building entrances along the street and a public space in front of the significant portion of the former Canada Dry building. The proposal also improves the quality of the pedestrian environment by extending the East-West Highway promenade streetscape treatment, provided in front of the NOAA complex to the north.

The Applicant proposes approximately 10 off-peak, on-street parking spaces on East-West Highway and 7 standard parallel spaces on the shared access drive. The Sector Plan specifically endorses the provision of on-street parking for major arterials within the CBD. Staff is supportive of on-street parking for this proposal subject to review and approval by SHA.

The applicant has met with various community and historic advocacy groups regarding this proposal. These groups have been generally supportive of the project particularly with the manner in which the historic portions of the building have been incorporated into the project. An outline and meeting summary has been attached to this report (see **Attachment 14- Citizens Meeting Summary**).

ANALYSIS: Conformance to Development Standards - CBD-2 Zone

Project Data Table: (Standard Method of Development)

<i>Development Standard</i>	<i>Permitted/ Required</i>	<i>Proposed</i>
Gross Tract Area:	147,044 sf (3.37 ac)	
Dedication Area:	20,452 sf (0.47 ac)	
Net Lot Area:	126,592 sf (2.90 ac)	
Max. Building Coverage:	94,944 sf (75% of Net Lot Area)	79,385 sf (62.7% of Net Lot Area)
Min. Public Use Space:	12,659 sf (10 % of Net Lot Area)	16,001 sf (12.6% of Net Lot Area)
Off-Site Public Amenity Space (Streetscape):		4,452 sf
Surplus Public Use Space Available for Future Transfer: *	N/A	3,342 sf
Density of Development:	80 du/ac 270 units	65.2 du/ac 220 units
Moderately Priced Dwelling Units:	28 du (12.5 %)	28 du (12.5%)
Max. Building Heights:	60 feet	60 feet
Minimum Setbacks:		
From Public ROW (1 ft for every 6 ft over 30 ft ht.)	5 feet	16 feet (East-West) 35 feet (Blair Mill) 10 feet (CSX/Metro)
From Adjoining Lots (NOAA) (1 ft for every 2 ft of bldg. ht.)	30 feet	20 feet (Waiver for 10 ft.)
From Adjoining Lots (Mont. Co.)	0 feet	15 feet
Parking		
8 Efficiencies @ 1/du	8 spaces	
168 One Bedroom @ 1.25/du	210 spaces	
44 Two Bedroom @ 1.5/du	<u>66 spaces</u>	
Subtotal=	284 spaces	
Less 10 % CBD reduction**	28 spaces	
Less 5% Metrorail proximity (< 1,600 ft) reduction**	<u>14 spaces</u>	
Total Required Parking=	242 spaces	282 spaces (282 garage,

17 parallel)

Motorcycle Parking	6 spaces (2% of automobile spaces)	6 spaces
Bicycle Parking	15 spaces (1 per 20 automobile spaces)	15 spaces
Loading Space	0 spaces	1 space

* Per Sec. 59-C-18.202.(b)(3), the transfer of public use space to other properties within the Overlay Zone is allowed, and must be shown on an approved project plan or site plan for both the property transferring the public use space and the property receiving the public use space in accordance with Division 59-D-2 and 59-D-3. The public use space may be transferred between property owners in accordance with an agreement as approved by the Montgomery County Planning Board.

** Per Sec. 59-E-3.33. Credits for specified residential uses.

ANALYSIS: Conformance to Recreation Guidelines

DEMAND POINTS	Tots	Children	Teens	Adults	Seniors	TOTALS
House type	11.0	14.0	12.0	118.0	16.0	
PROJECT DEMAND						
Garden Units = 220	2.2	24.20	30.80	26.40	259.60	35.20
TOTAL POINTS	24.20	30.80	26.40	259.60	35.20	376.20
SUPPLY POINTS	Tots	Children	Teens	Adults	Seniors	TOTALS
On-Site						
Indoor Fitness Facility	0.00	3.08	2.64	51.92	5.28	62.92
Indoor Community Space	2.42	4.62	7.92	77.88	14.08	106.92
Swimming						
Pool	1.21	6.16	5.28	64.90	5.28	82.83
Multi-Age	9.00	11.00	3.00	7.00	1.00	31.00
Play						
Sculpture	4.50	1.00	0.00	2.00	0.50	8.00
Sitting (6)	6.00	6.00	9.00	30.00	12.00	63.00
On-Site Supply Points	23.13	31.86	27.84	233.70	38.14	354.67
Total Demand Points	24.20	30.80	26.40	259.60	35.20	376.20
Shortage in Supply Points	1.07	0.00	0.00	25.90	0.00	26.97
Requirement in %	96%	103%	105%	90%	108%	94%

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development.*

The site plan is filed as a standard method of development and is consistent with the provisions of the Ripley/South Silver Spring Overlay Zone [Sec. 59-C-18.202.(b)(3)] requiring site plan review.

2. *The site plan meets all of the requirements of the zone in which it is located and is consistent with an urban renewal plan approved under Chapter 56.*

See Project Data Table above. The site plan is not located in an urban renewal area.

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

- a. **Location of Buildings**

The location and form of the building provides optimal efficiency and safety for the residents and their guests.

The building is optimally sited with building entrances on the street and designed to provide an attractive, safe, and stimulating environment for residents and people who live and work in the neighborhood. The building footprint forms a series of useful private courtyards for the residents. The building is also configured to reveal the historically significant portions of the Canada Dry building and adapt it architecturally to a residential use.

The applicant will provide MPDUs in accordance with the newly revised guidelines for CBD zones: 12.5% of units, or 28 units within the building proposed in this application.

- b. **Open Spaces**

The open space meets the requirements of the zone and is safe and efficient in its design.

The public plaza along East-West Highway provides an accessible and inviting open space that will provide a unique identity, forecourt and setting to commemorate the significance of the former Canada Dry building. The public plaza will serve the building's residents, visitors, and passersby. The plaza is particular well sited in terms of its solar orientation. The promenade streetscape treatment along East-West Highway implements the pedestrian-oriented vision for the CBD.

- c. **Landscaping and Lighting**

Landscaping on the site consists of street trees defining the property street

frontages and the public plaza. The streetscape will incorporate the *Silver Spring Streetscape* standards to ensure a safe and accessible public realm. Street lighting for the project will be safe and efficient using the Washington Globe light fixtures along the streets. Additional lighting is provided for safety as well as aesthetics within the public plaza and private courtyards.

d. Recreation Facilities

Recreation demand is satisfied as shown in the recreation calculations table above.

e. Vehicular and Pedestrian Circulation

The vehicular and pedestrian circulation is adequate, safe, and efficient.

Vehicular

The street access point is shared with the Silver Spring Metro Center (NOAA) complex in accordance with the submitted Preliminary Plan and includes abandoning the existing curb cut. On-street parking is proposed along East-West Highway during the off-peak as well as along the shared access drive. The vehicular entrance to the garage is provided through the shared access drive. The parking garage arrangement allows for an efficient vehicular circulation inside the garage and places the garage entrance on the most appropriate street.

Pedestrian

The pedestrian circulation system is attractive, functional and efficient. The brick sidewalk on the East-West Highway frontage will be 9 feet wide and separated from the curb by a 6-foot grass panel with shade-providing street trees. The pedestrian experience is further enhanced by the provision of off-peak, on-street parking on East-West Highway subject to SHA approval. The elimination of the existing curb cut provides a continuous streetscape experience and eliminates a potential pedestrian/vehicular conflict. The sidewalks lead to the building entrances and to the primary public space.

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

The proposed Silver Spring Square project is located in South Silver Spring in proximity to other existing and proposed residential communities. The height of the proposed building is approximately the same as the Discovery Communications building across East-West Highway from the site. The project is appropriately setback 60 feet from the un-built, final residential phase (Phase V) of the Silver Spring Metro Center project. The proposed building mass is primarily oriented along East-West Highway yet it is set back from the street to reveal the portion of the former Canada Dry building that is to be preserved. The primary public use space

orients to, and has an implied relationship with, Acorn Park across East-West Highway from the project. The amenities are also greatly enhanced in terms of quality when compared with the amenity packages proposed by other standard method projects in the CBD.

The proposed lighting, street trees and brick paving are consistent with the *Silver Spring Streetscape* standards and thus further extend the high standards of the East-West Promenade streetscape treatment in South Silver Spring. The provision of the on- and off-site amenities will provide places for an enhanced pedestrian experience for the public and help activate the Silver Spring CBD.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water resource protection.*

The proposal meets the requirements of Chapter 22A and Chapter 19 of the Montgomery County Code.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. MCDPS Stormwater Management memo dated May 14, 2002
- C. Transportation Planning Staff memo dated September 18, 2002
- D. Environmental Planning Staff memo dated September 16, 2002
- E. Historic Preservation Staff memo dated September 12, 2002
- F. Maryland State Highway Administration memo dated September 16, 2002
- G. Attachments referenced in this report

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the building.
 - 2) Community-wide pedestrian pathways, recreation facilities and any other amenities must be completed prior to occupancy.
 - 3) Landscaping associated with the building shall be completed prior to occupancy.
 - 4) Pedestrian pathways and seating areas associated with the building shall be completed prior to occupancy.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 6) Coordination of construction traffic to correspond to County requirements;
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, community paths, trip mitigation or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Conditions of DPS Stormwater Management Concept approval and waiver letter dated May 14, 2002;
 - b. The development program inspection schedule.
 - c. Street trees per the Silver Spring Streetscape guidelines along all public streets;
3. Forest Conservation Plan, as required, shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



REC'D MAY 20 2002

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 14, 2002

John Keene
Vika, inc
8180 Greensboro Drive, Suite 200
McLean, VA 22102

Re: Stormwater Management *CONCEPT* Request
for Silver Spring Square
Preliminary Plan # : 02029
SM File #: 205277
Tract Size/Zone: 3.03 Ac/CBD-2
Total Concept Area: 3.03 Ac
Tax Plate: JN33
Parcel(s): 815
Montg. Co. Grid: 37; A-10
Watershed: Lower Rock Creek

Dear Mr. Keene:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site water quality control via two "StormFilter" structures and a waiver request for water quantity and partial water quality control.

Based upon Section 2.A.2.d. of Executive Regulation 5-90 and the detention characteristics of the quality BMP, a conditional waiver of on-site water quantity and water quality control is hereby granted.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Use the latest design criteria for the "StormFilter" in effect at time of plan submittal.
2. The top open level of the garage must drain to the quality structures. All the covered levels of the garage must drain to WSSC.
3. Submit a set of the mechanical drawings for the garage.
4. On the precast structure, the incoming and outgoing pipes must be at 90 degrees to the receiving wall and a rubber boot must be precast in the opening.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required. Stormwater management fee computations are to be submitted for verification during the sediment control/stormwater management review process.



16

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:enm CN205277.DWK

cc: M. Shaneman
S. Federline
SM File # 205277

QN -Waived; Acres: 3.03
QL - Onsite / Waived; Acres: 2.82 / 0.21



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 18, 2002

MEMORANDUM

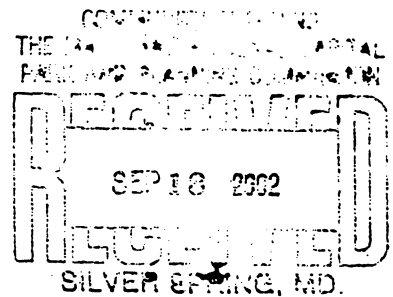
TO: Malcolm Shaneman, Supervisor
Development Review Division

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)



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 th 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

MEMORANDUM

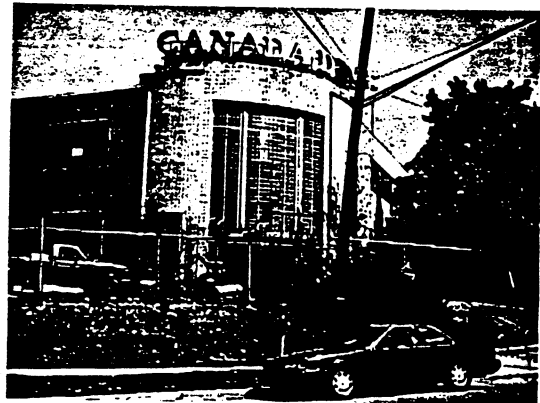
TO: Miguel Iraola, Community Based Planning
FROM: Mark Pfefferle, Planning Coordinator
Countywide Planning Division
DATE: September 16, 2002
SUBJECT: Silver Spring Square, Site Plan # 8-02040

STAFF RECOMMENDATION

Staff recommends approval of site plan #8-02040.

DISCUSSION

The proposed development site is the old Canada Dry bottling plant located at the intersection of East West Highway and Blair Mill Road in Silver Spring. The buildings and impervious parking areas remain on the site. The property is adjacent to the main CSX rail line that is used by freight trains, Amtrak, and Marc commuter rail. The morning commuter Marc train stops approximately 120 feet from the property line. Parallel to the CSX rail line is the Metro red line. The 3.38-acre site is within the Rock Creek watershed, a Use I stream.



Proposed Project

The proposed onsite project work consists of removing the majority of the existing onsite structures and preserving the building façade. Once complete, the applicant proposes to construct 238 apartment units around two central courtyards and adjacent to the rail lines a structured parking garage with 282 spaces. The apartment structures are proposed to be no more than four stories in height. The subject property is zoned CBD-2.

Environmental Buffers

Runoff from the property flows into lower Rock Creek, a Use I stream. There are no environmental buffers on the subject property or other natural features on the site.

Forest Conservation

The property is subject to the forest conservation law and has an afforestation requirement of 0.45 acres. The applicant is proposing to meet this requirement through a combination of onsite landscaping and off-site planting.

Stormwater Management

The stormwater management concept consists of on-site quality control via two storm filter structures and a waiver request for water quality and partial water quality control. The Department of Permitting Services approved the stormwater concept on May 14, 2002.

Noise Mitigation

An August 2002 noise analysis of the subject property assessed the impact train noise may have on the proposed development. The results indicate that there is moderate noise impact. Specifically, the noise environment is characterized by long periods of acceptable noise levels broken by shorts periods of high noise levels. The applicant's noise consultant forecasts noise levels of 73 dBA Leq at the rear face of the proposed building immediately adjacent to the railway line. Most of the time, the noise will be below 70 or even 60 dBA, but momentary trains noise will increase noise levels from 75 to 100 dBA.

Due to site design, a structured parking facility will provide a 3-dBA reduction in average noise levels. In addition, the rear facing walls are to have a construction rating of STC-60. This can reduce the train noise by approximately 45 dBA. The rear wall will have no exterior windows and consist of constructed block, a one-inch air gap, metal stud, insulation, and one layer of drywall. The noise consultant anticipates that the construction will provide sufficient noise control to meet an interior noise level of 45 dBA Leq.

The exterior common areas, including the proposed swimming pool, are located in courtyards surrounded by the apartment buildings. There will be no train noise impact to the swimming pool, courtyards, or other outdoor recreational areas.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

September 12, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeffrey Zyontz, Chief
Countywide Planning Division

FROM: Gwen Wright
Historic Preservation Supervisor

RDC Robin D. Ziek
Historic Preservation Planner

SUBJECT: Preliminary Plan # 1-02095 / Site Plan #8-02040, **Silver Spring Square**

Staff Recommendation

Approve with the following conditions:

1. Prior to signature set, the applicant should continue to work with historic preservation staff on resolution of architectural and landscape details that affect the historic portion of the Canada Dry Building.
2. Access should be provided to the site for volunteers to undertake recordation of the Canada Dry Building to HABS/HAER standards prior to any demolition. These efforts would be at no cost to the owner/applicant, appropriate liability provisions will be addressed, and all work will be coordinated within the owner/applicant's reasonable schedule.
3. Exterior signage, similar if not identical to the existing historic signage, will be retained above the historic front entry lobby.
4. Interpretative materials about the Canada Dry Bottling Plant will be developed and exhibited either in the public open space and in the historic building lobby.

Background

In December 2002, the Planning Board placed the two-story portion of the Canada Dry Bottling Plant on the *Locational Atlas and Index of Historic Sites*. The Canada Dry Bottling Plant is an excellent example of Art Moderne factory design, and was constructed in 1946. It was designed by Walter Monroe Cory, of the New York City architectural firm Cory and Cory. Walter Monroe Cory and his brother Russell Cory were in the forefront of modern architecture in America, and were well known for their industrial designs.

Listing on the *Locational Atlas* provides protection against demolition and substantial alteration of the resource. Properties on the *Atlas* are under the jurisdiction of Section 24A-10 of the Montgomery County Historic Preservation Ordinance.

For this reason, staff from the Historic Preservation Section has worked closely with the applicant, JGB, in their development of their project to assure that the proposed alterations to the portion of the Canada Dry Building which is on the *Locational Atlas* would not constitute "substantial alteration" as described in Section 24A-10 of the Montgomery County Historic Preservation Ordinance. Through the summer, there have been several meetings with both staff and with the interested local residents to provide opportunities for design review and comment. At each subsequent meeting, comments were incorporated into the project.

Discussion

The project being presented to the Planning Board has developed in a direction which not only incorporates the historic structure into the larger project in a graceful manner, but also celebrates the historic site by making it a focal point on the street. Staff feels that the design solution that has been developed is excellent and should receive the Board's full support.

Important components of the design include the highlighting of the historic portion of the Canada Dry Building through a number of architectural devices, especially the "bookends" of glass-sheathed new construction that define the limits of the historic portion, and the open entry into the nearest courtyard which enhances the visual idea that the historic building stands alone.

Alterations have been skillfully conceived. The two-story addition above the historic section is stepped with the part of it above the glass block entry lobby being at a 10 foot setback and "notches" that are at a 21 foot setback. The "bookend" theme is repeated at a smaller scale as a tool to tie the addition into the whole. The materials and windows patterns, which will be refined prior to signature set, will assist in achieving the goal of differentiating old and new.

In the design proposed, the Canada Dry Building creates the architectural framework for the rest of the building. The resulting design of the new housing is creative and modern, while still recalling the historic precedent.

The applicant has been exploring the possibility of retaining the existing Canada Dry sign. If this is not possible, they have indicated a willingness to replace the existing sign in the same location (above the front entry lobby) with one which is similar in construction to the older

Canada Dry sign which faces the Metro tracks but which would give the name of the housing complex. The applicant has also stated that they plan to preserve the unique Canada Dry Building lobby and to use that as a lobby for the new housing complex.

Staff feels strongly that this project will be a great addition to the South Silver Spring community, and will have a strong presence along East-West Highway.



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Office of District Engineer
State Highway Administration
9300 Kenilworth Avenue
Greenbelt, Maryland 20770

MEMORANDUM

TO: Mr. Kenneth A. McDonald
Chief, Engineering Access Permits Division

ATTN: Mr. Greg Cooke, Area Engineer

FROM: Lee Starkloff *Lee Starkloff*
Assistant District Engineer for Traffic
Montgomery County

DATE: September 16, 2002

SUBJECT: MD 410 (East-West Highway) and Newell Road
Silver Spring Square
Montgomery County

The following are comments for the proposed on-street parking along MD 410 in front of the AT&T (Canada Dry) site in Montgomery County:

- Two (2) travel lanes must always be maintained in each direction along MD 410 – during construction as well. At no time do we want parking to occur in a travel lane.
- Widening along the north side of MD 410 must occur for on-street parking to be allowed. The proposed curb line should be aligned with the existing curb line in front of NOAA. This translates to widening of approximately 14 feet. This widening will provide width for parking (8'), parked vehicle doorways to be opened, and bicycles to be accommodated.
- Many on-street parking spaces in the Silver Spring CBD are metered. Consideration should be given to metering the spaces in front of the Canada Dry site as well.

If you have any questions or comments, please do not hesitate to contact me or Mr. David Urbanek of my staff at 301-513-7359.

LS:DSU:smc

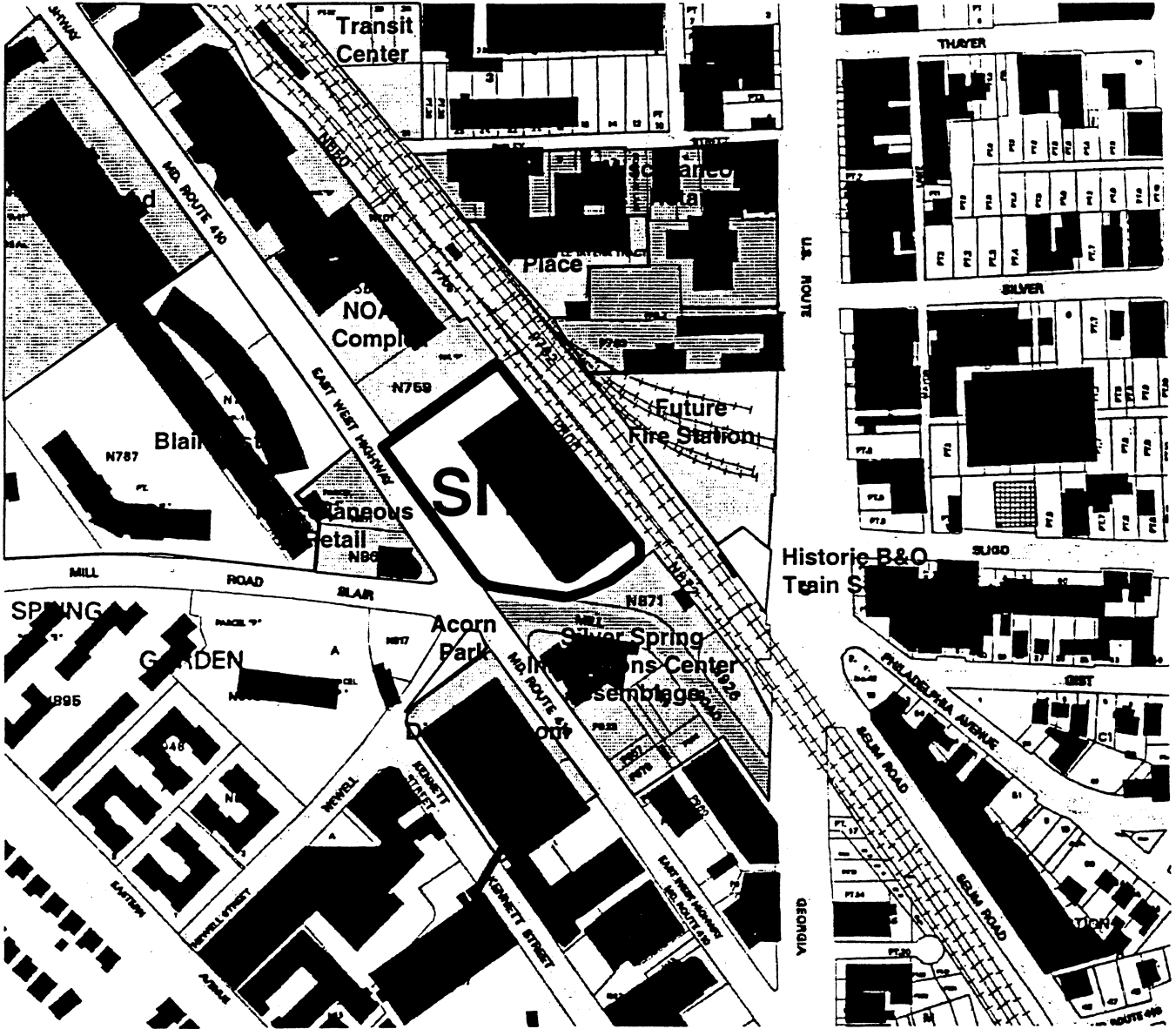
My telephone number is 1-800-749-0737

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

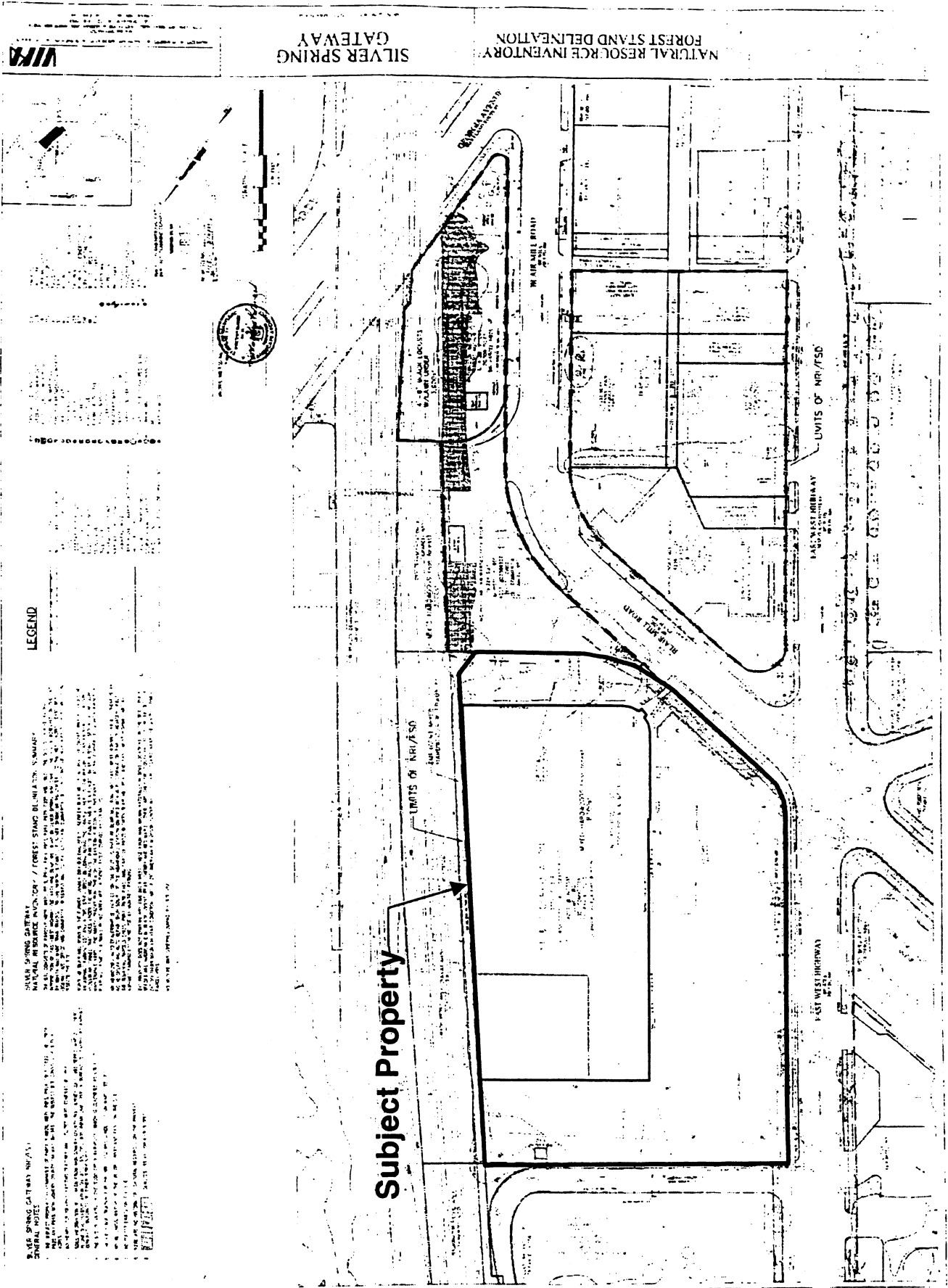
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Silver Spring Square

Site Context Plan



Attachment 2- Approved NRI/FSD



SEE SILVER SPRING GATEWAY NRI/FSD

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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- 8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND

- LIMITS OF NRI/FSD
- SILVER SPRING GATEWAY
- NATURAL RESOURCE INVENTORY
- FOREST STAND DELINEATION
- SILVER SPRING GATEWAY
- NATURAL RESOURCE INVENTORY
- FOREST STAND DELINEATION

SILVER SPRING GATEWAY
 NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION SUMMARY
 THE SILVER SPRING GATEWAY NATURAL RESOURCE INVENTORY (NRI) AND FOREST STAND DELINEATION (FSD) WAS CONDUCTED BY THE U.S. FOREST SERVICE (USFS) IN 2011. THE NRI AND FSD WAS CONDUCTED IN ACCORDANCE WITH THE NATIONAL FOREST MANAGEMENT PLAN (NFMP) AND THE SILVER SPRING GATEWAY NATURAL RESOURCE INVENTORY AND FOREST STAND DELINEATION SUMMARY REPORT (NRI/FSD SUMMARY REPORT). THE NRI/FSD SUMMARY REPORT IS AVAILABLE AT: <http://www.usfs.gov/silver-spring-gateway-nri-fsd-summary-report>. THE NRI/FSD SUMMARY REPORT PROVIDES A DETAILED SUMMARY OF THE NRI AND FSD RESULTS, INCLUDING A DESCRIPTION OF THE NRI AND FSD METHODS, A SUMMARY OF THE NRI AND FSD RESULTS, AND A SUMMARY OF THE NRI AND FSD FINDINGS. THE NRI/FSD SUMMARY REPORT IS A KEY DOCUMENT FOR THE SILVER SPRING GATEWAY NATURAL RESOURCE INVENTORY AND FOREST STAND DELINEATION SUMMARY REPORT.

Subject Property

SILVER SPRING GATEWAY

NATURAL RESOURCE INVENTORY
 FOREST STAND DELINEATION

LIMITS OF NRI/FSD

EAST WEST HIGHWAY

W. AIR MAIL ROAD

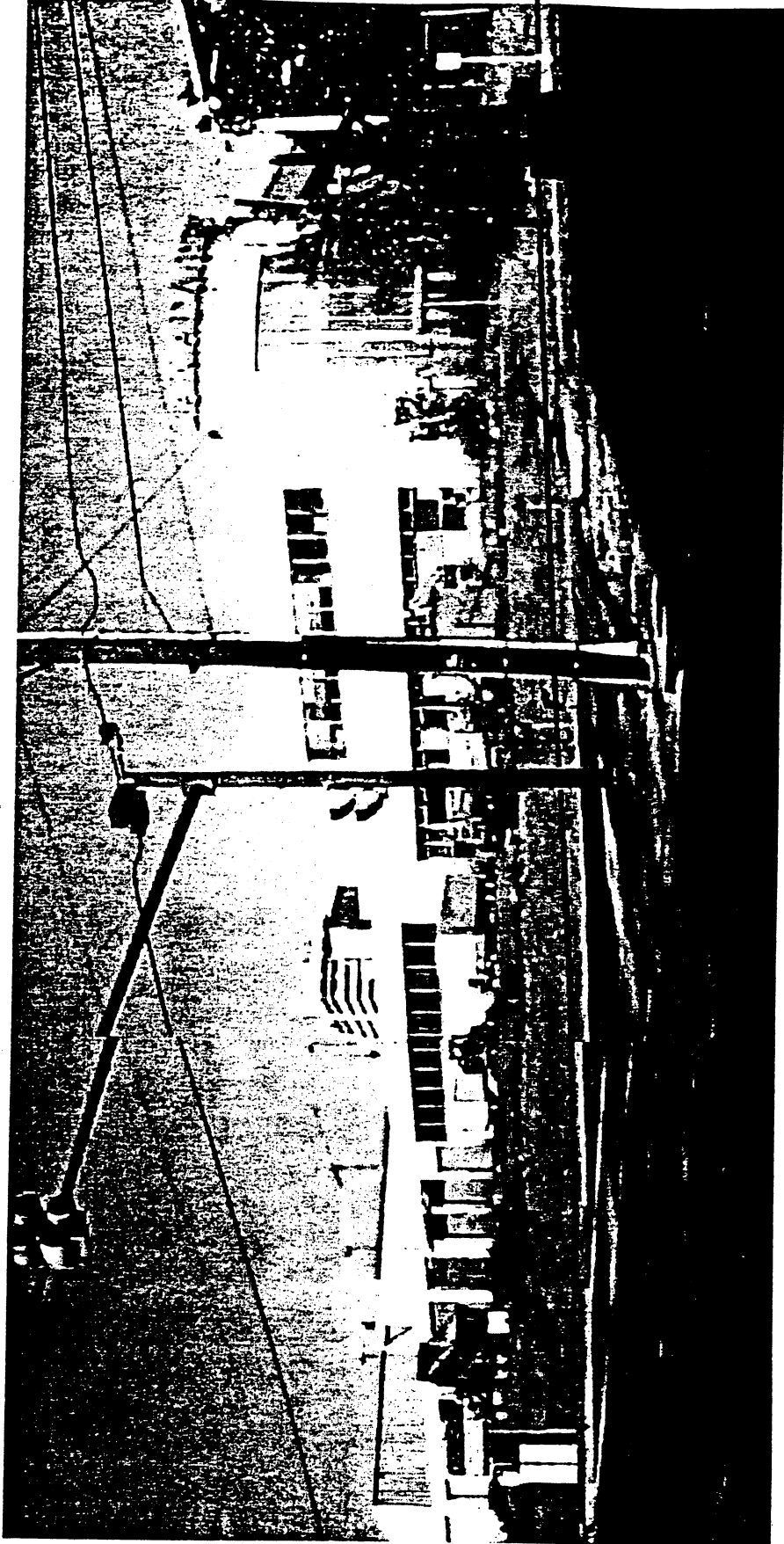
SILVER SPRING ROAD

LIMITS OF NRI/FSD

W. AIR MAIL ROAD



Site Photographs



**View from East-West Highway
(at Blair Mill Road)**

Site Photographs

Attachment 3b- Site Photographs



**View from East- West Highway
(at Blair East)**

Existing Signs

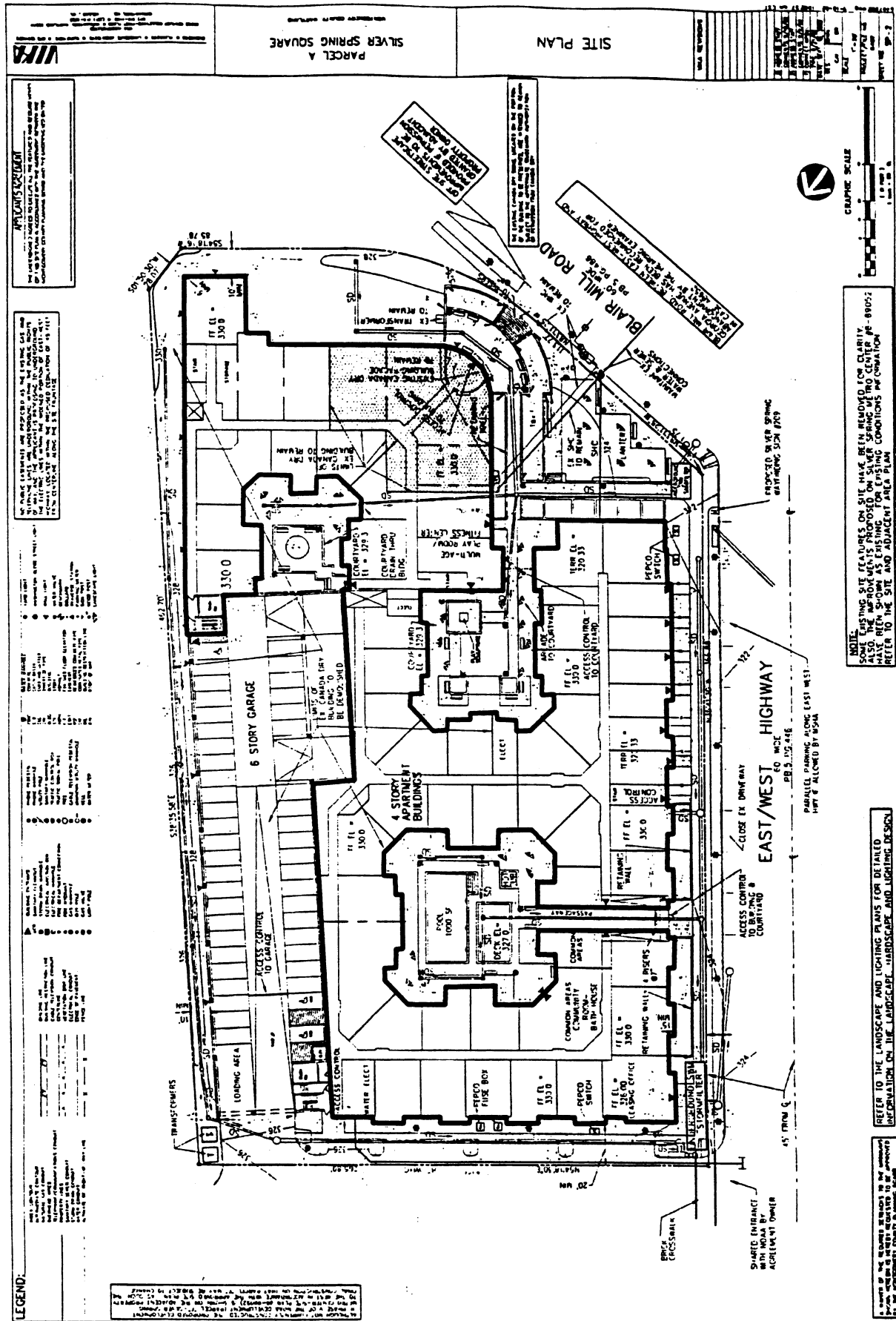


East-West Highway Side

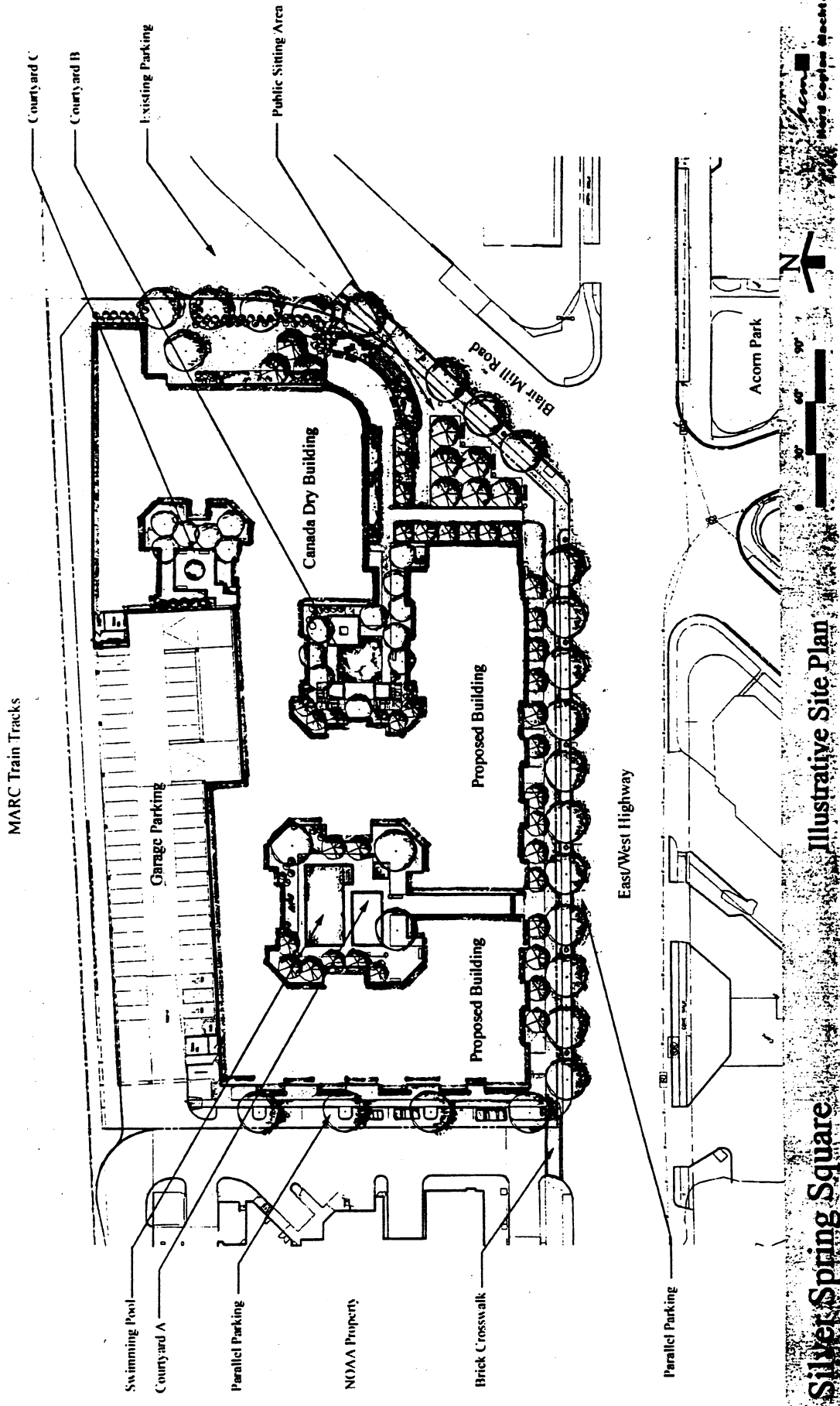


Metro/CSX Track Side

Attachment 5- Site Plan



Attachment 6- Illustrative Site Plan

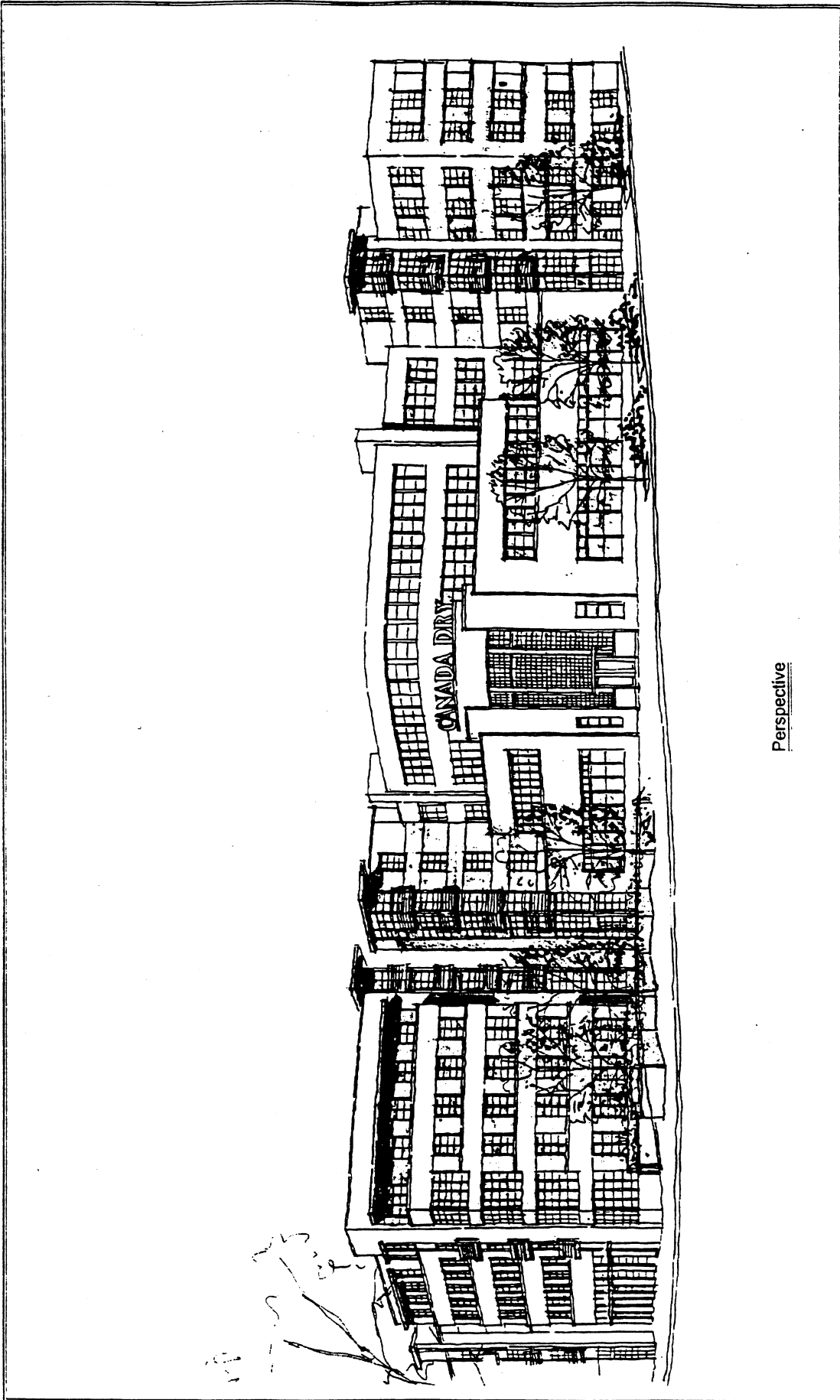


Silver Spring Square

Illustrative Site Plan



Attachment 7- Perspective Sketch



Perspective

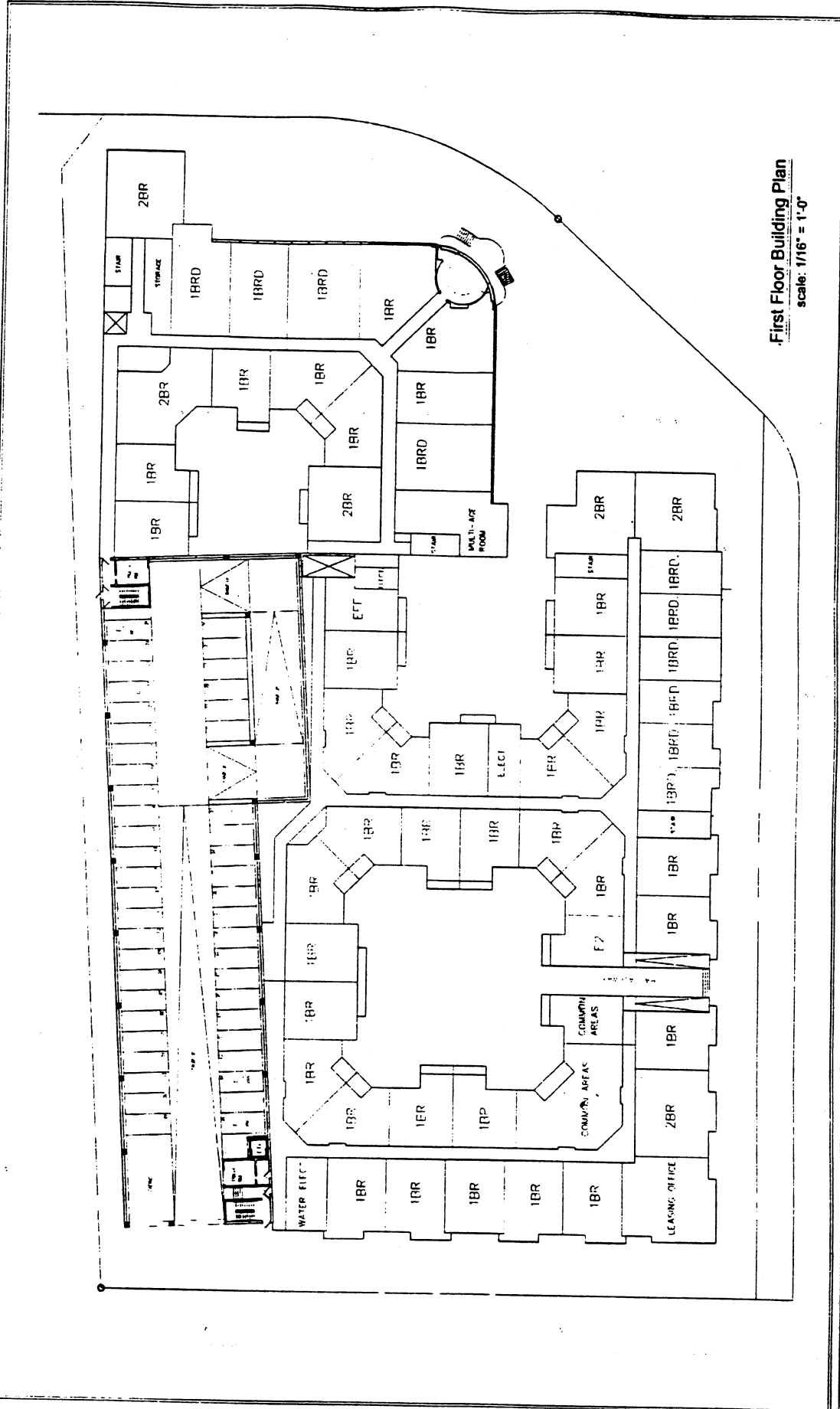
The JBG Companies
821 Wisconsin Avenue, NW, Washington, DC 20007-2618
Tel: 202.287.7271 Fax: 202.771.7716

Parcel A Silver Spring Square
Election District #3
Montgomery County, Maryland

SKG ARCHITECTS
& PLANNERS
1114 W. Livingston Ave., Suite 200
Silver Spring, MD 20910
Tel: 301.984.6000 Fax: 301.984.1111

A7

Attachment 8a- Ground Floor Plan



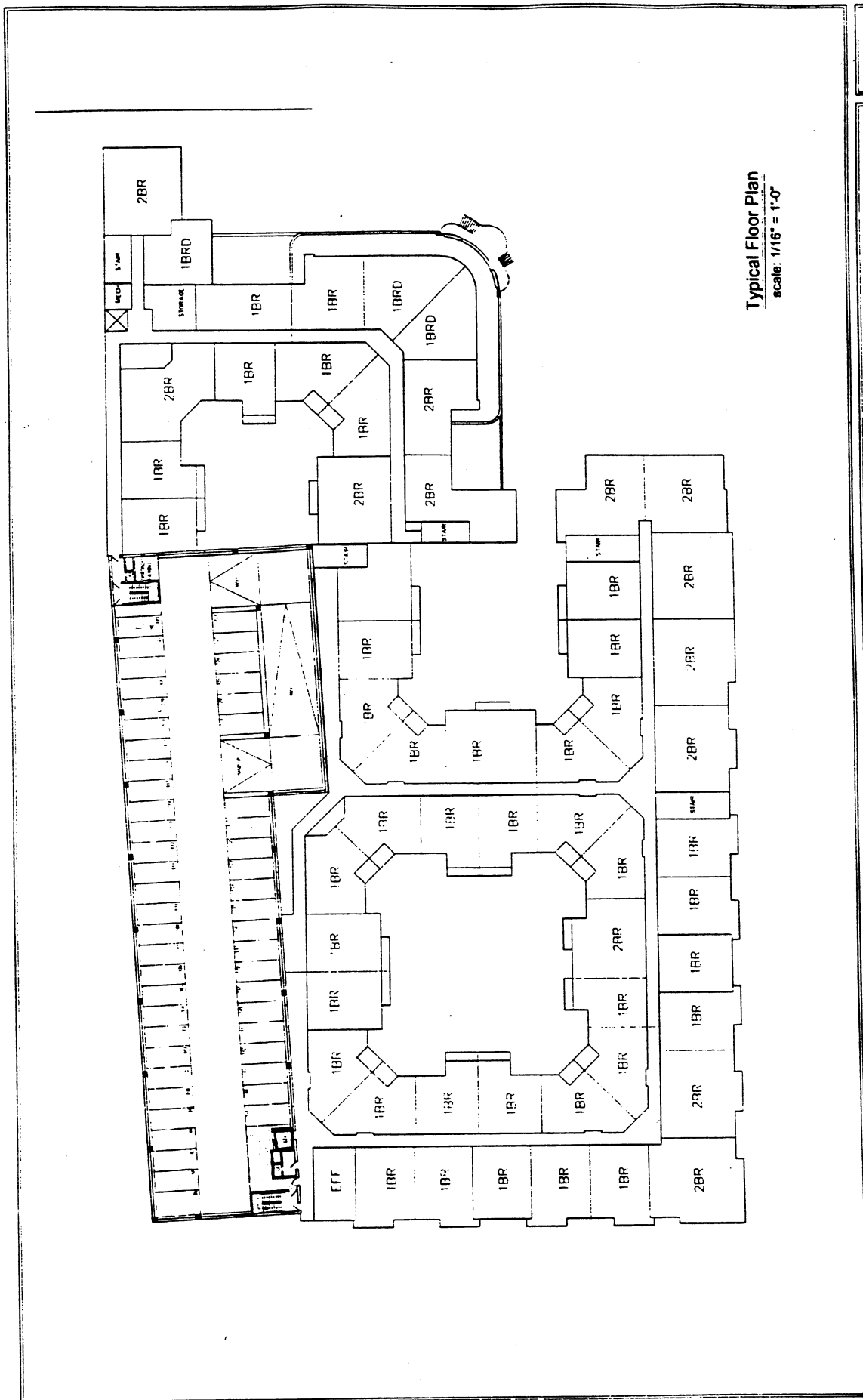
First Floor Building Plan
scale: 1/16" = 1'-0"

AI

SKG ARCHITECTS & PLANNERS
 1000 ...
 ...
Parcel A Silver Spring Square
 Election District #3
 Montgomery County, Maryland

The JBG Companies
 100 ...
 ...
 ...

Attachment 8b- Typical Floor Plan



Typical Floor Plan
scale: 1/16" = 1'-0"

A2

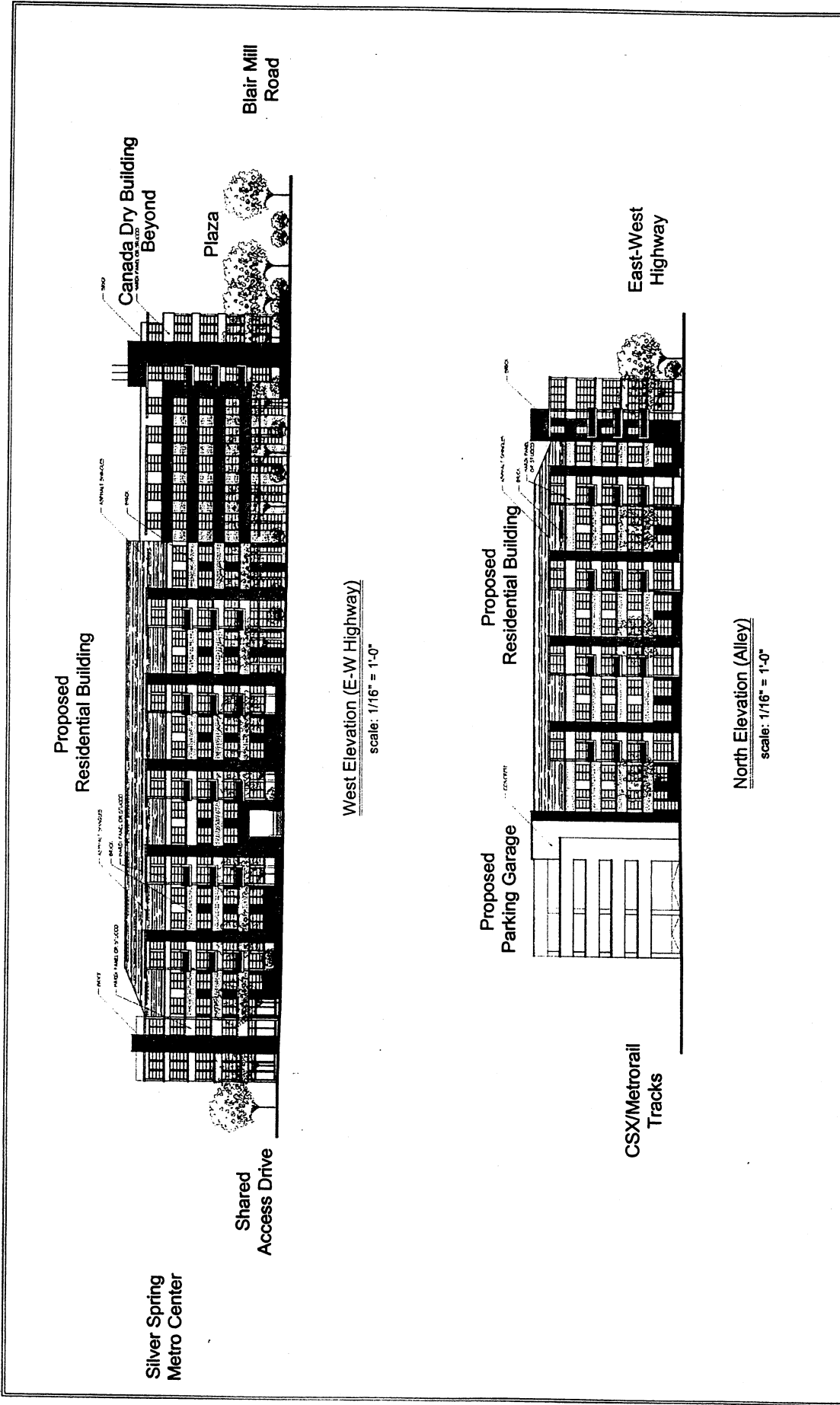
SKG ARCHITECTS & PLANNERS
1500 South Harrison Avenue, Suite 200
Silver Spring, Maryland 20910
Phone: 301-585-7791
Fax: 301-585-7791

Parcel A Silver Spring Square

Election District #3
Montgomery County, Maryland

The JBG Companies
301 Westmore Avenue, 10th Floor
Silver Spring, Maryland 20910
Phone: 301-585-7791
Fax: 301-585-7791

Attachment 9a- Building Elevations



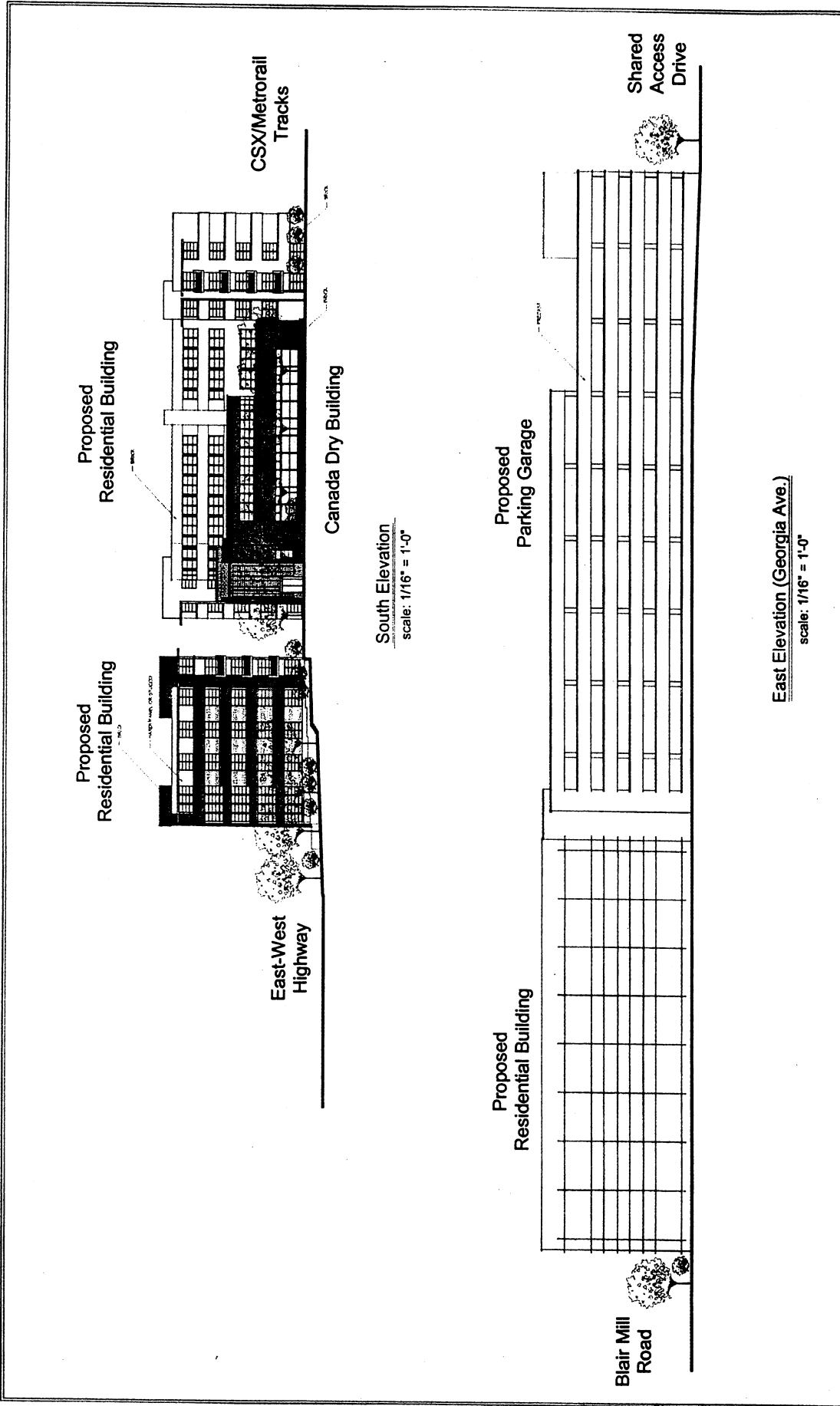
A5

SKG ARCHITECTS & PLANNERS
4114 S. Elm Ave
Baltimore, MD 21204
Tel.: 301.854.8300 Fax: 301.851.7211

Parcel A Silver Spring Square
Election District #3
Montgomery County, Maryland

The JBG Companies
801 Wisconsin Avenue, NW Washington DC 20007-2015
Tel.: 202.587.7221 Fax: 202.775.1716

Attachment 9b- Building Elevations



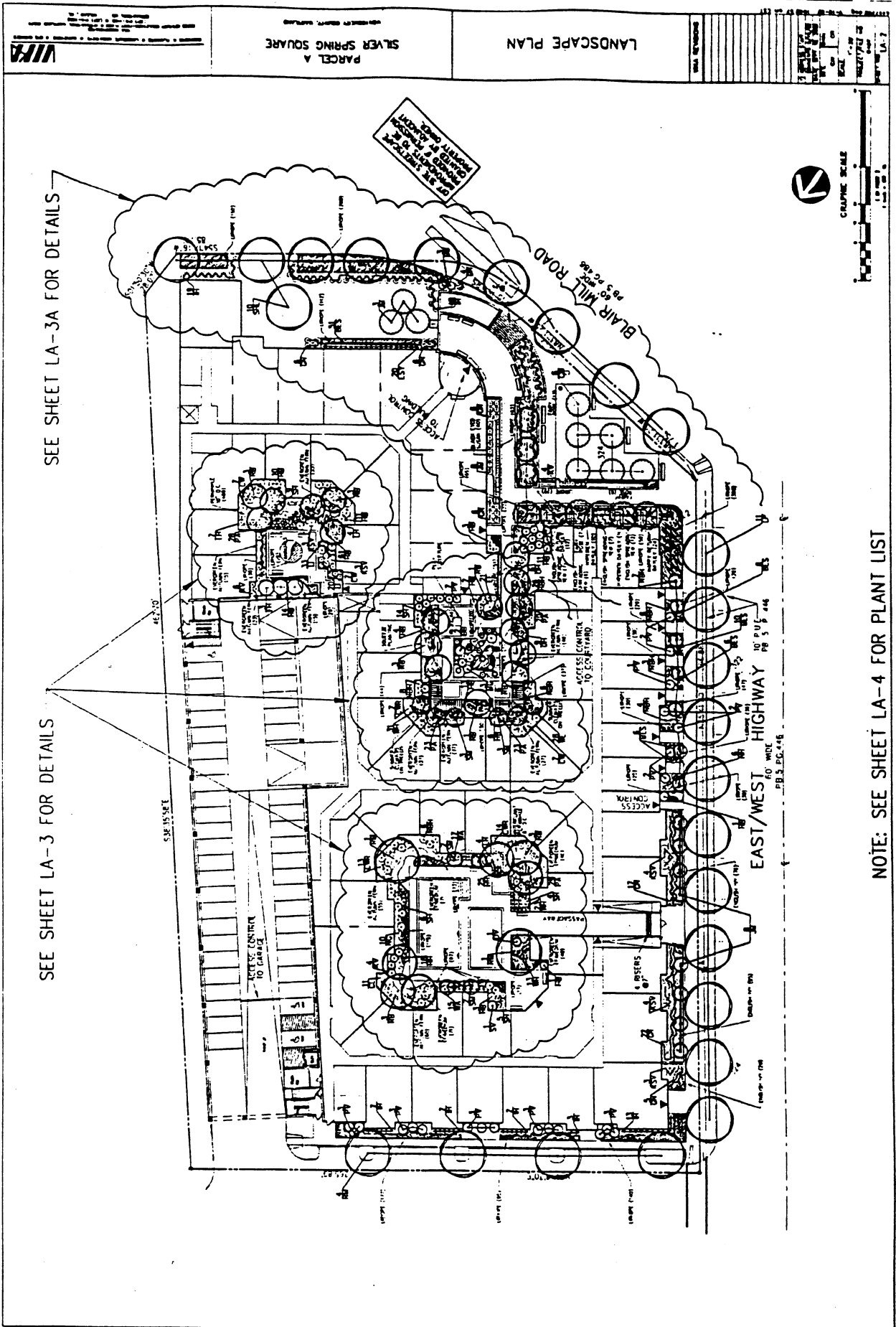
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SKG ARCHITECTS & PLANNERS
 4914 N. Davis Ave.
 Bethesda, MD 20814
 Tel.: 301.654.8300 Fax: 301.654.2291

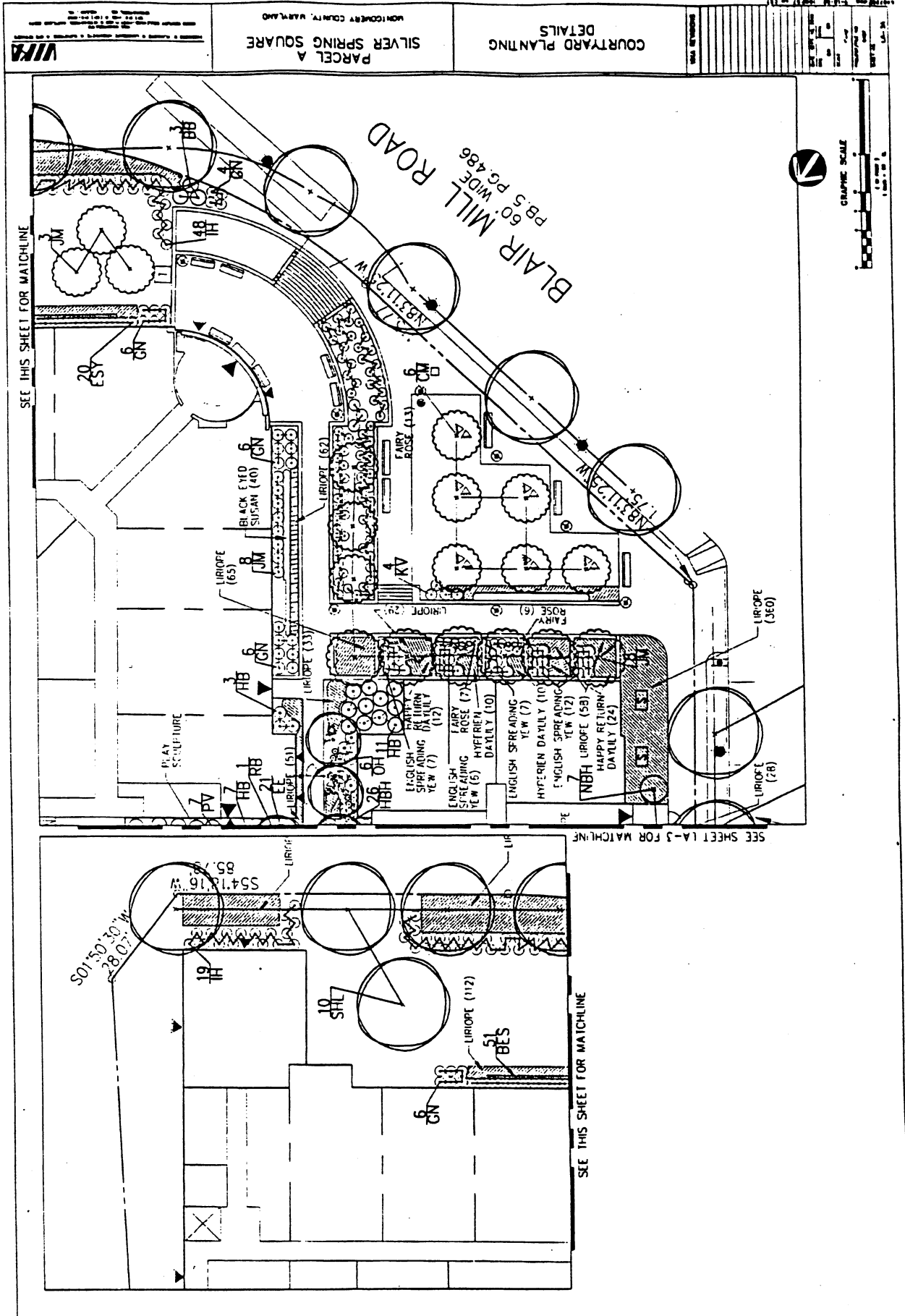
The JBG Companies
 5301 Wisconsin Avenue, NW
 Washington, DC 20016-2916
 Tel.: 202.887.7221 Fax: 202.777.7110

Parcel A Silver Spring Square
 Election District #3
 Montgomery County, Maryland

Attachment 10a- Landscape Plan

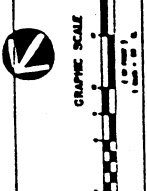


Attachment 10b- Landscape Plan



SEE THIS SHEET FOR MATCHLINE

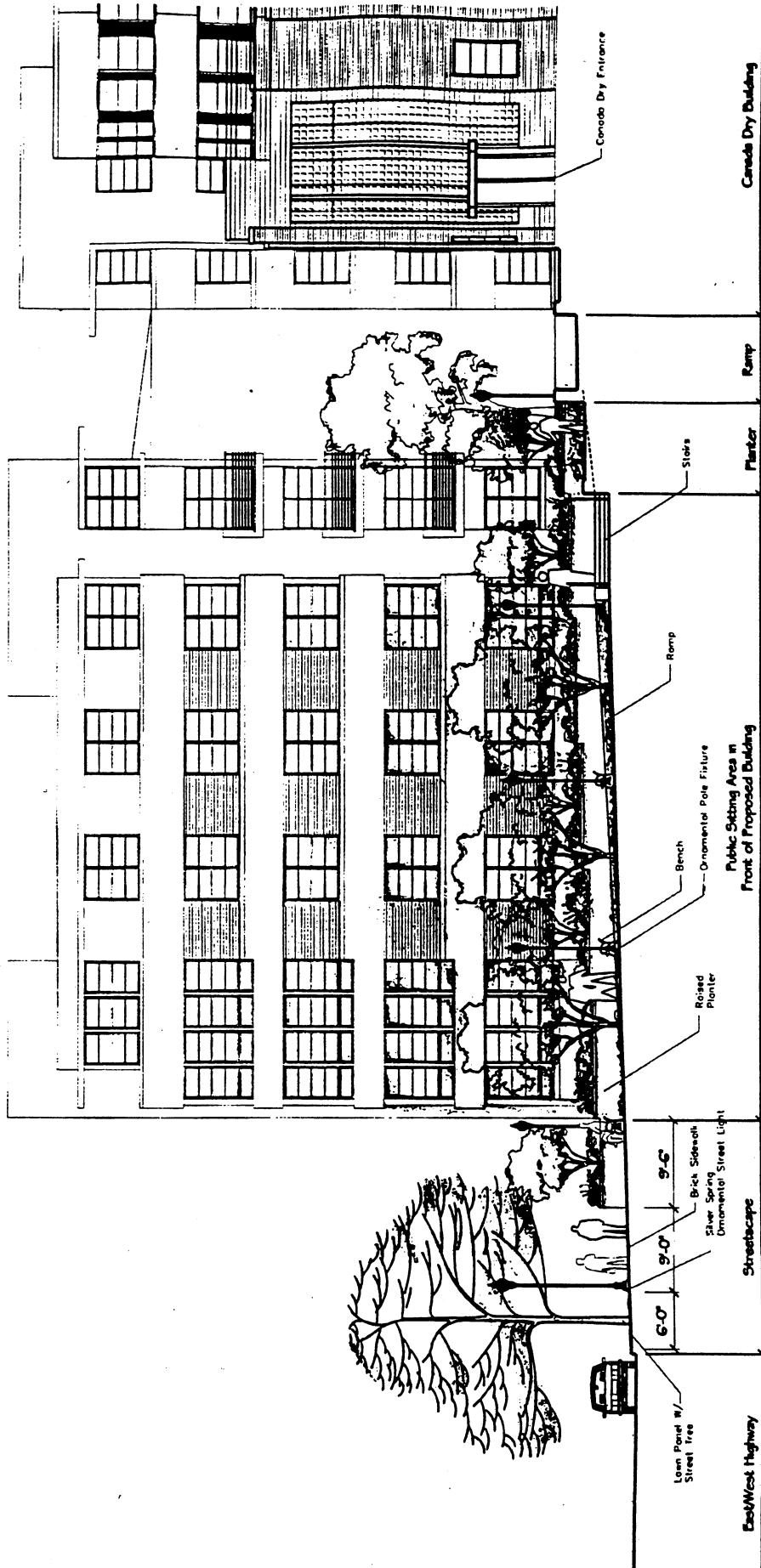
COURTYARD PLANTING DETAILS
 PARCEL A SILVER SPRING SQUARE
 MONROE COUNTY, KENTUCKY



SEE SHEET LA-3 FOR MATCHLINE

SEE THIS SHEET FOR MATCHLINE

Attachment 11- Illustrative Site Elevation



Silver Spring Square Section Elevation Thru Sitting Area



Attachment 12- Public Use Space Exhibit

PUBLIC USE SPACE

OFF-SITE

PROVIDED TO BE "TRANSFERRED" TO A FUTURE
OPTIONAL OR STANDARD METHOD PROJECT BY
THE SHAW OR RELATED APPLICANT 5,643 SF •
4.4% OF NET LOT AREA

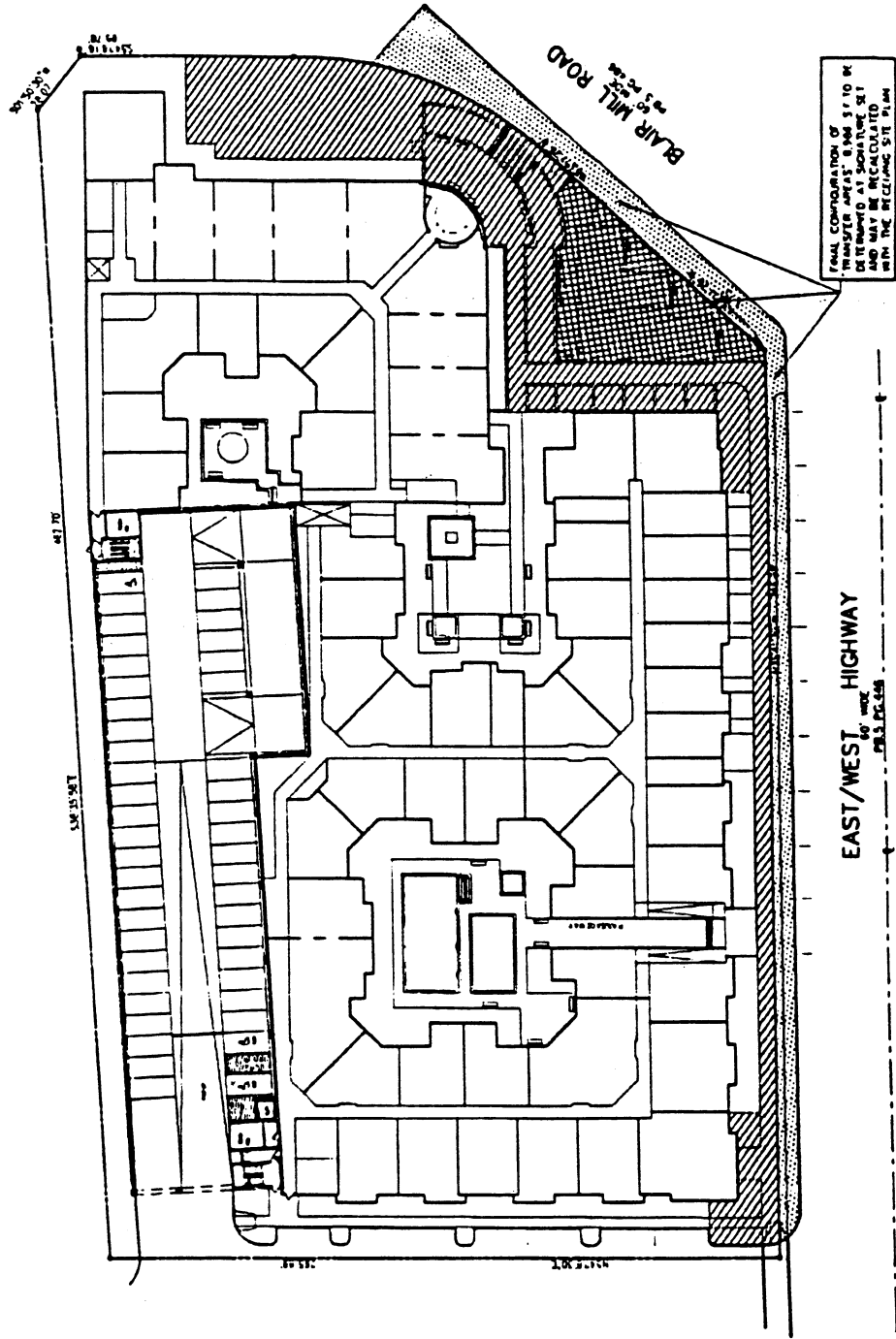


ON-SITE

REQUIRED 17,659 SF
PROVIDED 17,659 SF
100% OF NET LOT AREA

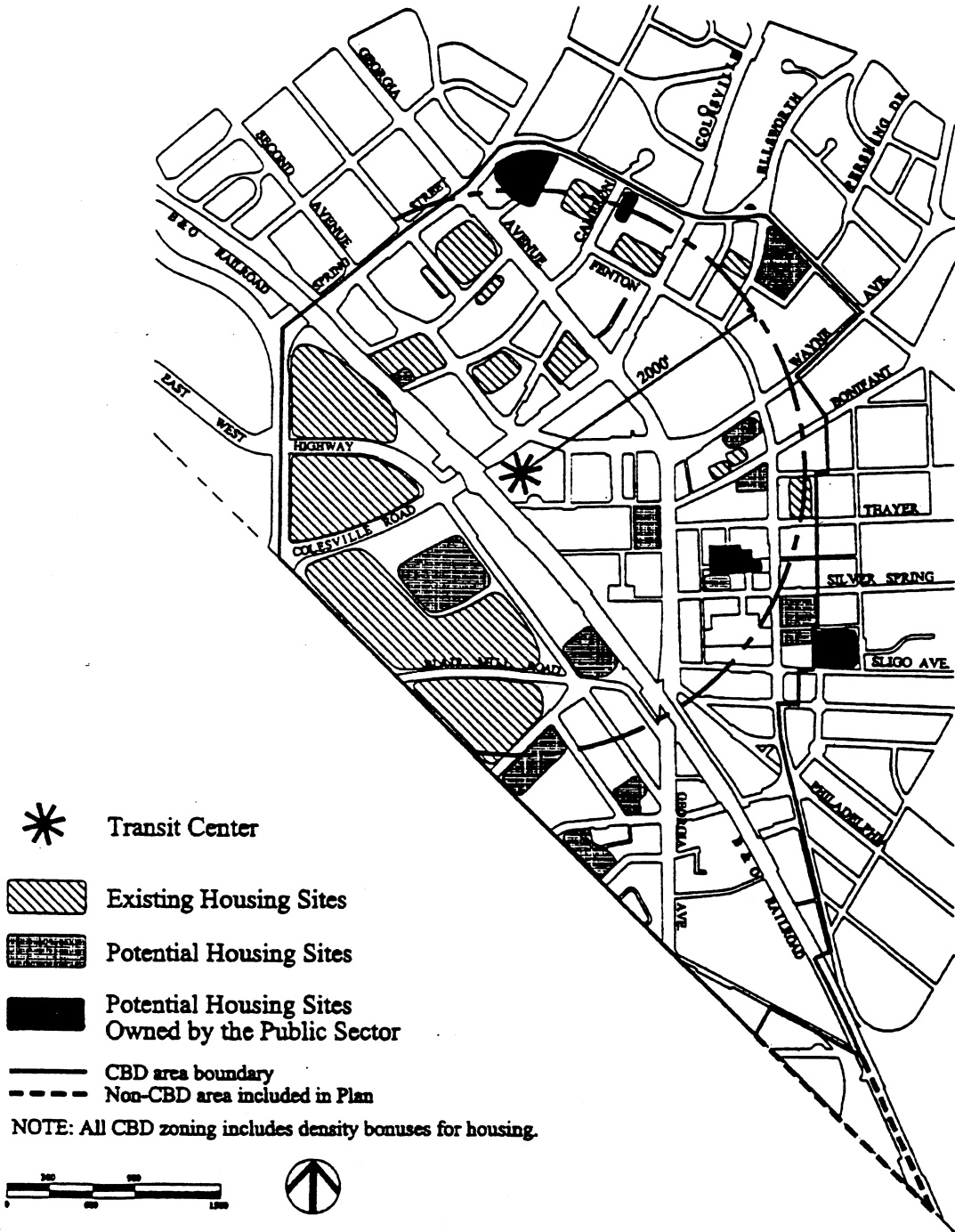


PROVIDED TO BE "TRANSFERRED" TO A FUTURE
OPTIONAL OR STANDARD METHOD PROJECT BY
THE SHAW OR RELATED APPLICANT 3,343 SF •
2.6% OF NET LOT AREA



Attachment 13- Map 35 Residential Downtown

Map 35 Residential Downtown



Attachment 14- Citizens Meeting Summary

Meetings with Historic Groups, Civic Groups and Citizens

On June 19th, 2002 JBG made a presentation to the CBD Committee of the Silver Spring Advisory Board. In attendance were George French and Marcie Stick of the Silver Spring Historical Society.

On July 2nd JBG made a presentation at the Canada Dry Building to citizens including representatives of the Silver Spring Historical Society (Jerry McCoy) and Montgomery Preservation Inc. (Wayne Goldstein). Attendees included JBG consultants Abed Benzina (lead design architect of SKG Architects) and Tom Johnson (historic architectural consultant of Martinez and Johnson). The presentation included a complete tour of the Canada Dry Building and a discussion of the extent of setbacks from the façade of the office building.

On July 16th JBG made a presentation to the Silver Spring Chamber of Commerce at their offices in Silver Spring.

On July 26th JBG met with representatives of the Silver Spring Historical Society at the Taste Diner. JBG's historical preservation consultant, Emily Eig, and land use attorney, Bob Dalrymple, were present. Citizens in attendance included Jerry McCoy, Judy Reardon, and Mary Reardon. The design team reviewed computer generated graphics to depict the integration of the new apartment building into the existing Canada Dry Building.

On July 18th, August 5th, August 15th and August 27th JBG and the design team met with MNCP&P historic preservation staff to review progress drawings on façade treatments and setbacks for the integration of the new building into the office portion Canada Dry Building.

On September 9th JBG met and the design team met again with representatives of the Silver Spring Historical Society at the Silver Diner. Updated façade treatments and elevations were reviewed in preparation for the September 26th Planning Commission hearing for Site Plan approval.