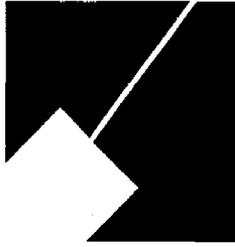


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB

Item #

Date: 1/19/06

MEMORANDUM

DATE: January 6, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Catherine Conlon, Supervisory *AK*
Development Review Division

FROM: Richard A. Weaver, Coordinator (301) 495-4544 *RAW*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Approval of 152,740 square feet of development, including 148,278 square feet of office space and 4,462 square feet of general retail on a 31,116 square foot lot

PROJECT NAME: 8711 Georgia Avenue (Zalco Property)

CASE #: 120060420 (1-06042)

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: CBD-2

LOCATION: Located on the east side of Georgia Avenue, between the intersection of Cameron Street and Planning Place

MASTER PLAN: Bethesda-Chevy Chase

APPLICANT: 8711 Georgia Avenue Associates, L.L.P.

ENGINEER: Loiederman Soltesz Associates, Inc.

FILING DATE: October 7, 2005

HEARING DATE: January 19, 2006



STAFF RECOMMENDATION: Approval, Subject to the Following Conditions:

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- 1) Approval under this preliminary plan is limited to 152,740 square feet of development, including 148,278 square feet of office space and 4,462 square feet of general retail.
- 2) Prior to issuance of building permits, applicant to enter into an agreement with the Planning Board to participate in the Silver Spring Transportation Management District
- 3) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 4) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width (additional 16 ft. from existing right-of-way) mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated May 6, 2005 and as revised December 15, 2005.
- 6) Compliance with conditions of MCDPWT letter dated December 2, 2005 unless otherwise amended.
- 7) Concurrent with site plan review, coordinate with DPWT on the design of the pedestrian access to the driveway/alley serving the County parking garage.
- 8) Show location of bike lockers or bike racks at the time of site plan as required by DPWT.
- 9) Concurrent with site plan review, submit a truck circulation plan for MNCPPC, MCDPS and SHA review and approval.
- 10) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 11) Final approval of the location of buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 12) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 14) Other necessary easements

SITE DESCRIPTION:

The subject property is located on the east side of Georgia Avenue (MD 97), between the intersection of Cameron Street and Planning Place in downtown Silver Spring. The original lots were recorded in the land records on January 20, 1942 by plat for two parcels of property: Parcel N107 of the Silver Spring J.C. Wilson Estate (Plat Book 170, page 14); and Parcel N109. The site is abutted to the north by a 13-story office building, a 9-story office building to the south fronting Georgia Avenue and a 2-story building, currently under renovation with access to Cameron Street. Directly to the east of the site is the Planning Place Public Garage (Garage No. 2) separated by a driveway and sidewalk. The driveway to the parking lot extends from Cameron Street to the south of the entrance drive for the M-NCPPC headquarters building.

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The existing property accesses Georgia Avenue, a 6-lane major divided highway. Development along Georgia Avenue consists of a mix of mid to high-rise office, residential and employment buildings, including a hotel, many of which contain ground floor retail space. The zoning along the Georgia Avenue corridor is primarily CBD-2, with segments of CBD-3 property near the core and CBD-R2 zoned property to the south and west. The M-NCPPC property to the north is zoned CBD-1.

The property is presently a surface parking lot being utilized by tenants of the adjacent Zalco building to the south. The parking lot has separate ingress and egress from Georgia Avenue and is physically separated by a masonry wall from the Fenton Street public alley extension that provides access to the public garage. The property drops in grade by approximately 9 feet from west to east, with the existing wall acting as a retaining wall for a portion of the site. The entrance to the site contains small shrubs and one shade tree. The remainder of the site is paved. An asphalt island with overhead lights separates the center of the parking lot. Wachovia Bank operates a two-lane drive thru with a canopy near the southwestern boundary.

PROJECT DESCRIPTION:

The preliminary plan proposes 152,740 square of mixed-use, non-residential development, including 148, 278 gross square feet of office space and 4,462 square feet of retail space on the ground floor on a lot totaling 31,116 square feet or 0.7143 acres. The site is being developed using the optional method. The Zoning Ordinance permits a maximum allowed height of 143 feet and a non-residential square footage equal to 4.0 Floor Area Ratio (FAR). This proposal requests full build out at 152,740 square feet with a building of 143 feet..

Access to the building will be from Georgia Avenue only via a right-in/right-out movement. A center median in Georgia Avenue precludes full movement in and out of the project. Parking will be provided by an underground structure of 326 spaces. Pedestrian access is provided by a sidewalk connection to Georgia Avenue that will extend through the site, eastward to the Planning Place parking garage alley/driveway.

COMPLIANCE WITH THE SILVER SPRING CENTRAL BUSINESS DISTRICT and VICINITY SECTOR PLAN

The preliminary plan is in conformance with Silver Spring Central Business District and Vicinity Sector Plan (February 2000). The Plan, approved by the County Council on February 1, 2000, outlines six themes, which articulate the shared goals and vision for a revitalized Silver Spring. Three of these six themes (*i.e. a Green Downtown, a Commercial Downtown and a Pedestrian-friendly Downtown*) directly apply to this development. The Sector Plan encourages commercial retail as important components of the revitalization efforts in downtown Silver Spring.

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The project will include new public open spaces and an art amenity. To further encourage the development of an active urban street the plan proposes a street-facing building entrance that is easily accessible with highly visible public spaces as activity generators. This proposal improves the quality of the pedestrian environment by providing the Silver Spring streetscape treatment required for optional method projects.

The development of the project will significantly further the objective of stabilizing the Core's residential component, while expanding the commercial base and providing an appropriate transition between the mix of commercial uses north and east of the project at the Spring Street/Cameron Street intersection to the predominately residential neighborhoods to the north.

The preliminary plan proposes to use the optional method of development and is in conformance with the goals and objectives of the Silver Spring Sector Plan. Again, the proposed development maximizes its gross floor area of 152,740 square feet or 4.0 FAR, which is the maximum permitted on the site for non-residential projects. The site takes full advantage of the development potential for a currently underutilized site

TRANSPORTATION

The Sector Plan recommends a 126-foot right-of-way for Georgia Avenue. Staff recommends additional street right-of-way dedication for Georgia Avenue equal to 16 feet as measured from the existing right-of-way to achieve this width. An Adequate Public Facilities Ordinance (APFO) was reviewed with the preliminary plan submission. A traffic study has also been evaluated to study the effect of this development on the area transportation system as part of their required Local Area Transportation Review. A total of three intersections were included in the study area. The site-generated trips were added to the existing and background traffic to form the total future traffic. All traffic was assigned to three intersections and the result shows that they are operating within the congestion standard of 1,800 Critical Lane Volume (CLV) for the Silver Spring Central Business District (CBD) Policy Area. Therefore, the proposed development will pass the LATR test. The Applicant will enter into a Traffic Mitigation Agreement (TMA) with the Planning Board to help the Project achieve the non-driver commuting goal for development in the Silver Spring CBD.

The following table shows the CLV analysis results for the studied intersections:

<u>Roadway Intersection</u>	Current CLV levels (AM/PM)	Background CLV levels (AM/PM)	Projected Future CLV (AM/PM)
Georgia Avenue (MD 97)/Spring Street	1176/1080	1254/1163	1273/1221
Georgia Avenue (MD 97)/Cameron Street	1081/866	1085/871	1167/892
Spring Street/Cameron Street	534/778	569/827	587/876
Cameron Street/Fenton Street	473/644	477/669	551/670

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ZONING ORDINANCE

In the CBD-2 Zone, in order to use the optional method of development, the gross tract area must be at least 22,000 square feet. Building height is capped at a maximum of 143 feet. Front, side and rear setbacks are set a zero, but are further refined by the Project Plan. Twenty percent of the net lot area must be maintained as public use space. A review of the preliminary plan indicates that the structure and lot comply with all of these CBD-2 Zoning requirements.

SUBDIVISION REGULATIONS

The application was reviewed for conformance to the Subdivision Regulations. The Subdivision Regulations require a review of the adequacy of public facilities to handle the additional development including water, sewer, traffic, pedestrian access, fire and rescue services, and stormwater management. The WSSC has indicated that the local water and sewer service are adequate to accommodate the new structure. The LATR study showed that the local intersections would continue to operate within the established critical land volume thresholds. The traffic study indicates that some signal timing may need to be adjusted on Georgia Avenue by the MCDPWT. These issues can be addressed at the time of site plan or as operational needs dictate after construction. The project plan review seems to indicate that pedestrian access to the site is adequate and enhanced by a new through connection to the public parking garage east of the project. With regard to stormwater management, the MCDPS has reviewed the latest concept and recommended approval on December 15, 2005. And finally, the Department of Fire and Rescue Services has approved the layout in their January 6 memorandum.

CONCLUSION:

The application was reviewed for conformance with the Silver Spring CBD and Vicinity Sector Plan, the Zoning Ordinance and the Subdivision Regulations. In all cases the development as proposed satisfied all requirements outlined in these documents as demonstrated in this staff report. Staff recommends approval of the application with the conditions cited above.

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Preliminary Plan Data Table and Checklist

Plan Name: 8711 Georgia Avenue (Zalco Property)				
Plan Number: 120060420				
Zoning: CBD-2 optional method				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 148,278 s.f. of office space and 4,462 s.f. of general retail				
PLAN DATA	Required/Permitted	Proposed for Approval	Verified	Date
Minimum Lot Area	22,000 s.f. (minimum to use optional method)	33,034 s.f. gross 31,116 s.f. net	RW	January 6, 2006
Public Open Space	20% (6,224 s.f.)	26.6% (8,275 s.f.)	RW	January 6, 2006
Setbacks	As Established by Project Plan #92005 0520	Preliminary Plan consistent with Project Plan	RW	January 6, 2006
Height	143 ft. Max.	May not exceed maximum	RW	January 6, 2006
Maximum non-residential square footage allowed by zone	4.0 FAR or 152,740 s.f. calculated on the grass tract area	152,740 s.f.	RW	January 6, 2006
Site/Project Plan Req'd?	Yes	Yes	RW	January 6, 2006
FINDINGS				
SUB. REGS.				
Lot frontage on Public Street	Yes	Yes	As per Plan	January 6, 2006
Road dedication and frontage improvements	Yes	Yes	Transportation memo	December 29, 2005
Environmental Guidelines	N/A	N/A	No buffers on site	
Forest Conservation	Yes	Yes	Environmental memo	November 7, 2005
Master Plan Compliance	Yes	Yes	See Project Plan memo	January 6, 2006
APF REVIEW				
Stormwater Management	Yes	Yes	DPS memo	December 15, 2005
Water and Sewer	Yes	Yes	WSSC comments	November 7, 2005
Local Area Traffic Review	Yes	Yes	Transportation Planning memo	December 29, 2006
Fire and Rescue	Yes	Yes	MCFRS memo	January 6

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ATTACHMENTS:

Attachment A Vicinity Map

Attachment B Preliminary Plan

Attachment C Agency Approvals