

ITEM #6

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

Item #
MCPB 1-26-06

MEMORANDUM

DATE: January 12, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Development Review Division
FROM: Robert A. Kronenberg, Acting *RAK*
Supervisor
Development Review Division
(301) 495-2187



REVIEW TYPE: **Site Plan Review**
CASE #: **820060140**
PROJECT NAME: 1200 East-West Highway
APPLYING FOR: Approval of 275,000 square feet of gross floor area, including 264,400 square feet of residential space consisting of approximately 247 multi-family dwelling units, of which 31 (or 12.5% of the total number of units) will be MPDUs, and 10,600 square feet of retail space on 1.40 acres
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
ZONE: CBD-2
LOCATION: Located in the northwest quadrant of the intersection of Blair Mill Road and East-West Highway in Silver Spring
MASTER PLAN: Silver Spring Master Plan
Ripley/South Silver Spring Overlay Zone
APPLICANT: Goodman East West I, LLC
FILING DATE: October 4, 2005
HEARING DATE: January 26, 2006

STAFF RECOMMENDATION: Approval of Site Plan 820060140 (formerly 8-06014) for 275,000 square feet of gross floor area, including 264,400 square feet of residential space consisting of approximately 247 multi-family dwelling units, of which 31 (or 12.5% of the total number of units) will be MPDUs, and 10,600 square feet of retail space on 1.40 gross acres. All site development elements as shown on 1200 East-West Highway plans stamped by the M-NCPPC on December 22, 2005, shall be required except as modified by the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 120050870 as listed in the Planning Board opinion dated October 4, 2005 [Appendix A].

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2. Project Plan Conformance

The proposed development shall comply with the conditions of approval for Project Plan 920050040 as listed in the Planning Board opinion dated October 4, 2005 [Appendix B].

a. Public Use Space

The Applicant shall provide 24 percent (7,658 square feet) of on-site public use space and 36 percent (11,646 square feet) of off-site public use space. The proposed public use space must be easily and readily accessible to the general public and used for public enjoyment. All streetscape improvements shall be in accordance with the *Silver Spring Streetscape (April 1992)* Technical Manual or as amended.

b. Streetscape

The Applicant shall provide the full streetscape improvements along the southwestern boundary of East-West Highway and the north side of Blair Mill Road frontage using the *Silver Spring Streetscape (April 1992)* Technical Manual. The following elements are proposed: stone, precast concrete, brick pavers, street trees, lighting, and any other details that are necessary, including the undergrounding of utilities along the frontage of the property, to fulfill the Silver Spring streetscape standards.

c. Public Art

A public art program shall be provided to include a vertical light refracting glass element in the public plaza that encompasses the intersection of East-West Highway and Blair Mill Road. The vertical element designed by Ray King will be linked to the ground plane of the plaza through integrated glass elements in the pavers, seating and planters.

3. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
- b. All light fixtures shall be full cut-off fixtures or be able to be equipped with reflectors, refractors or deflectors.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially 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 up-lighting for the vertical art component near the apex of the intersecting streets shall be allowed lateral flexibility within a foot of the approved site plans to permit final movement, location and design of the art element.

4. Recreation Facilities

The Applicant shall provide one indoor tot lot (children's area for ages 0-6 years), (6) picnic/seating areas, a bike and pedestrian system, (1) indoor community space and (1) indoor fitness facility, in accordance with the M-NCPPC Recreation Guidelines.

5. Transportation

The applicant shall comply with the following conditions of approval from M-NCPPC-Transportation Planning in the memorandum dated [Appendix C]:

- a. Provide a 10-foot-wide Class I bikeway (off-road, shared use path) plus a 5-foot-wide sidewalk, for a total width of 15 feet along the East-West Highway frontage.
- b. Provide a Class III bikeway (on-road, signed shared bikeway) along Blair Mill Road.
- c. The Applicant shall enter into a Traffic Mitigation Agreement with the Montgomery County Planning Board and Montgomery County Department of Public Works and Transportation (DPW&T) to participate in the Silver Spring Transportation Management

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District. The Traffic Mitigation Agreement shall be signed and executed prior to release of the building permit.

- d. The Applicant shall retain the subsurface rights to the East-West Highway right-of-way from the Montgomery County Department of Public Works and Transportation (DPW&T) in order to construct a portion of the garage within the right-of-way. The agreement between the Applicant and DPW&T shall be signed and executed prior to release of the building permit.
6. Tree Save Plan
The applicant shall comply with the following condition of approval from M-NCPPC-Environmental Planning in the memorandum dated October 24, 2005 [Appendix C]:
The proposed development shall comply with the conditions of the tree save plan included as part of the Landscape Plan.
7. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated June 24, 2005 [Appendix C].
8. Common Open Space Covenant
Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 1st building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.
9. Maintenance Responsibility
Initially, the applicant, and subsequently, within ninety days of formation, the Condominium Association shall become a member and enter into an agreement with the Silver Spring Urban District for the purpose of maintaining the on-site public open spaces, including the public art, seating areas, landscaping and lighting and participating in community events.
10. Development Program
Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:
 - a. All site features associated with each building as defined by the site plan dated December 22, 2005 shall be installed prior to occupancy of the units, but no later than six (6) months after the occupancy of the building, whichever comes first. Applicant shall provide the use and occupancy permits to M-NCPPC staff in order to inspect the site for streetscape within the respective street rights-of-way, including the street trees, street lights and pavers, as well as construction of the public plaza and art, on-site landscaping, lighting, recreation and paver materials.
 - b. Street tree planting and landscaping for the building shall progress as construction of each unit is completed, but no later than six months after completion of the building adjacent to those streets.
 - c. The recreation facilities located within each building shall be installed prior to occupancy for the first unit of the building.
 - d. The public plaza, including the light elements, special paving and seating, shall be completed and installed upon completion of the building.
 - e. The commissioned public art component shall be completed and installed upon completion of the building.

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- f. Landscaping associated with the building, including the private amenity area, shall be completed as construction of each facility is completed.
 - g. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - h. Tree protection and stress reduction measures shall be conducted and implemented in accordance with the specifications of the Tree Save Plan, prior to and during the construction process.
 - i. Phasing of dedications, stormwater management, sediment/erosion control, public use space, streetscape, recreation, community paths, tree preservation, trip mitigation or other features.
11. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of signature set of plans.
12. Signature Set
Prior to signature set 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, and Site Plan Opinion.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - e. All of the items specified in the site design, landscape, lighting and recreation conditions of approval.

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SITE PLAN REVIEW ISSUES

Amenities

Amenities, such as the public park, landscaping, public art, benches, and special lighting, are proposed within the public use area to accommodate public activities and to enhance the streetscape in the downtown area. The development will also provide off-site amenities including streetscape improvements along the East-West Highway and Blair Mill Road frontages.

Issues

The issues addressed during the site plan review include location and quality of the proposed public use space, the public art components, and streetscape improvements. The Applicant also coordinated with the Montgomery County Department of Public Works and Transportation (DPW&T) for parking (vault space) within the East-West Highway right-of-way.

Community Outreach

During the Project Plan review period, the Applicant presented the proposed development to various civic and community groups and adjacent property owners including: the Commercial and Economic Development (CED) Subcommittee of the Silver Spring Citizens Advisory Board, Downtown Silver Spring Urban District, Eastern Village Community, The Gateway Coalition/Georgia Avenue Revitalization Corporation, and the ANC of Washington D.C. (Shepard Park Community), as requested by staff. Staff met with representatives of the Eastern Village Community to discuss adequate public facilities, recreation facilities and location and quality of the public use space.

During the Site Plan review period, the Applicant presented the proposed development on December 15, 2005 to the Silver Spring Urban District Council, as described in the letter by the Applicant in Appendix D. The attached letter also describes a list of the civic groups that the Applicant plans to address.

Public Art Review

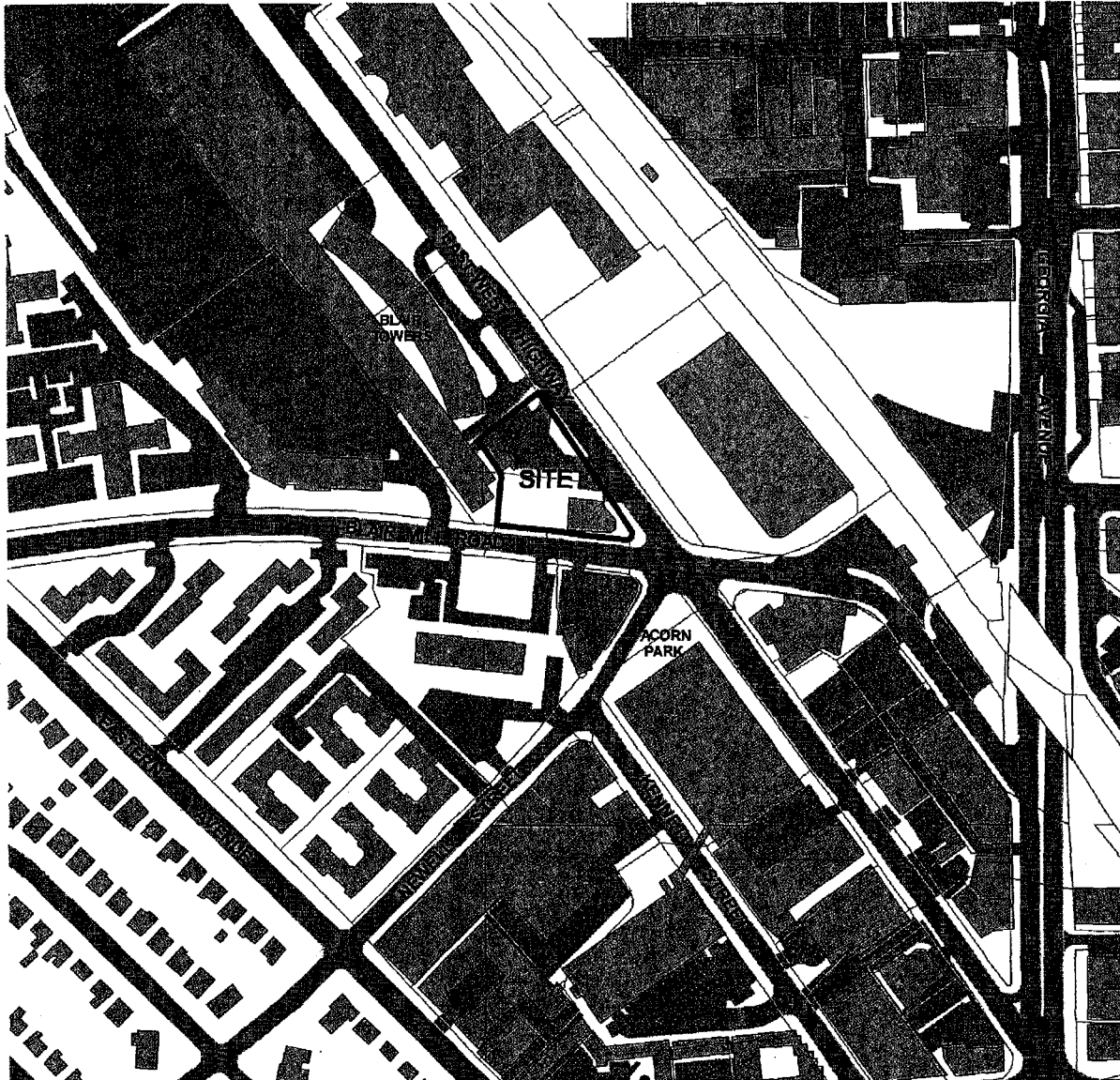
The Applicant presented their art program to the Art Review Panel on May 18, 2005 and November 28, 2005 for elements within the public use space. The Applicant retained Ray King for the proposed vertical element proposed at the forefront of the site. The vertical element will be approximately 35-40 feet in height and contain a variation of light refraction and glass features. The Art Review Panel was generally supportive of the proposal and discussed the base element of the art component in terms of landscaping, lighting and visibility.

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PROJECT DESCRIPTION: Site Vicinity

The proposed development is located in the northwest quadrant of the intersection of Blair Mill Road and East-West Highway in south Silver Spring. The site is surrounded by CBD-2 properties to the north and east across East-West Highway; however, the zoning pattern transitions to CBD-1 to the south across Blair Mill Road. The subject site and surrounding properties to the east and north are within the Ripley/South Silver Spring Overlay Zone.

The property is surrounded by residential properties, including the Barrington Towers, a 15-story apartment complex, and the 4-story Silverton/Canada Dry condominium project directly to the north across East-West Highway. The 15-story Blair Towers is located adjacent to the property further northwest on East-West Highway. Springwood apartments, a 4-story mid-rise apartment complex, is located south of the site along Blair Mill Road. Discovery Channel Communications building is situated southeast of the site at East-West Highway and Kennett Street, adjacent to Acorn Park.



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PROJECT DESCRIPTION: Site Description

The site is located at 1200 East-West Highway at the intersection of Blair Mill Road. The property consists of two separately platted parcels, N864, an unrecorded lot, and N811, shown on plat no. 5534. The property is currently being used for an All Tune & Lube service facility in a one-story building with ancillary parking on the north side, and a vacant one-story auto-related facility building and parking on the south side. The frontage of All Tune & Lube contains a five-foot-wide sidewalk, street trees and lights within a 3-foot grass panel. A below-grade parking entrance with structured parking on top is located behind the auto-related facility. Access to the parking for this building is located from East-West Highway and Blair Mill Road. Access to the All Tune & Lube is from East-West Highway.

Overhead wires exist along the frontage of Blair Mill Road and on the northern property line adjacent to the Blair Apartments. The intersection of Blair Mill and East-West Highway is signalized. The northwestern boundary contains a 6-foot wood fence and Leyland Cypress buffer as well as a 40" dbh (diameter breast height) red oak on the adjacent property near the property line at East-West Highway.

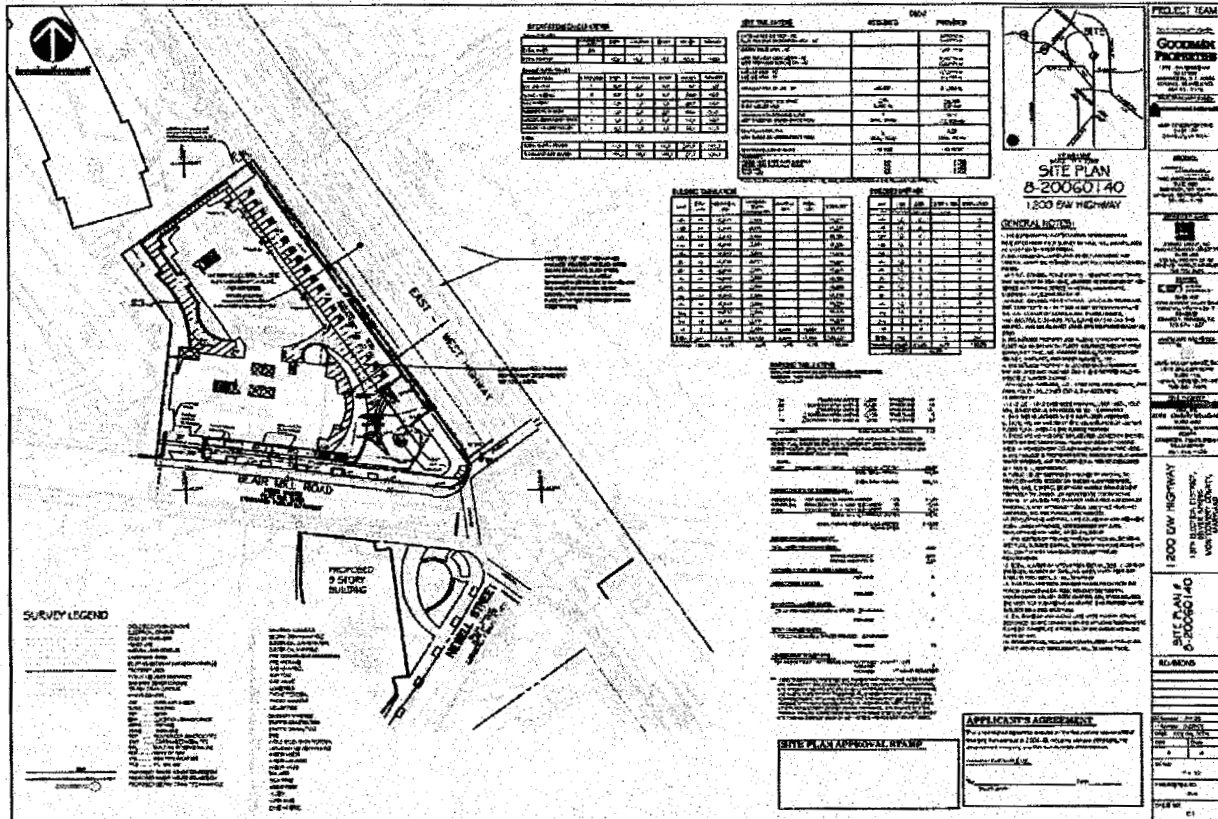
The topography on the property slopes from west to south by approximately three feet along East-West Highway; however, the grade drops significantly by 10 feet along Blair Mill Road toward Eastern Avenue.



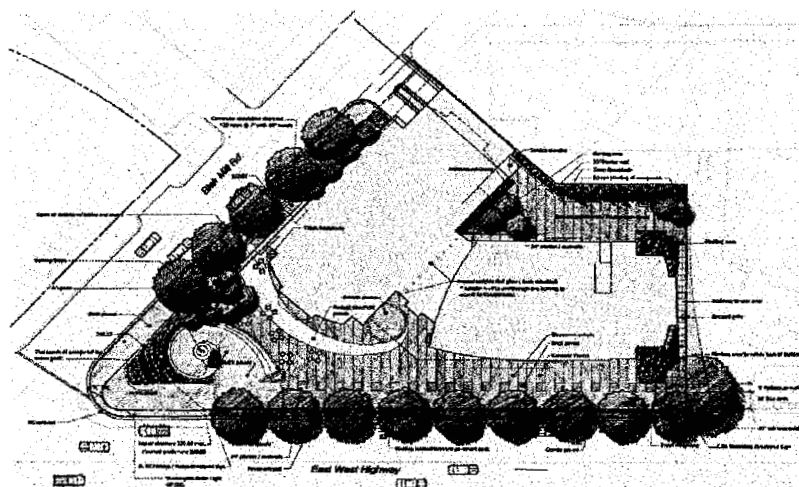
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PROJECT DESCRIPTION: Proposal

The 1200 East-West Highway applicant proposes to redevelop the existing auto-related uses into approximately 275,000 square feet of development, including 264,400 square feet of residential space consisting of approximately 247 multi-family dwelling units, of which 31 (or 12.5% of the total number of units) will be MPDUs, and 10,600 square feet of retail space on 1.40 acres.



View of Site Plan submitted December 22, 2005



View of rendered landscape plan

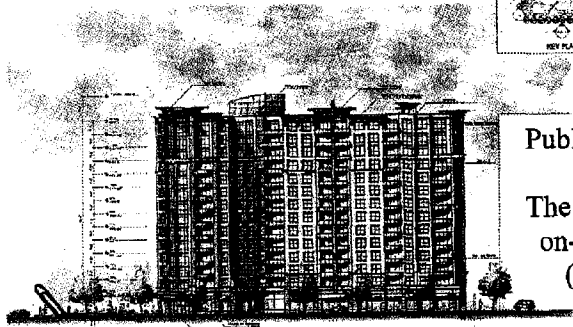
The modified "L"-shaped structure corresponds to the alignment of the two intersecting streets. The 14-story (142-foot) building contains retail space on the first floor along with amenity areas that includes a residential lobby, mail room, and a recreational area for the residents. The retail space is directed toward East-West Highway, integrating the urban plaza, while also addressing pedestrian thru traffic. The residential lobby entrance to the building is on East-West Highway adjacent to the retail frontage.

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The 14-story building includes two levels of underground parking that includes a minimum of 220 parking spaces. The Applicant has



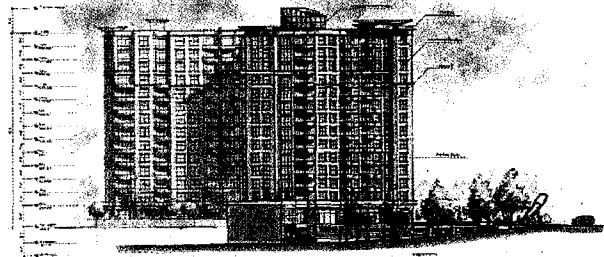
provided an option to provide 273 parking spaces pursuant to subsurface rights within the East-West Highway right-of-way. The Applicant is pursuing the option of the increased number of spaces contingent on Montgomery County Department of Public Works and Transportation (DPW&T) approval.



The development is providing 24 percent (7,658 square feet) on-site public use space and approximately 36 percent (11,646 square feet) off-site public use space for a total of approximately 60 percent. The minimum on-site public use space requirement is 20 percent, which is being

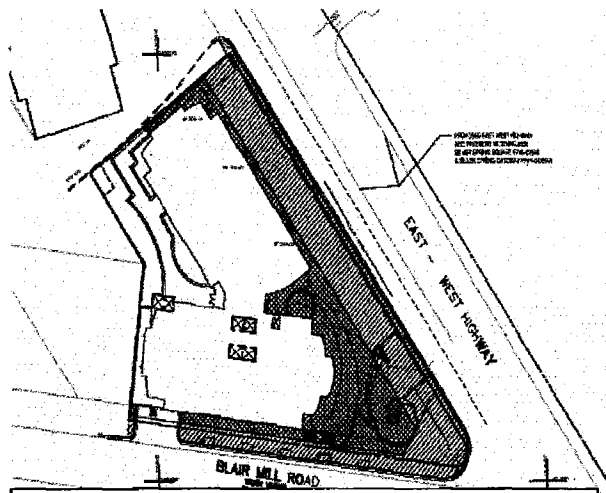
significantly increased with this proposal, and the combined on and off-site public use space is higher than the standard percentage of public use space within the Silver Spring CBD of 46-48 percent.

In addition to the public use space, the Applicant is also proposing amenity space on the south side of the building consisting of a terrace with tables, chairs, benches and planters for the building's residents. A portion of the private amenity space will serve as a pedestrian area for moving material and supplies in and out of the retail bays, with elevator service from the loading area at the garage entrance.



The on-site public use space consists of integrated outdoor spaces, including a public plaza, designed as a foreground to the building. This public plaza is outlined by the building to the south and west with widely spaced planting to the north and east. The retail component of the building, planned for the southeastern corner, would animate the use considerably.

The off-site public use space is comprised of the streetscape improvements within the rights-of-way of Blair Mill Road and East-West Highway



Public use space plan showing hatched areas as off-site public use space and on-site as cross-hatched areas

The urban plaza contains many elements that are unified by paving patterns, planters, and a vertical public art element. The linear paving from East-West Highway to the building face corresponds to the architecture and vertical elements in the building. The arc of stone paving directly relates to the building location and curvature of the intersecting streets, terminating into a circular ring at the entrance to the residential lobby. The arc directs pedestrian movement through the plaza while activating the retail store frontage. The arc also begins to direct pedestrian movement off-site toward Acorn Park and development to the south. The larger portion of the plaza toward the intersecting streets is a circular plaza that spirals to the vertical public art element. The interior area of the arc will

contain a vertical art element designed by Ray King near the apex of the intersection. The vertical art element includes innovative types of new glass and incorporates some of the newest light and glass technology.

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The Site Plan is proposing a 10-foot Class I bikeway (off-road, shared-use path) and 5-foot-wide sidewalk along the west side of East-West Highway and a Class III bikeway (on-road, bike lanes or signed shared roadway) on Blair Mill Road, as recommended by the Sector Plan.

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PROJECT DESCRIPTION: Prior Approvals

Master Plan

The Project Plan is in conformance with the Silver Spring Central Business District and Vicinity Sector Plan (February 2000), including the provisions in the Ripley/South Silver Spring Overlay Zone.

Prior Approvals

The proposed development is zoned CBD-2 (Central Business District-2). This property consists of two separately platted parcels, N864, an unrecorded lot, and N811, shown on plat no. 5534.

Preliminary Plan

A Preliminary Plan of Subdivision (120050840) was approved concurrently with the Project Plan (920050040) on October 4, 2005.

Project Plan

A Project Plan of Subdivision (920050040) was approved concurrently with the Preliminary Plan (120050840) on October 4, 2005.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (CBD-2)

	Zoning Ordinance Development Standard	Approved with Project Plan 920050040	Proposed for Approval with Site Plan 820060140
Gross Tract Area (sf.):	22,000	61,034	61,034
Previous Dedication (sf.):		20,375	20,375
Proposed Dedication (sf.):		<u>8,870</u>	<u>8,870</u>
Net Lot Area (sf.):		31,789	31,789
Gross Floor Area (sq. ft.):			
Retail		10,600	10,600
Residential		<u>264,400</u>	<u>264,400</u>
Total	305,170	275,000	275,000
Floor Area Ratio (FAR):	5.0	4.51	4.51
Public Use Space (%/ sf.):			
On-site Public Use Space	(20%) 6,360	(24%) 7,658	(24%) 7,658
Off-site Public Use Space		<u>(36%) 11,511</u>	<u>(36%) 11,646</u>
Total Public Use Space	(20%) 6,360	(60%) 19,169	(60%) 19,304
Total Private Amenity Space (sf):		4,461	4,461
Max. Building Height (ft.):	143	142	142

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Number of Floors:	Not specified	14 stories	14 stories
Parking:			
Residential Uses (Mkt. Rate)			
Efficiency Units @ 1 sp./unit (11 x 1.0)	11		
1 BR @ 1.25 sp./unit (136 x 1.25)	170		
2 BR @ 1.50 sp./unit (57 x 1.50)	86		
2 Br + Den @1.50 sp./unit (12 x 1.50)	18		
Residential Uses (MPDUs)			
Efficiency Units @ 0.5 sp./unit (2 x 0.50)	1		
1 BR @ 0.625 sp./unit (20 x 0.625)	13		
2 BR @ 0.75 sp./unit (8 x 0.75)	6		
2 Br + Den @1.50 sp./unit (1 x 1.50)	2		
Residential subtotal:	307		
Retail Uses:			
(10,600 sf @5 sp./1000)	<u>53</u>		
Total Base Parking Spaces	360	220*	220*

* Site is within the limits of the Parking Lot District and not required to provide any parking spaces pursuant to Sect. 59-E-3 of the Montgomery County Zoning Ordinance; however, the PLD will assess a parking tax for the maintenance and use of the county facilities based on the number of spaces required for the uses proposed at the time of building permit. Parking credits are also applicable pursuant to Section 59-E-3.3 for residential in the CBD and proximity to the metro. The Applicant is proposing "vault space" under the rights-of-way for East-West Highway and Blair Mill Road to accommodate a minimum of 220 parking spaces proposed in the subsurface garage. The Applicant is proposing to provide up to 273 spaces if the Montgomery County Department of Public Works and Transportation (DPW&T) permits subsurface rights within the right-of-way along East-West Highway.

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u.					
Total Required Points (Demand based upon 247 HR units)	10.0	10.0	10.0	192.5	115.0
Supply Points					
Tot Lot (0-6 yrs)	9.0	2.0	0.0	4.0	1.0
Picnic/Seating (6)	6.0	6.0	9.0	30.0	12.0
Pedestrian System	1.0	2.0	2.0	86.6	51.8
Bike Path	0.5	1.0	1.5	28.9	17.3
Indoor Fitness Facility	0.0	1.0	1.0	38.5	17.3
<u>Indoor Community Space</u>	<u>1.0</u>	<u>1.5</u>	<u>3.0</u>	<u>57.8</u>	<u>46.0</u>
Total Supply Points	17.5	13.5	16.5	245.8	145.4
% of demand met on-site	175	135	165	128	126

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ANALYSIS:

Conformance to Master Plan

The Site Plan is in conformance with the Silver Spring Central Business District and Vicinity Sector Plan (February 2000), including the provisions in the Ripley/South Silver Spring Overlay Zone.

Zoning and Land Use:

The approved Silver Spring CBD Sector Plan recommends the CBD-2 zoning for this site, which was applied through a Sectional Map Amendment (SMA) adopted July 18, 2000, consistent with County Council Resolution 14-600. The property is within the Ripley/South Silver Spring Overlay Zone, which provides for flexibility of development standards to encourage innovative design solutions.

The proposed mixed-use development is comprised of 247 residential condominium units and 10,600 square feet of ground floor retail for a total of approximately 275,000 square feet of development. The permitted maximum density for this site is 5.0 FAR (floor area ratio) or 305,170 square feet of mixed-use development. The Applicant is proposing an FAR of 4.51. The application is proposing to develop the site under the optional method of development.

The minimum required public use space for this project is 6,360 square feet (20% of the net lot area). The applicant is proposing 7,658 square feet of on-site public use space and amenities (24% of the net lot area). The applicant also proposes an additional 11,646 square feet of off-site public use space including the streetscape improvements to East-West Highway and Blair Mill Road for a total of 19,304 square feet (or 60.71% of the net lot area) of public use space, amenities and off-site improvements.

Sector Plan Conformance:

The Silver Spring Central Business District and Vicinity Sector 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. Four of these six themes (*i.e. a Residential Downtown, a Green Downtown, a Commercial Downtown and a Pedestrian-friendly Downtown*) directly apply to this development. This project expands the employment base within the CBD by providing new retail opportunities to serve the surrounding neighborhood. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component to the revitalization efforts of downtown Silver Spring.

The proposed project will include new public open space and an art amenity. This project encourages the development of active urban streets by providing building entrances along East-West Highway and easily accessible and highly visible public space with a significant public art component as an activity generator. This proposal improves the quality of the pedestrian environment by extending the East-West Highway streetscape treatment and other amenities required for optional method projects, as well as providing a shared-use path on East-West Highway. The proximity to transit facilities and to the downtown employment core will reduce the dependency on the automobile for the residents of the development.

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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 if required.*

The proposed development is consistent with the approved Project Plan (920050040) in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the CBD-2 Zone as demonstrated in the project Data Table on page 11 of this report.

3. *The location of the building 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 proposed building is a modified "L"-shaped structure, corresponding to the shape of the street frontage on the two intersecting streets. The building is proposed as a 14-story, 142-foot tall building, with retail and amenity space on the first floor that is directed toward East-West Highway. The residential lobby entrance to the building is on East-West Highway adjacent to the retail space. The location of the building adequately corresponds to the rights-of-way of the two intersecting streets, aligns with the adjacent Blair Towers complex and provides an extensive amount of public use space at the forefront of the site.

The 14-story building is equipped with two levels of underground parking: 13 stories of residential units atop a mixed-use base on the first floor that includes the residential lobby, mail room, recreational area for the owners and two retail areas located at each side of the residential lobby entrance.

The location of the proposed building is adequate, safe and efficient and does not adversely affect the surrounding development.

- b. Open Spaces

The proposed stormwater management concept consists of (1) on-site water quality and recharge control via grass swales, dry swales, a modified dry swale, drywells and a surface sand filter. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The project plan is providing 24 percent (7,658 sf) on-site public use space and 36 percent (11,646 sf) off-site public use space for a total of 60 percent. The

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minimum on-site public use space requirement is 20 percent, which is being significantly increased with this proposal, and the combined on and off-site public use space is higher than the standard percentage of public use space within the Silver Spring CBD of 46-48 percent. The on-site public use space consists of integrated spaces, including a public plaza, designed as a foreground to the building. This public plaza is outlined by the building to the south and west with widely spaced planting to the north and east. An eating establishment is planned for the building corner, which would animate the use considerably. The public plaza contains many elements that are unified by paving patterns, planters, vertical elements and the public art.

The off-site public use space is comprised of the streetscape improvements within the rights-of-way of Blair Mill Road and East-West Highway.

The Applicant is also proposing a private amenity space for the building's residents on the south side of the building, which consists of a terrace with tables, chairs, benches and planters. A portion of the private amenity space will serve as a pedestrian area for moving materials and supplies in and out of the retail bays, linked via an elevator with the vehicular service entrance on Blair Mill Road.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a series of planters within the public use space, and foundation planting at the base of the building to accent the pedestrian level of the site.

The linear paving from East-West Highway to the building face corresponds to the architecture and vertical elements in the building. The arc of stone paving directly relates to the building location and curvature of the intersecting streets, terminating into a circular ring at the entrance to the residential lobby. The arc directs pedestrian movement through the plaza while activating the retail store frontage. The larger portion of the plaza toward the intersecting streets is a circular outdoor space that spirals to the vertical public art element.

The proposed development conforms to the Silver Spring Streetscape standards and consists of the Washington acorn globe fixtures and London Plane Trees within the right-of-way for the East-West Highway and Blair Mill Road. Walkways and the building's face will be illuminated with a combination of building sconces and pavement up-lights and specialty light posts to illuminate and activate the pedestrian space during evening hours.

The tree pits will be constructed to provide additional soil depth promoting survivability of plant material in an urban environment. The planter at the base of the art element near the apex of the intersection will consist primarily of flowering trees and shrubs to visually accentuate the plaza area and create a foundation for the vertical element.

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The public art incorporates glass and light refractive elements to take advantage of the full sun exposure during the day and light element associated with the vertical art element.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table on page 11 of this report and consists of a indoor tot lot (children's play area) for ages 0-6, a pedestrian and bike system, an indoor community room and indoor fitness facility. The recreation amenities are in conformance with the M-NCPPC Recreation Guidelines.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

This project plan encourages the development of active urban streets and improves the quality of the pedestrian environment by providing the enhancement to the streetscape as prescribed in the *Silver Spring Streetscape* (April 1992) Technical Manual, as amended.

Vehicular circulation is enhanced with improved right-of-way along the southwest side of East-West Highway. An additional 25 feet was dedicated along the Applicant's property line for East-West Highway. The total right-of-way, including the previous dedication, totals 100 feet from the opposite side of East-West Highway. Both street rights-of-way will accommodate all of the optional method streetscape treatments. The Applicant was also granted a reduction in the right-of-way by 7 feet from the 70 feet recommended by the Sector Plan for Blair Mill Road.

The entrance to the parking garage and loading area is located at the southwestern end of the property with direct access from Blair Mill Road. The parking garage is a 2-level below grade structure planned to accommodate 220 parking spaces. The Applicant is proposing to provide a minimum of 220 parking spaces as indicated on the site plan and on the data table; however, the Applicant is proposing to provide up to 273 spaces if the Montgomery County Department of Public Works and Transportation (DPW&T) permits subsurface rights within the right-of-way along East-West Highway. Signs indicating traffic circulation in and out of the garage will promote safety for pedestrian activity in the public use space.

The retail component is designed to draw pedestrians from adjacent and nearby residential properties from the nearby transit stations for Metro and MARC, attract VanGo shuttle bus riders, complement the nearby shopping plaza, and activate the sidewalk and bike pathway along East-West Highway.

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The streetscape improvements along East-West Highway and Blair Mill Road will facilitate the desire for pedestrian connectivity to the bus and metro station. The streetscape improvements are being expanded along East-West Highway to complement that portion of the existing streetscape on the southwest side and the existing and proposed streetscape improvements on the opposite side of the road. The full streetscape improvements along East-West Highway will complete a portion of the block all the way to Colesville Road. The street trees and street lights within the Blair Mill Road right-of-way have been aligned with the adjacent property across Blair Mill Road. The mixed street and store frontage along East-West Highway provides for pedestrian movement through the site.

Pedestrian circulation within the right-of-way for East-West Highway includes a combined 15-foot-wide sidewalk and shared-use Class I bikeway (off-road) within the rights-of-way for East-West Highway and a Class II bikeway (on-road) within the right-of-way for Blair Mill Road. The 10-foot-wide bikeway consists of scored concrete and the 5-foot-wide sidewalk consists of a mixture of Belden Brick pavers and granite pavers, in linear bands that accent the building architectural features. A five-foot-wide walkway is also provided to the exterior courtyard for the residents from the urban plaza on the north side of the building.

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 compatible with existing and proposed development within the surrounding area with regard to height, design of the building and public spaces, intensity of the development and operational characteristics.

The proposed mixed-use project is adjacent to the 15-story Blair Towers high-rise apartment building to the north, Blair East parking structure to the west and the 4-story mid-rise Spring Garden apartment building to the south. Directly across East-West Highway is the 4-story Silver Spring Square (The Silverton) condominium, flanked by the 15-story Bennington apartment building to the north and the planned 14-story Silver Spring Gateway mixed-use project to the south. The subject development meets the intent of the Sector Plan and the Montgomery County Zoning Ordinance in terms of height and massing, and will not adversely affect the surrounding properties, the streetscape or the adequacy of providing light and air.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The development is exempt from the requirements of forest conservation; however, the Applicant is required to submit a Tree Save Plan addressing tree protection measures for the 38" DBH (Diameter Breast Height) Willow Oak on the adjoining property. The Applicant has submitted a Tree Save Plan indicating tree protection fencing, root pruning, root aeration matting and root protection matting. The Applicant has proposed the tree

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protection measures in conjunction with stress reduction measures during the construction process to help ensure protection and survivability of the tree.

APPENDICES

- A. Planning Board opinion for Preliminary Plan 120050870.
- B. Planning Board opinion for Project Plan 920050040.
- C. Memorandums from agencies
- D. Letter from the Applicant
- E. Site Plan/Project Plan Checklist