



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

MCPB
ITEM NO. 8
11-9-06

October 26, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: Tom Autrey, Supervisor *TA*
Transportation Planning

SUBJECT: Abandonment Case 688
Bonifant Street West of Ramsey Avenue
Silver Spring Central Business District (CBD)
Silver Spring, Maryland

This memo is staff's review of a request (attached) for comments on the proposed abandonment of a portion of Bonifant Street west of Ramsey Avenue in Silver Spring. The abandonment request is associated with the project to construct the Silver Spring Transit Center (SSTC).

RECOMMENDATION

Staff recommends that the Planning Board **support approval** of the proposed abandonment with the following conditions:

The proposed abandonment does not take effect until recordation of a plat reflecting the consolidation of the Silver Spring Transit Center property.

The final delineation of the area west of Ramsey Avenue to be abandoned should provide for sufficient remaining public right-of-way to permit implementation of the future roadway connection between Bonifant Street and Ripley Street to the south of the Silver Spring Transit Center consistent with the recommended Master Plan right-of-way of 70 feet for Ripley Street without impacting Lot 33 where the Lusk Building is located.

DISCUSSION

The proposed abandonment is associated with the Silver Spring Transit Center (SSTC) and has been referred by the Department of Public Works and Transportation (DPWT) for comment per Section 49-62 of the Montgomery County Code. DPWT Docket No. AB 688, describing the proposed abandonment, is included as Attachment No. 1.

The area comprising the right-of-way to be abandoned is almost wholly within the footprint of the planned three-level SSTC.¹ The SSTC will be located approximately forty feet west of the intersection of Bonifant Street and Ramsey Avenue. The SSTC is an important public facility that is recommended by the February 2000 Approved and Adopted Silver Spring CBD Sector Plan.

The proposed abandonment area anticipates the future master planned roadway connection between Bonifant Street and Ripley Street. The precise delineation of the abandonment will need to reflect this future connection in a manner consistent with the Silver Spring Sector Plan without impacting Lot 33 where the Lusk Building is located.

The subject right-of-way to be abandoned also currently provides the only egress from the upper level for buses, Kiss and Ride users, short-term (15 minute) parking users and Flex Car patrons. The timing of future plat recordation needs to take into consideration the need for these uses to continue until the such time that all bus operations and parking serving the Silver Spring Metro Station on that level of the existing facility are relocated to the planned Interim Operations Site for the duration of the construction of the SSTC. Staff will consider this need during review of subsequent SSTC actions.

Staff finds that with the conditions described above, the public right-of-way proposed for abandonment is not needed for present or anticipated future public use and no landlocked parcels will be created.

DKH:ft
Attachments

Cc: Michael Cassedy
Debra Daniel
Glenn Kreger

¹ Design Development Submission, Silver Spring Transit Center, April 28, 2006, Drawing C1.01.



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

RECEIVED
1223
SEP 16 2006

September 15, 2006

Mr. Royce Hanson, Chairman
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Request for Comments on Proposed Abandonment
AB688 – Abandonment of a portion of
Bonifant Street west of Ramsey Avenue
Silver Spring

Dear Mr. Hanson:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of a portion of Bonifant Street west of Ramsey Avenue in Silver Spring. The abandonment request was made by the Department of Public Works and Transportation (DPWT, applicant) and is associated with the Transit Center project. For your reference I have enclosed a copy of the DPWT request along with other information concerning this matter.

I would greatly appreciate receiving your comments by November 16, 2006.

If either you or your staff need additional information or have questions, please call me at 240-777-7254.

Sincerely,

Michael S. Cassidy
Michael S. Cassidy

Enclosures



Property Acquisition



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

MEMORANDUM

August 31, 2006

*HOS 9/7/06
P.S. Follow up on
this AB
Arthur Holmes, Jr.
Director*

RECEIVED

SEP - 7 2006

Capital Development

Douglas M. Duncan
County Executive

TO: Bruce Johnston, P.E., Chief
Division of Capital Development
Department of Public Works and Transportation

FROM: Arthur Holmes, Jr., Director *Arthur Holmes, Jr.*
Department of Public Works and Transportation

SUBJECT: Abandonment of a Portion of Bonifant Street, Silver Spring

The portion of Bonifant Street Right-of-Way (ROW) highlighted on the attached drawing will be utilized to build new Silver Spring Transit Center. Therefore, the public use of this ROW should be abandoned. Please direct your staff to implement the abandonment process for this portion of the ROW.

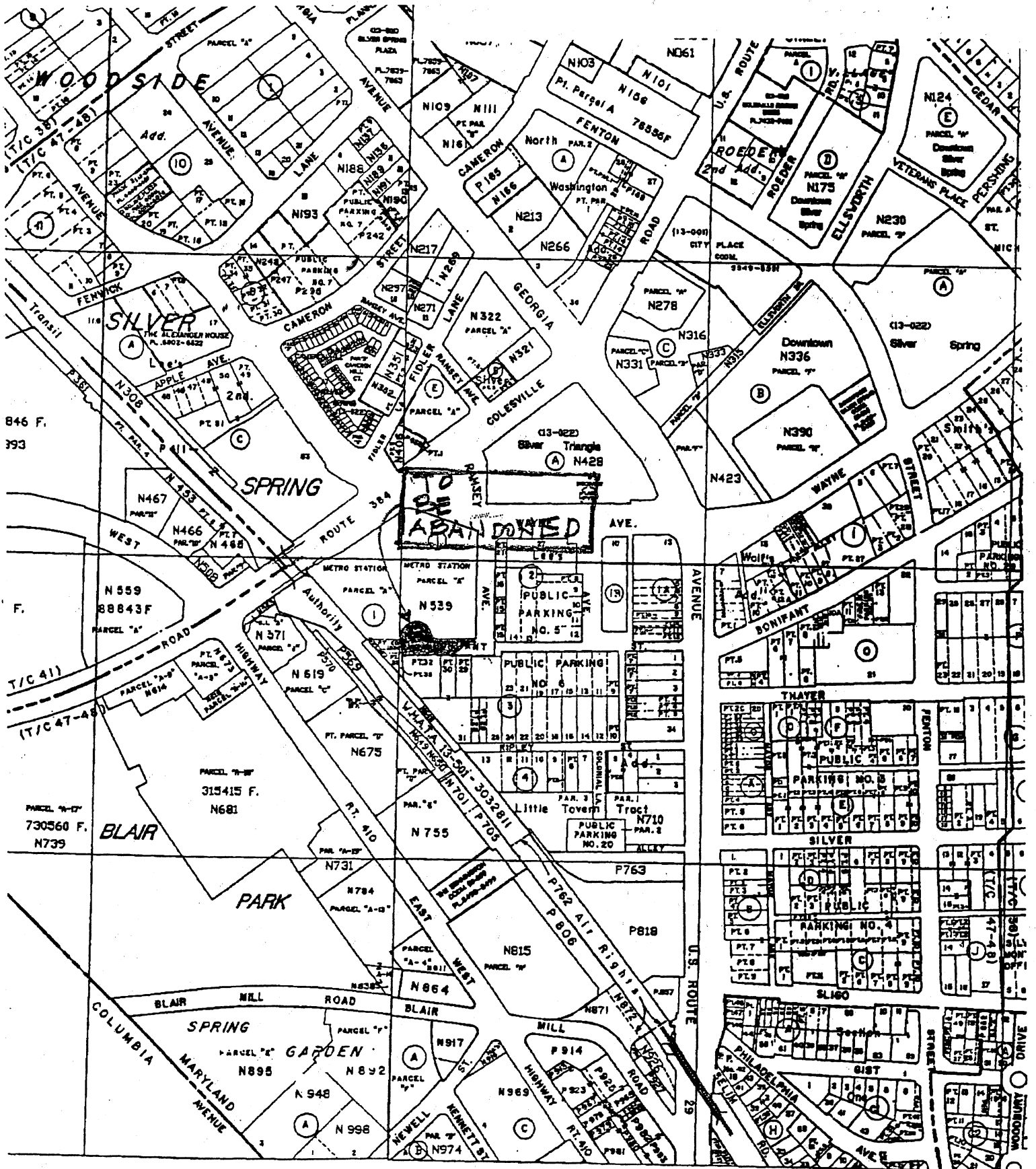
AH/mrs

Attachment

cc: Holger O. Serrano
Mike Cassidy
Hamid Omidvar
Project File/Reading File



Office of the Director



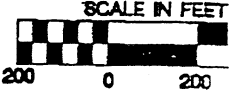
846 F.
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PARCEL "A-17"
730560 F.
N739

WOOD
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REQUEST FOR COMMENTS

AB688

**Abandonment of a Portion of Bonifant Street west of
Ramsey Avenue and including the cul-de-sac
Silver Spring**

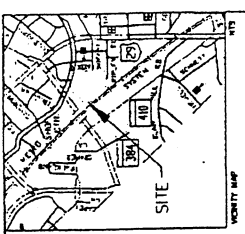
This request for abandonment was made by the Department of Public Works and Transportation and is associated with the Silver Spring Transit Center project. All property adjoining the subject right-of-way is owned by the County and Washington Metropolitan Area Transit Authority.

Your comments would be appreciated by November 16, 2006, and should be addressed to:

**Mike Cassedy
Division of Capital Development
Department of Public Works and Transportation
101 Monroe Street – 10th Floor
Rockville, MD 20850**

E-mail comments should be sent to michael.cassedy@montgomerycountymd.gov

If you have any questions, I can be reached at 240-777-7254.



NOTES

1. THE PROPERTY SUBJECT TO THE FOLLOWING PLAN IS SHOWN IN THE PLAT NO. 10821 (P.B. BY PLAT NO. 10821) (VARIABLE WIDTH R/W) WAYNE AVE. (P.B. BY PLAT NO. 10821) (VARIABLE WIDTH R/W)

2. THE PROPERTY SUBJECT TO THE FOLLOWING PLAN IS SHOWN IN THE PLAT NO. 10821 (P.B. BY PLAT NO. 10821) (VARIABLE WIDTH R/W) WAYNE AVE. (P.B. BY PLAT NO. 10821) (VARIABLE WIDTH R/W)

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SURVEYOR'S CERTIFICATE

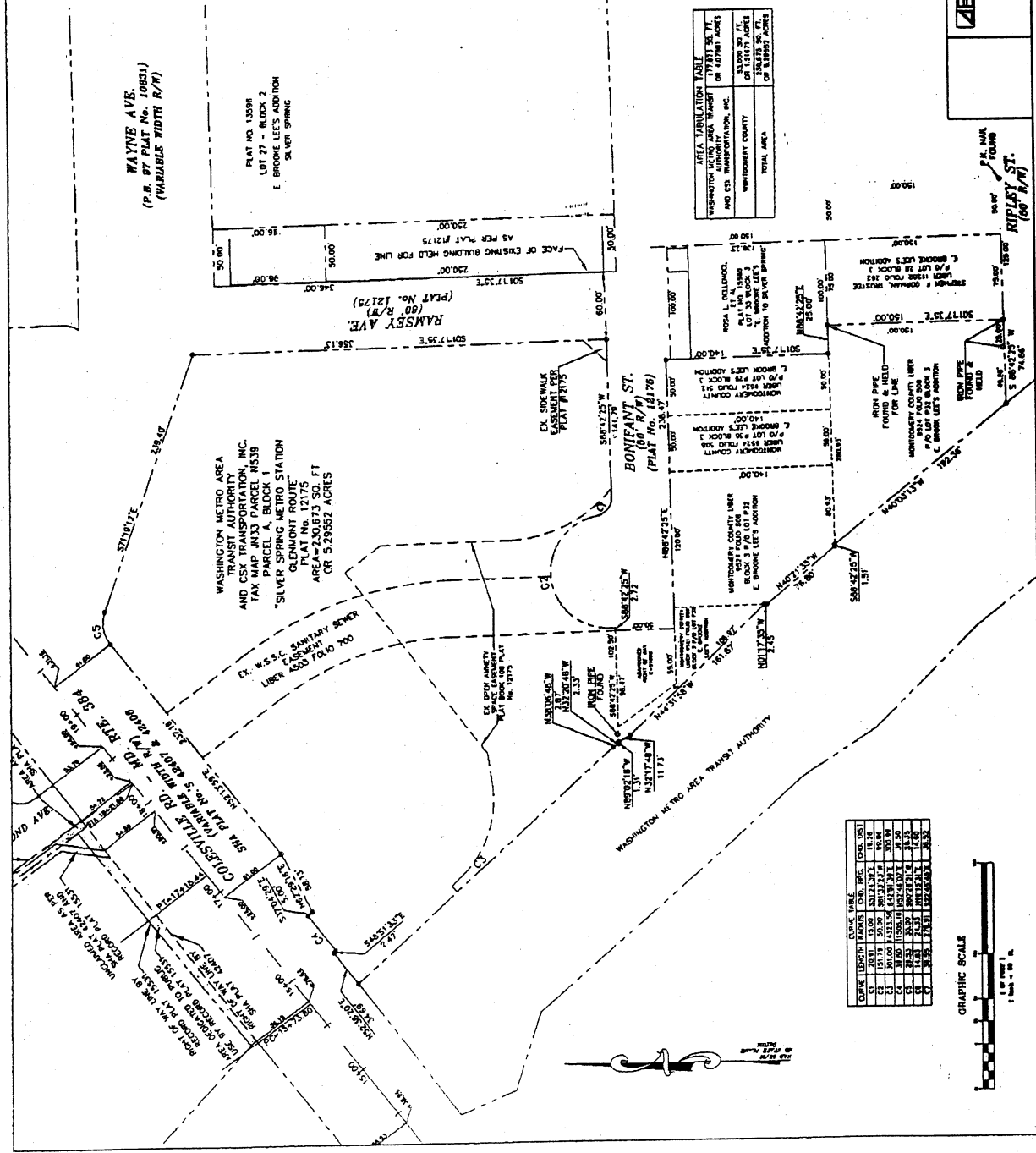
I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Maryland, do hereby certify that the foregoing plat is a true and correct copy of the original survey and that the same has been filed for record in the office of the Clerk of the Circuit Court for the County of Montgomery, Maryland, on this 14th day of August, 2009.

[Signature]
 Surveyor

AB CONSULTANTS, INC.
 4300 MARSHALL ROAD
 LARSON, MARYLAND 20885
 PHONE (301) 261-3800
 FAX (301) 261-3801

BOUNDARY SURVEY
SILVER SPRING TRANSIT CENTER
 MONTGOMERY COUNTY, MARYLAND

1 OF 1

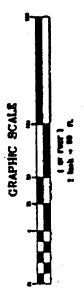


AREA TABULATION TABLE

DESCRIPTION	AREA (ACRES)
WASHINGTON METRO AREA TRANSIT AUTHORITY AND CSX TRANSPORTATION, INC. (P.B. BY PLAT NO. 10821)	2.1781
WASHINGTON METRO AREA TRANSIT AUTHORITY (P.B. BY PLAT NO. 10821)	1.1117
TOTAL AREA	3.2898

GRAPHIC SCALE

CURVE LENGTH	CHORD	ARC	CHORD
0	0	0	0
10	10.00	10.00	10.00
20	19.61	19.61	19.61
30	28.94	28.94	28.94
40	37.94	37.94	37.94
50	46.58	46.58	46.58
60	54.83	54.83	54.83
70	62.67	62.67	62.67
80	70.09	70.09	70.09
90	77.08	77.08	77.08
100	83.64	83.64	83.64





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

MCPB
ITEM NO.
11-9-06

October 26, 2006

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TO: Montgomery County Planning Board

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: Tom Autrey, Supervisor *TA*
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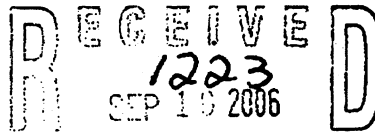
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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director



September 15, 2006

Mr. Royce Hanson, Chairman
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

TRANSIT
DIVISION

RE: Request for Comments on Proposed Abandonment
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Douglas M. Duncan
County Executive

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

MEMORANDUM

August 31, 2006

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FROM: Arthur Holmes, Jr., Director *Arthur Holmes, Jr.*
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HOS 9/7/06
pls. follow up on
THIS ABANDONMENT
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RECEIVED

SEP - 7 2006

Capital Development

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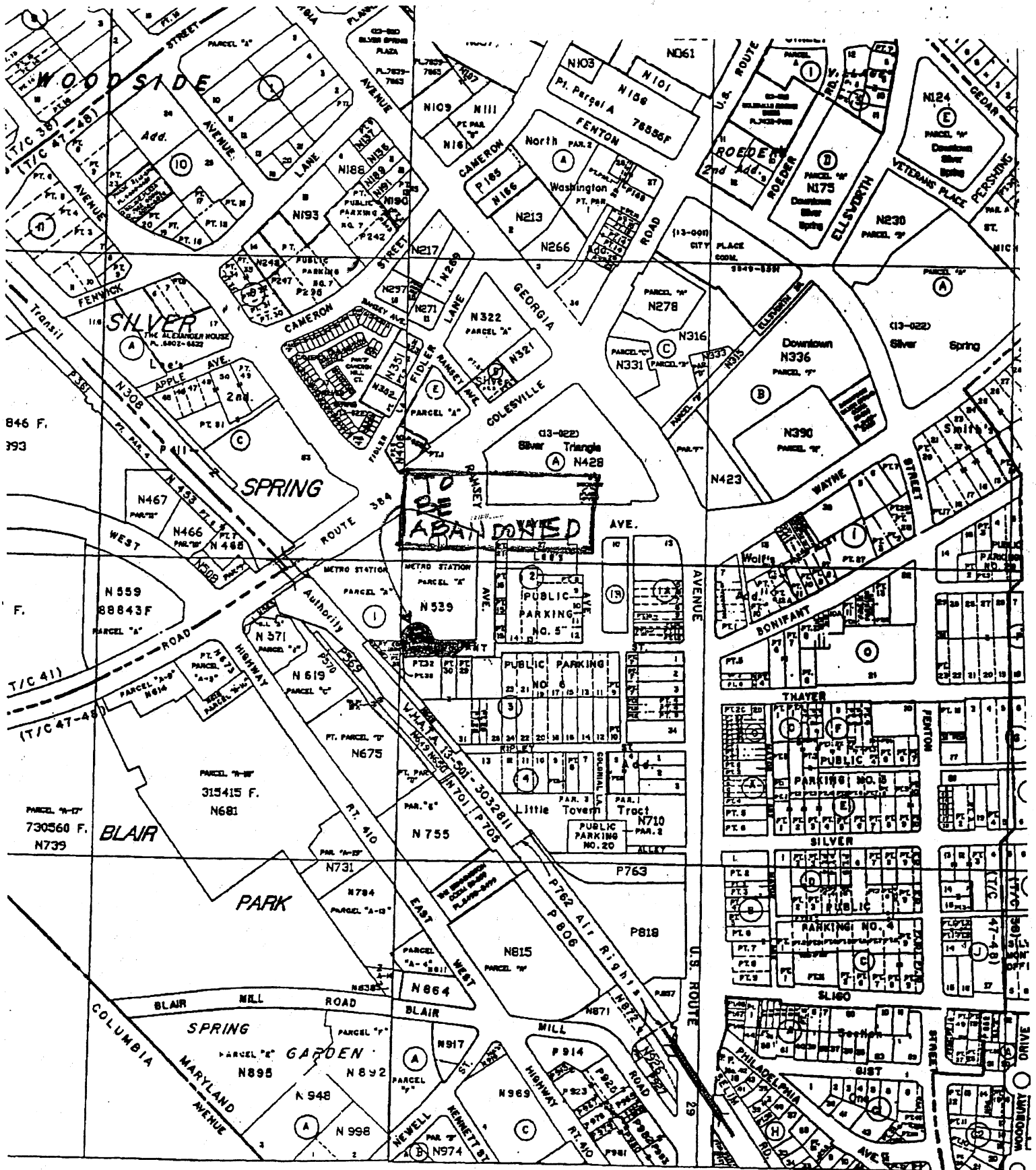
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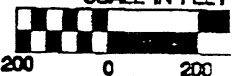
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WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.

J 3

SCALE IN FEET



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REQUEST FOR COMMENTS

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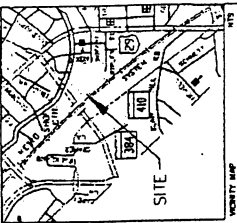
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Rockville, MD 20850**

E-mail comments should be sent to michael.cassedy@montgomerycountymd.gov

If you have any questions, I can be reached at 240-777-7254.



NOTES

1. THE PROPERTY SHOWN IS THE FOLLOWING TRACT:
 WASHINGTON METRO AREA TRANSIT AUTHORITY
 TAX PARCEL 33 BLOCK MS39
 "SILVER SPRING METRO STATION
 GLENHOMI ROUTE"
 PLAT NO. 12175
 AREA=230.873 SQ. FT
 OR 5.29552 ACRES
2. THE PROPERTY SHOWN IS THE FOLLOWING TRACT:
 WASHINGTON METRO AREA TRANSIT AUTHORITY
 TAX PARCEL 33 BLOCK MS39
 "SILVER SPRING METRO STATION
 GLENHOMI ROUTE"
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 "SILVER SPRING METRO STATION
 GLENHOMI ROUTE"
 PLAT NO. 12175
 AREA=230.873 SQ. FT
 OR 5.29552 ACRES



SURVEYOR'S CERTIFICATE

I, JAMES M. GORMAN, Surveyor General of the State of Maryland, do hereby certify that the foregoing plat is a true and correct copy of the original filed in my office on this 15th day of August, 2001, and that the same is in accordance with the laws of the State of Maryland.

JAMES M. GORMAN
 Surveyor General of the State of Maryland

AB CONSULTANTS, INC.
 1000 WASHINGTON AVENUE
 SILVER SPRING, MARYLAND 20910
 PHONE: (301) 208-2001
 FAX: (301) 208-2001

BOUNDARY SURVEY
SILVER SPRING TRANSIT CENTER

PROJECT NO. 01011
 DATE: 8/15/01
 SCALE: 1" = 40' x 1"

WAYNE AVE.
 (P.B. #7 PLAT NO. 10081)
 (VARIABLE WIDTH R/W)

PLAT NO. 12175
 LOT 27 - BLOCK 2
 E BROOKS LEE'S ADDITION
 SILVER SPRING

RAMSEY AVE.
 (PLAT NO. 12175)
 (80' R/W)

BONIFANT ST.
 (PLAT NO. 12175)
 (80' R/W)

RIPLEY ST.
 (80' R/W)

AREA	AREA (ACRES)	AREA (SQ. FT.)
WASHINGTON METRO AREA TRANSIT AUTHORITY TAX PARCEL 33 BLOCK MS39	5.29552	230,873
WASHINGTON METRO AREA TRANSIT AUTHORITY TAX PARCEL 33 BLOCK MS39	5.29552	230,873
WASHINGTON METRO AREA TRANSIT AUTHORITY TAX PARCEL 33 BLOCK MS39	5.29552	230,873
TOTAL AREA	15.88656	692,619

CURVE	LENGTH	CHORD	AREA	CHORD BEARING
C1	20.31	15.00	151.14	S 11.31° E 15.00'
C2	15.14	10.00	100.00	S 11.31° E 10.00'
C3	10.00	7.50	75.00	S 11.31° E 7.50'
C4	7.50	5.62	56.25	S 11.31° E 5.62'
C5	5.62	4.22	42.25	S 11.31° E 4.22'
C6	4.22	3.17	31.74	S 11.31° E 3.17'
C7	3.17	2.38	23.81	S 11.31° E 2.38'
C8	2.38	1.79	17.89	S 11.31° E 1.79'
C9	1.79	1.34	13.40	S 11.31° E 1.34'
C10	1.34	1.01	10.13	S 11.31° E 1.01'

