



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

Item # \_\_\_\_\_  
 MCPB 7/26/07

**MEMORANDUM**

**DATE:** July 11, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
 Cathy Conlon, Subdivision Supervisor *CC*  
 Robert Kronenberg, Acting Site Plan Supervisor *RK*  
 Development Review Division



**FROM:** Erin Grayson (301.495.4598) *EG*  
 Joshua C. Sloan, ASLA (301.495.4597) *JCS*  
 Development Review Division

**PROJECT NAME:** 814 Thayer Avenue  
**CASE #:** 120070410 & 920070120  
**REVIEW TYPE:** Preliminary Plan & Project Plan

**ZONE:** CBD-0.5  
**APPLYING FOR:** Creation of one lot and construction of an Optional Method development for 52 multi-family residential units, including seven MPDUs.

**LOCATION:** 814 Thayer Avenue, approximately 150 feet southeast of Fenton Street.

**MASTER PLAN:** Silver Spring Central Business District

**REVIEW BASIS:** Chapter 50 of the Montgomery County Subdivision Regulations and Division 59-D-2.11 of the Montgomery County Zoning Ordinance.

**APPLICANT:** 814 Thayer, LLC  
**FILING DATE:** November 30, 2006 (Preliminary) and April 18, 2007 (Project)  
**HEARING DATE:** July 26, 2007

Attached is the staff report for the proposed 814 Thayer Avenue Preliminary Plan and Project Plan. The Planning Board public hearing for this application is scheduled for July 26, 2007. The staff recommends **Approval** with conditions as delineated in the staff report.

## STAFF RECOMMENDATION

### PROJECT PLAN

Approval of Project Plan 920070120 for 52 multi-family dwelling units, including 12.5% MPDUs on 0.643 acres in the CBD-0.5 Zone, subject to the following conditions:

1. Development Ceiling  
The proposed development is limited to 52 multi-family dwelling units.
2. Building Height and Mass  
The proposed development is limited to 60 feet in height.
3. Transportation  
The Applicant must comply with the conditions of approval in the Memorandum from Transportation Planning dated July 10, 2007 (*Appendix A*), including:
  - a. At the time of site plan review, the Applicant must provide a truck-turning diagram showing how deliveries will be accommodated on site.
  - b. The Applicant must dedicate the right-of-way along Thayer Avenue to 35 feet from the centerline.
4. Moderately Priced Dwelling Units (MPDUs)  
The Applicant must provide 12.5% MPDUs on-site, consistent with the requirements of Chapter 25A of the Montgomery County Code. The Applicant is not receiving any density bonus. The final number and distribution of MPDUs will be determined at Site Plan.
5. Public Use Space
  - a. The Applicant must provide a minimum of 20% of the Net Lot Area for on-site Public Use Space and a minimum of 18% for off-site Public Amenity Space. The final design and details will be determined at Site Plan.
  - b. The proposed Public Use Space must be easily and readily accessible to the general public and available for public enjoyment.
  - c. The Applicant will provide two on-site artworks as public amenities. The final design and details must be approved by the Art Review Panel and will be determined at Site Plan.
6. Streetscape
  - a. The Applicant must relocate all utilities underground as part of the proposed streetscape improvements.
  - b. The Applicant must provide the full width streetscape improvements on the south side of Thayer Avenue (Type "B") in accordance with the *Silver Spring Streetscape Plan* (April 1992) Technical Manual or as amended or modified during Site Plan review.
  - c. The Applicant must improve the north side of Thayer Avenue as follows:

- i. Replace the existing sidewalk with a five-foot brick sidewalk (measured from the inside of the curb) from the east end of Lot 19, 20, 21 to the existing brick sidewalk at the corner of Thayer Avenue and Fenton Street in accordance with the *Silver Spring Streetscape Plan* (April 1992) Type B pattern.
- ii. Install four streetlights according to the *Silver Spring Streetscape Plan* (April 1992).
- iii. No street trees will be installed along the north side of Thayer Avenue.

7. Staging of Amenity Features

- a. The Applicant will construct the proposed development in one phase.
- b. The Applicant will install the landscaping no later than the next growing season after completion of the building and courtyard.
- c. The Applicant will install the Public Artworks no later than six months after completion of the building and courtyard.

8. Maintenance and Management Organization

Initially the Applicant and, within 90 days of formation, the Condominium Association will create and implement a Maintenance Plan for all Public Use Space and Public Artworks.

9. Coordination for Additional Approvals Required at Site Plan

- a. The Applicant must obtain written approval from the Montgomery County Department of Public Works and Transportation (DPWT) for the final design and extent of any and all non-standard streetscape improvements within the rights-of-way.
- b. The Applicant must obtain a waiver from DPWT for any and all non-standard streetscape improvements as well as a maintenance and liability agreement as necessary.

**PRELIMINARY PLAN**

Approval of Preliminary Plan 120070410 (*Appendix B*) pursuant to Chapter 50 of the Montgomery County Subdivision Regulations and subject to the following conditions.

- 1. Approval under this preliminary plan is limited to 52 multi-family dwelling units including a minimum of 12.5% Moderately Priced Dwelling Units (MPDUs).
- 2. The Applicant must comply with the conditions of approval for Project Plan 920070120.
- 3. The final number of dwelling units and MPDUs will be determined at Site Plan.
- 4. No clearing, grading, or recording of plat until approval of Certified Site Plan.

5. The Applicant must comply with the conditions of approval of the Montgomery County Department of Public Works and Transportation (DPWT) letter dated June 28, 2007 (*Appendix C*).
6. The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (DPS) stormwater management concept approval letter dated June 19, 2007 (*Appendix D*).
7. The Applicant must provide two inverted-U bicycle racks on Thayer Avenue between tree wells and two bicycle lockers in the on-site garage within 50 feet of the elevator. The final location of each will be determined at Site Plan.
8. Record Plat must show dedication of thirty-five feet from the centerline of Thayer Avenue.
9. 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 Resolution.
10. All necessary easements must be shown on the Record Plat.

## **PROJECT DESCRIPTION**

### **SITE VICINITY**

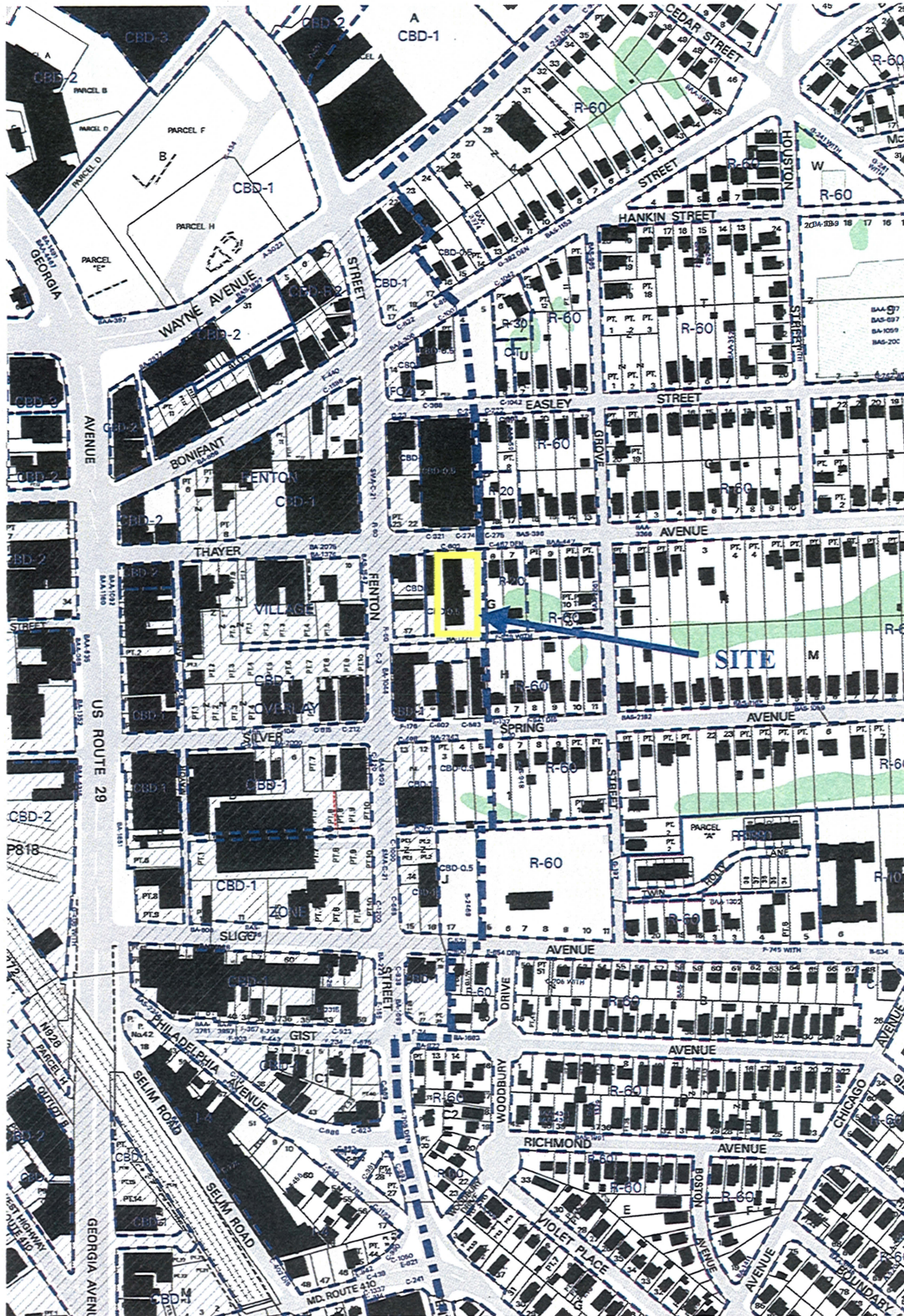
The subject property is located on the eastern edge of the CBD and is currently used for office uses. While the subject property is within the Fenton Village Revitalization Area of the Silver Spring Central Business District Sector Plan (Sector Plan), it is outside the portion of Fenton Village that is subject to the Fenton Village Overlay Zone. The immediate area consists of a mix of retail, office, multi-family, and single-family uses.

The subject property is zoned Central Business District – 0.5 (CBD-0.5). The site acts as a transition from the office building immediately to the west and the CBD-1 Zone commercial uses farther west on Fenton Street to the R-20 multi-family zone to the east. The zoning is a “stepping down” from the commercial area to the west to the residential area to the east. This zoning condition is clearly evident in the built environment. Immediately to the west of the subject property is a three-story office building; adjacent to that building, further to the west (at the southeast corner of the Fenton Street and Thayer Avenue intersection), are commercial uses that front on Fenton Street. To the immediate east of the subject property is a two-story house currently used as a multi-family residence. Directly across Thayer Avenue to the north is a sixteen-story multi-family residential building (Silver Spring Towers). To the west of the apartment building is a gas station. To the east of both the subject property and Silver Spring Towers is an established single-family residential neighborhood.

Across Fenton Street, on the northwest corner of the intersection of Thayer and Fenton, is a grocery store and related parking. At the southwest corner of Thayer and Fenton there is an existing automobile repair facility that will be developed as a mixed-use project (the recently approved “Adele”). Public Parking Lot Number 3 is on the west



side of Fenton Street, across the public alley from The Adele, all approximately one block from the Property.



Vicinity and Zoning Map



The subject property backs to a 20 to 22-foot public alley that runs parallel to Thayer Avenue and connects Fenton and Grove Streets. Directly across the alley from Lot 5 is a one-story masonry commercial building; directly across the alley from Lot 4 is a project being developed under the standard method that will renovate the existing building and increase the size of the existing structure (8215 Fenton). 8215 Fenton will contain a total of 13,638 gross square feet of commercial space and will have no parking on-site. A vehicular loading area will be located off the alley. Further up the alley, on Fenton Street, another proposal is under review for a two-story retail and office building (R. Holt Easley's Subdivision).

## SITE DESCRIPTION

The subject property is located on the south side of Thayer Avenue, approximately 160 feet east of Fenton Street, and is comprised of Lots 4 and 5, Block G,



*Aerial view of the Subject Site looking north.*



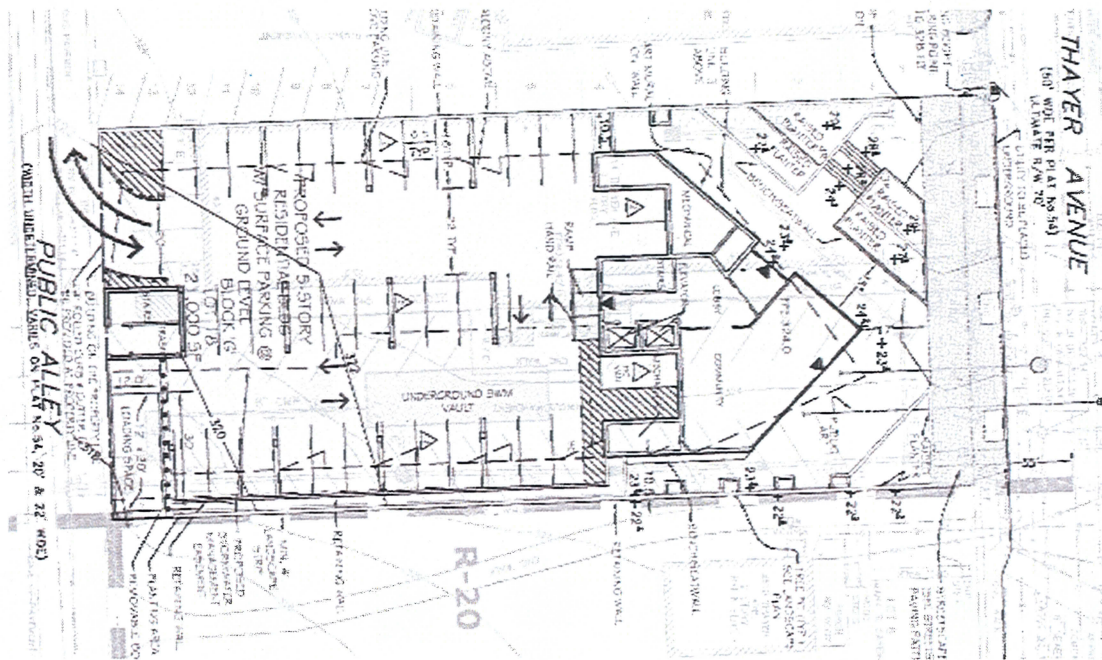
Easley's Subdivision. The Gross Tract Area of the site is 28,000 square feet (0.643 acres). Prior road dedications totaling 6,000 square feet have been made and the current application is dedicating an additional 1,000 square feet for a Net Tract Area of 21,000 square feet (0.48 acres).

The subject property slopes approximately 10 percent from the northwest corner of the site to the southeast corner and approximately 6 percent across its frontage along Thayer Avenue. The sidewalk along Thayer Avenue is nondescript, with overhead wires and no streetscape treatment. There is no vegetation on the site, except for a small island of grass located between the building and the sidewalk along Thayer Avenue.

Lot 4, the western-most lot, is currently developed with a three-story office building; Lot 5 is currently used for associated parking. Lot 5 has access to both Thayer Avenue and the public alley that runs parallel to Thayer at the rear of the subject property. The subject property is located within the Silver Spring Parking Lot District.

### PROPOSAL DESCRIPTION

The application requests the approval of a Preliminary Plan and a Project Plan to create one lot and construct an Optional Method development for 52 multi-family residential units, including seven MPDUs. The proposal includes a five-story condominium building built over on-grade parking; access from the public alley behind the Site; a 4,620 square-foot public plaza between the residential building and Thayer Avenue; two public artworks within the plaza; landscaping, lighting and other site amenities; and streetscape improvements along both sides of Thayer Avenue. The existing building and parking lot will be demolished.

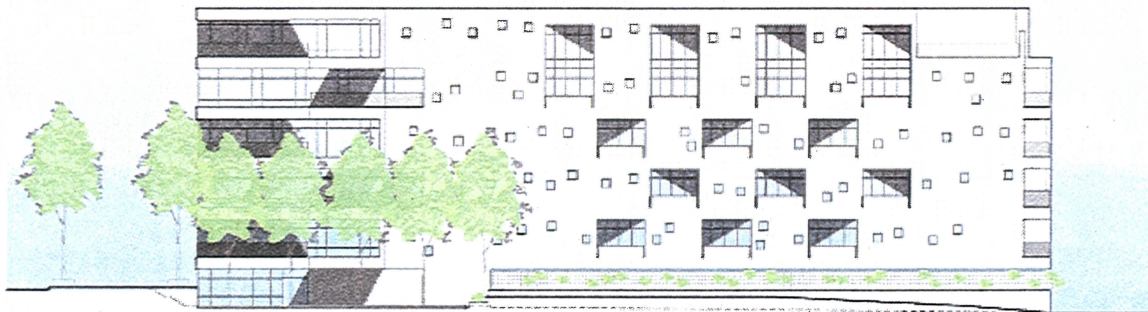


*Project Plan*

## Architecture

The first floor of the proposed building will be mostly reserved for thirty-seven parking spaces and two bicycle racks. This parking area will be screened along the east and west with a low wall and trellis for climbing vines. This floor also provides the primary pedestrian entrance to the building from Thayer Avenue; a lobby; a community gathering space that looks out onto the courtyard; mechanical rooms; and the elevator core.

The second through fifth floors house the residential units. Each of the units along the east and west sides have angled façades and recessed balconies. The units on the top floor of the building include upper mezzanine levels and generous outdoor terraces. The various unit types and layouts provide a variety of housing types for residents.



WEST ELEVATION



*Elevations of proposed building.*

The striking and contemporary design of the proposed condominium is a direct response to the site and surrounding context. The angled form at the front of the building

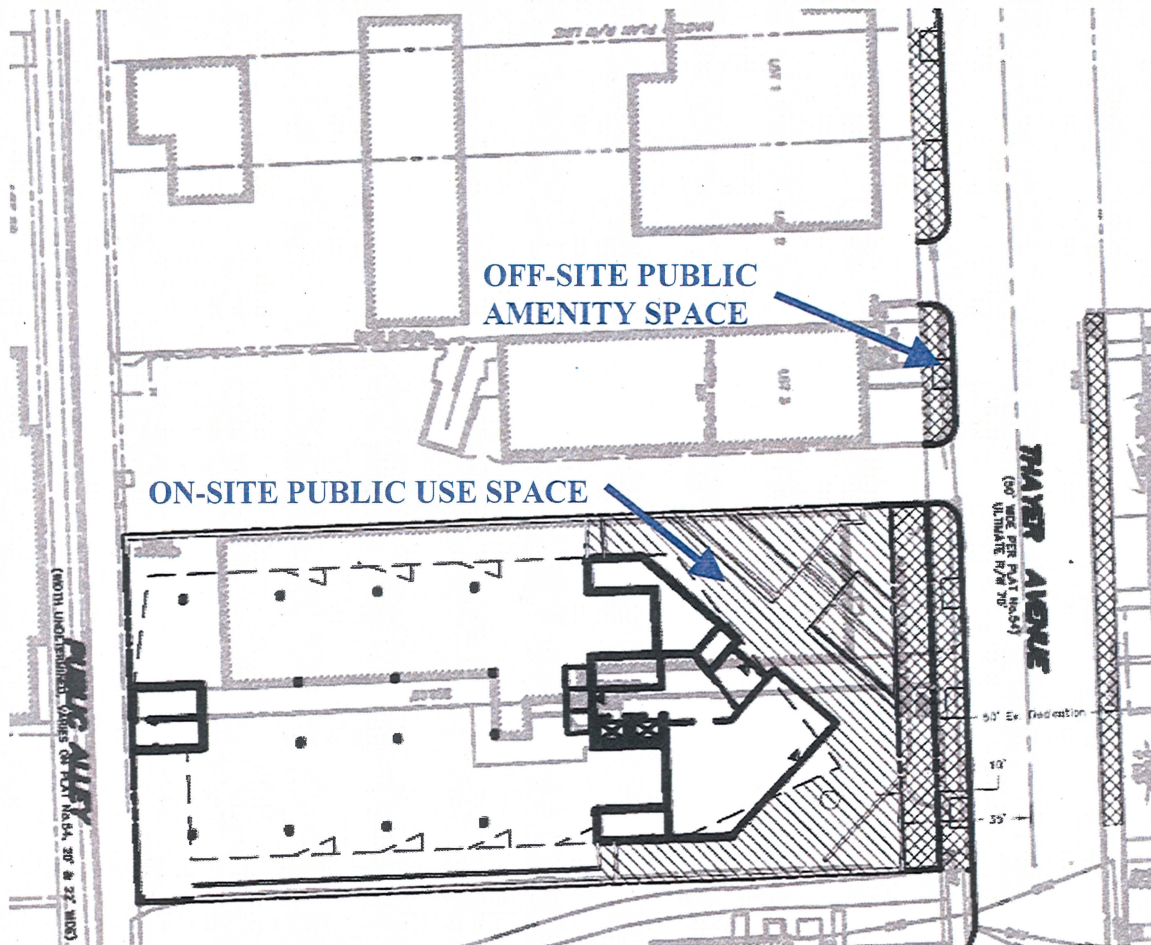


is a reaction to the confronting Silver Spring Towers directly across Thayer Avenue that blocks all scenic views to the north. The angled façades of the building instead direct views to the east and west away from the imposing apartment complex.

The floor plates of the building shift at each level creating a series of overlapping balconies. These balconies and planes break down the mass of the building into smaller pieces, further reducing the scale of the project in response to the adjacent residential scale. The resulting dynamic massing provides an aesthetic for the Project that is at once unique and appropriate for the site and the neighborhood. Such a sculptural building will help attract pedestrian traffic and activate the public use space along Thayer Avenue.

### Public Use Space and Amenities

The Project includes a passive public gathering space along Thayer Avenue that evokes visually and tactilely the prior use of the site by the National Association for the Deaf. Approximately 4,620 square feet of space (22% of the Net Lot Area) is provided as on-site Public Use Space. As conditioned in the Recommendations section of this Staff Report, the Project will provide an additional 18% of off-site Public Amenity Space by installing streetscape improvements along both sides of Thayer Avenue.



Public Use Space Exhibit

The on-site Public Use Space consists of an intimate and inviting plaza. This plaza will be paved with concrete pavers or brick, the pattern extending into the sidewalk area up to the five-foot strip of standard Silver Spring brick paving along Thayer Avenue. The extension of the pattern will visually tie the sidewalk and courtyard area together signifying the public nature of the plaza. To take up the grade across the front, small planters built within retaining walls frame the space. These will be planted with low-growing shrubs, flowers, and limbed-up trees to allow views into the plaza. The public can access the plaza via a wide set of steps or from an area where the courtyard is flush with the sidewalk in the center of the Thayer Avenue frontage.

On the western side of the angled façade of the building at the ground floor, there is an eye-catching interpretive art wall that will draw passersby into the courtyard. This art wall will be an interpretive wall panel in text, American Sign Language, and Braille that will evoke for the public the unique history of the site, which was the home of the National Association of the Deaf for many years. The Braille will be raised on the surface of the panel so that the public can experience the feel of the Braille as a blind person would. This panel will be approximately one-story high and 30 feet wide.



*Landscape Plan*

Within the eastern side of the plaza, a freestanding artwork is being designed to pick up on the historical theme of the interpretive wall. Along the property line adjacent to the residential property, several permanent game tables are provided

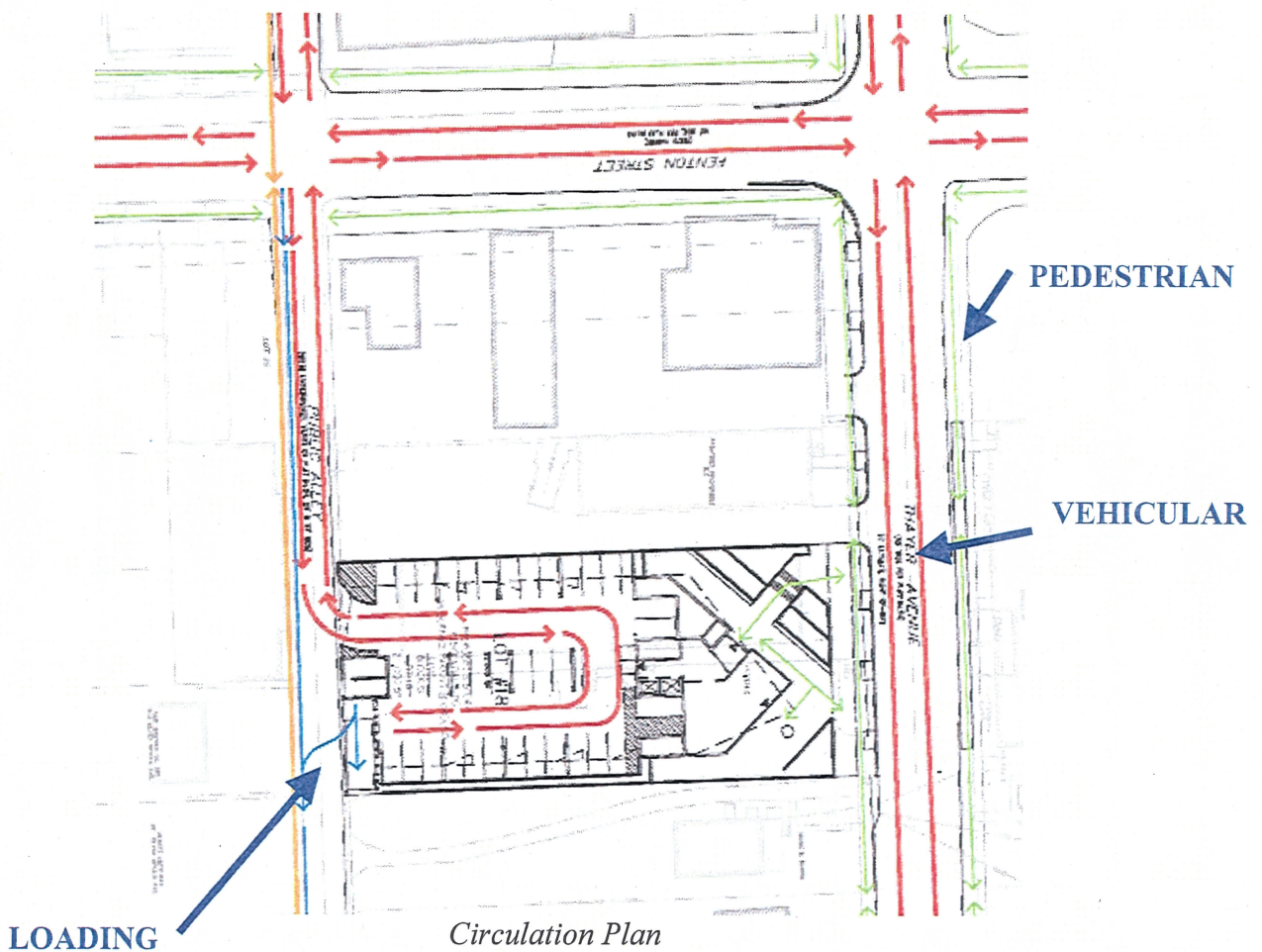
A variety of seating venues within the plaza are provided to accommodate multiple public desires. Benches have been positioned along the west side facing the interpretive art wall. Along the east side of the building, a continuous bench is built into the façade that faces the planting buffer.



## Vehicular and Pedestrian Circulation

The main pedestrian entry into the project is provided from Thayer Avenue. This portion of the Project will be set back 35 feet from the curb to the building line and the sidewalk will connect directly to the building lobby at grade from the mid-point of the site and from a set of steps into the site from the northwest corner. The front of the building facing Thayer Avenue includes a lobby accessible directly from the sidewalk through the Public Use Space.

Access to the on-grade parking area is provided from the alley by a two-way driveway entrance located at the rear of the building. The driveway entrance/exit provides for full access at the alley with both right and left turns. The loading dock is also accessible from the alley, oriented parallel to the direction of the alley. The site is located within walking distance of the Silver Spring Transit Center, as well as being within the Silver Spring Parking Lot District and the Central Business District, allowing the Applicant to provide fewer parking spaces on-site than would otherwise be required under the Zoning Ordinance.



Access from the alley will improve vehicular and pedestrian circulation in the area, especially for pedestrians along Thayer Avenue. In compliance with the Sector Plan's goal of making projects in the CBD more pedestrian-friendly, this alley access will eliminate a minimum 20-foot curb cut and driveway from Thayer Avenue into the Project. The Montgomery County Department of Public Works and Transportation (DPWT) has approved this vehicular access.

The Property is accessible by several means of public transportation. Metrobus routes F4 and F6, and the Ride-On routes 16 and 17, include frequent stops on Fenton Street – less than 0.1 miles from the Property. Ride-On bus route 20 stops on Grove Street – less than 0.2 miles from the Property. Finally, the Silver Spring Transit Station is less than 0.5 miles from the Property.

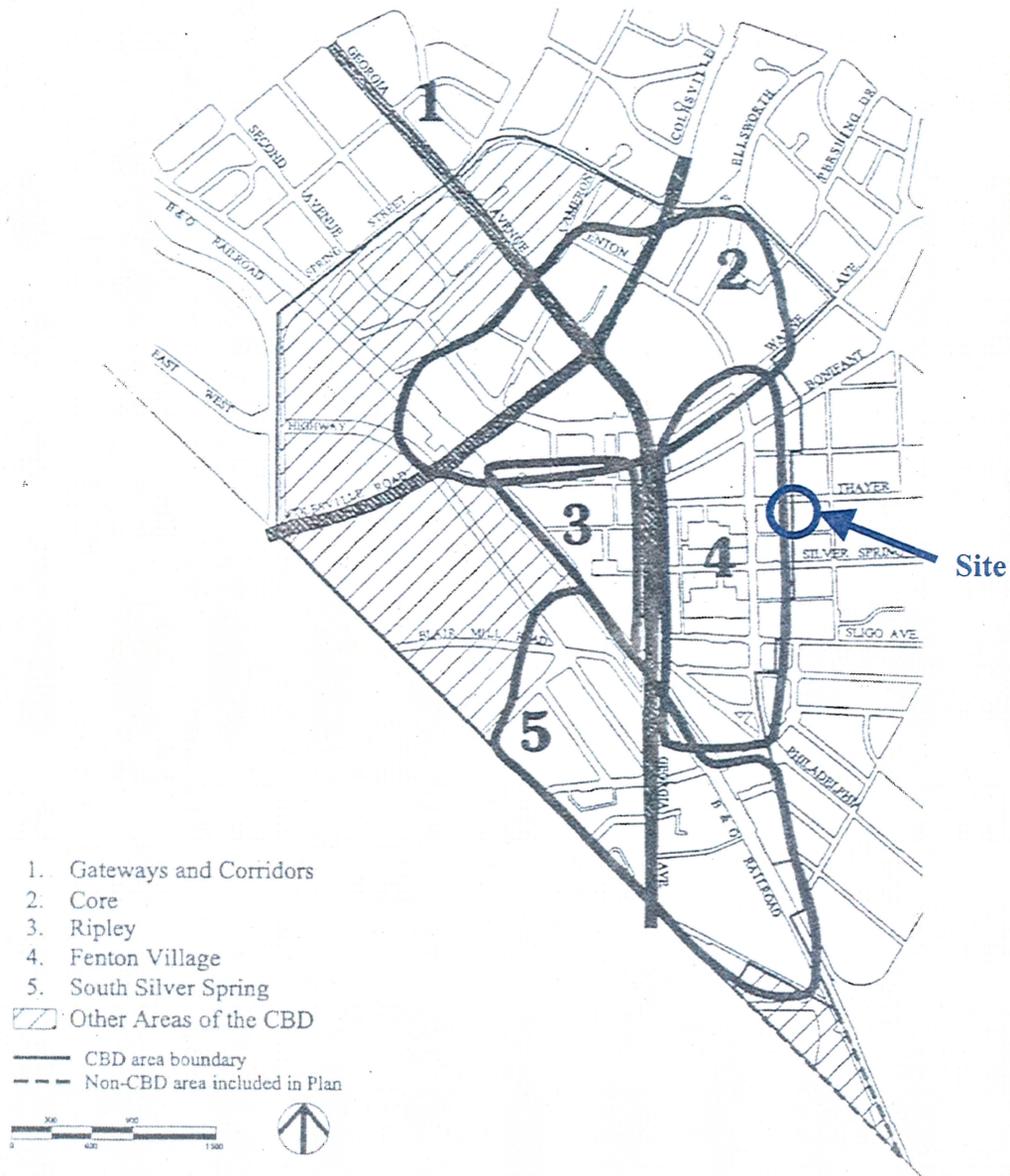
## **PLANNING AND REGULATORY FRAMEWORK**

### **SECTOR PLAN**

The Silver Spring Central Business District and Vicinity Sector Plan (Sector Plan), approved by the County Council on February 1, 2000 outlined six themes that articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes, viz., a residential downtown a green downtown, and a pedestrian friendly downtown, apply to this project proposal. One of the objectives of the Sector Plan is to provide new housing that will support the commercial uses in the Core. This project provides housing choices for those seeking an urban experience that offers employment, shopping, transit, and entertainment choices within walking distance. This project also supports the Green Downtown theme – it incorporates nature into the city through the implementation of tree-lined streetscapes and a landscaped public open space. The installation of street trees per the Silver Spring Streetscape Plan on Thayer Avenue will help meet this goal. Finally, the project encourages the development of active streets by providing a public open space on Thayer Avenue that incorporates seating, chess tables, and public art. The quality of the pedestrian environment is also improved by the previously mentioned addition of streetscaping per the Silver Spring Streetscape Plan.

A full analysis of the Project with regard to the Sector Plan is provided in the appendices in a Memorandum from Community Based Planning, dated July 2, 2007 (*Appendix E*).





*Silver Spring CBD Sector Plan*

**PROJECT PLAN**

The subject Project Plan Amendment was filed on November 30, 2006 and accepted for review on April 18, 2007. According to Section 59-D-2.11,

In order to ensure that the [proposed] development [in the CBD, RMX, and TOMX zones] will include the public facilities, amenities and other design features that will create an environment capable of supporting the greater densities and intensities permitted by the optional method of

development, the developer is required to submit a project plan as a part of the application for the use of the optional method; and a site plan must be approved in accordance with the requirements of division 59-D-3 prior to the issuance of any building permit. The project plan shall be such as would result in the satisfaction of the stated purposes of the zone applied for, and the fact that a project complies with all of the stated general regulations, development standards or other specific requirements of the zone shall not, by itself, be deemed to create a presumption that the proposed development would be desirable and shall not be sufficient to require the approval of the project plan or granting of the application.

In reaching its determination on a Project Plan the Planning Board must consider the following:

- (a) The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures, and its consistency with an urban renewal plan approved under Chapter 56.
- (b) Whether the open spaces, including developed open space, would serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are planned, designed and situated to function as necessary physical and aesthetic open areas among and between individuals structures and groups of structures, and whether the setbacks, yards and related walkways are located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.
- (c) Whether the vehicular circulation system, including access and off-street and loading, is designed to provide an efficient, safe and convenient transportation system.
- (d) Whether the pedestrian circulation system is located, designed and of sufficient size to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.
- (e) The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, in relation to the type of use and neighborhood.
- (f) The adequacy of provisions for construction of moderately priced dwelling units in accordance with Chapter 25A if that Chapter applies.
- (g) The staging program and schedule of development.
- (h) The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.
- (i) The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19.

As our analysis and findings demonstrate, the Project Plan adequately addresses each of these considerations.





## ANALYSIS AND FINDINGS

### PROJECT PLAN

Section 59-D-2.42 of the Zoning Ordinance establishes the findings, which must be made by the Planning Board and forms the basis for the Board's consideration of approval. In accordance herewith, the Staff makes the following findings:

- (a) *As conditioned, the proposal complies with all of the intents and requirements of the zone.*

#### Intents and purposes of the CBD zones

The Montgomery County Zoning Ordinance states the purposes, which the CBD zones are designed to accomplish. The following statements analyze how the proposed Project Plan conforms to these purposes:

- (1) *"To encourage development in accordance with an adopted and approved master or sector plan, or an urban renewal plan approved under Chapter 56 by permitting an increase in density, height, and intensity where the increase conforms to the master or sector plan or urban renewal plan and the site plan or combined urban renewal project plan is approved on review by the Planning Board."*

The Project Plan proposes to use the optional method of development and is in conformance with the Silver Spring Central Business District and Vicinity Sector Plan. The plan utilizes the optional method of development standards and conforms to the goals of the Sector Plan. The proposed development is a multi-family residential building, a use that is permitted in the CBD-0.5 Zone.

The proposed building height is 60 feet, which is in conformance with the Montgomery County Zoning Ordinance that permits buildings up to 60 feet in height under the optional method.<sup>1</sup> The Applicant is requesting 52 multi-family dwelling units, which is the current maximum allowed by the Preliminary Plan Adequate Public Facilities (APF) review. An increase in the number of units from 52 at Site Plan would require an amendment to the Preliminary Plan and a new APF review. The CBD-0.5 Zone allows up to 100 dwelling units/acre, which could yield a maximum 64 units. With this Project Plan, the Applicant is proposing 81 dwelling units per acre.

The Project Plan will accomplish important Sector Plan objectives as outlined in the Regulatory Section of the Staff Report. Namely, the proposed project expands housing opportunities in the downtown and does so in proximity to transit facilities. It also encourages a pedestrian friendly downtown and a

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<sup>1</sup> In fact, the Planning Board may approve building heights up to 90 feet in the CBD-0.5 in certain circumstances.

green downtown through the provision of street trees, landscaping, and a public plaza.

- (2) *“Permit a flexible response of development to the market as well as to provide incentives for the development of a variety of land uses and activities in central business districts to meet the needs and requirements of workers, shoppers and residents.”*

The project plan responds to the need for a variety of housing, including Moderately Priced Dwelling Units, in the downtown Silver Spring Area. By creating usable public space, the project will help meet the recreational needs of local residents.

Under the optional method, this project encourages the development of active urban streets by providing public space along street edges and improves the quality of the pedestrian environment within the improved streetscapes. The improved streetscape, along with the public amenities, addresses the need for increased public interaction to enhance the ambiance of downtown Silver Spring. This project will also increase the vitality of downtown Silver Spring and add economic infrastructure for commercial and retail businesses.

- (3) *“To encourage designs which produce a desirable relationship between the individual buildings in the central business district, between the buildings and the circulation system and between the central business district and adjacent areas.”*

The Project will provide a compatible and desirable relationship with adjacent and surrounding uses. The design provides an effective relationship with adjacent uses and amenities and allows for a more interactive pedestrian environment due to the upgraded streetscape, public space, and artwork. The building and site designs respond to the unique transition space this Project occupies between the dense urban fabric and the more residential setting.

- (4) *“To promote the effective use of transit facilities in the central business district and pedestrian access thereto.”*

The proposed development is located within one-half mile of the Silver Spring Metro Station and even closer to many bus stops. This proximity to transit facilities as well as other downtown shopping, restaurants, and cultural establishments will help alleviate the dependency on the automobile for the residents of the development. The public plaza and streetscape improvements along Thayer Avenue will facilitate the desire for pedestrian connectivity to the metro station core areas of development within Silver Spring.

The applicant will also provide amenities for residents commuting by bicycle and 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 TMA will outline possible transit alternatives, monitoring of the program and commuter display information.

(5) *"To improve pedestrian and vehicular circulation."*

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 Plan (April 1992) Technical Manual, as amended, and through the inclusion of public art and open space. Vehicular circulation is removed from the pedestrian environment along Thayer Avenue, thereby alleviating possible conflicts. Instead, all vehicular access to the site is from an existing Public Alley behind the site.

The streetscape improvements along Thayer Avenue facilitate the desire for pedestrian connectivity to the bus and metro station. The proposed lobby entrance off of the public plaza provides easy pedestrian access to the site.

(6) *"To assist in the development of adequate residential areas for people with a range of different incomes."*

The Project proposes 52 dwelling units (with a maximum total of 64 units possible during Site Plan review) and includes seven MPDUs. The unit types provided within the building vary from smaller residences to larger residences with mezzanine space and spacious balconies. This range of unit types allows for people of various incomes to live in the Central Business District.

(7) *"To encourage land assembly and most desirable use of land in accordance with a sector plan."*

The project plan responds to the need for housing opportunities in downtown Silver Spring and addresses the need for smart growth policies where infrastructure, community facilities and elements of an urban district already exist. The project is assembling two lots to make one more functional lot accommodating an appropriately sized multi-family residential building.

Further intents of the CBD-3 Zone

Section 59-C-6.213(a) of the Zoning Ordinance states that it is further the intent that the CBD-0.5 Zone:

- (1) *"Foster and promote the orderly development of the fringes of the CBDs of the county so that these areas will provide land uses at a density and intensity which will encourage small business enterprises and divers living*

*accommodations, while complementing the uses in the interior portions of these districts; and*

- (2) *To provide a density and intensity of development which will be compatible with adjacent land uses outside the CBDs.”*

The proposed development will enhance the economic status of the county by providing additional housing opportunities on the fringes of the Silver Spring CBD. Increasing the workforce base through the addition of at least 52 new residential units will expand the CBD employee pool in an area that is currently expanding other retail and residential opportunities. Further, the renovation of the streetscape and public artwork will enhance the urban environment for all of the county’s citizens and visitors. The CBD-0.5 Zone also has the lowest density of dwelling units per acre of any CBD Zone and the current Project Plan is within this density cap. This lower density is appropriate for the transition from other CBD Zones and adjacent residential zones.

Requirements of the CBD-1 Zone

The following table demonstrates the conformance of the Project Plan with the development standards under the Optional Method of Development.

*PROJECT DATA TABLE FOR CBD-1 ZONE*

<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Gross Tract Area (square feet):	18,000	28,000
Net Site Area <sup>2</sup> (square feet):	none	21,000
Dwelling Units/Acre	64 (100 units/acre)	52 (81 units/acre)
MPDUs	12.5% (7 units)	12.5% (7 units)
Building Height (feet): <sup>3</sup>	60	60
Public Use Space (% of net lot area):		
On-Site	20% (4,200SF)	22% (4,620 SF)
Off-Site		18% (3780 SF) <sup>4</sup>
Total		40% (8400 SF)

<sup>2</sup> Net Site Area is calculated after the dedication of 7,000 square feet of previous recorded dedications and additional proposed dedication.

<sup>3</sup> Final building height measurement point will be determined at site plan.

<sup>4</sup> As conditioned in the Project Plan Staff Recommendation.

Setbacks (feet)		
Front	0	17
Side	0	0
Rear	0	0
Parking	57 <sup>5</sup>	36 <sup>6</sup>

Amenities and Facilities Summary

*On-Site Improvements*

- Public plaza with benches, landscaping, game tables, and lighting.
- Two public artworks within the public plaza.

*Off-Site Improvements*

- Streetscape improvements along both sides of Thayer.

- (b) *The proposal conforms to the approved and adopted Master or Sector Plan or an Urban Renewal Plan approved under Chapter 56.*

Zoning and Land Use

The 21,000 square foot subject property is zoned CBD-0.5. The approved CBD Sector Plan recommends the CBD-0.5 zoning for this site, which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600.

The proposed residential development is composed of 52 dwelling units (including a minimum of seven MPDUs). The proposal will be implemented under the optional method of development. The project proposes a density of 81 dwelling units per acre. The maximum total density permitted for this site under the optional method of development is 100 dwelling units per acre.

The minimum required on-site public use space for this project is 4,400 square feet. As conditioned, the proposal conforms to the approved and adopted Sector Plan.

Sector Plan Conformance

The Approved and Adopted Silver Spring CBD Sector Plan is organized around several themes that the Project satisfies:

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<sup>5</sup> The proposed development is within the Silver Spring Parking District and is not required to provide any parking on site; however, the project is subject to the Parking District Tax.

<sup>6</sup> The final number and distribution of parking spaces will be determined at site plan.



- A transit-oriented downtown,
- A residential downtown,
- A green downtown, and
- A pedestrian friendly downtown.

The Sector Plan identifies Silver Spring as a transportation center where regional train, bus, road, and trail systems come together. The project will be within walking distance of the Silver Spring Transit Center and other Metrobus and Ride-On bus stops.

The Sector Plan identifies enhancing the established downtown residential community by “creating new housing opportunities” as an important component in a successful downtown. The proposed development will contain forty-five market rate units and seven MPDUs, thereby helping to revitalize the eastern edge of the Silver Spring CBD.

The Sector Plan envisions a “green downtown [that] includes shaded, tree-lined streets, parks and plazas ... that provide economic, environmental and aesthetic benefits throughout downtown”. The portion of Thayer Avenue within the CBD is identified in the Sector Plan as a “green street”, which is defined as an “urban street with landscaping”. The proposed development will contribute street trees and landscaping that will help achieve this goal at this location and along the adjacent street.

The proposed development is within Fenton Village as delineated in the Sector Plan, but not in the Fenton Village Overlay Zone. It is located in an area that transitions from the core of the Central Business District to an existing single-family residential neighborhood that the Sector Plan cautions should be “buffered” from redevelopment. The Sector Plan also notes that in “Fenton Village, the disjointed pattern of commercial activity and the lack of a residential population dilute pedestrian traffic – a key component of retail activity”. The provision of housing and the appropriate scale and massing will provide more activity in Fenton Village and provide a transitional and pedestrian-friendly buffer between the denser CBD areas and the residential neighborhood.

*(c) Because of its location, size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to existing or potential development in the general neighborhood.*

The project has been designed to ensure compatibility with the existing uses and the general neighborhood. The proposed development is in accordance with the Sector Plan and the requirements of the Zone regarding use, setbacks, height, and massing. The residential project has made provisions for generous sidewalks along its Thayer Avenue frontage and created public use space that will enhance the pedestrian activity of the neighborhood. Because vehicular activity is limited to the alley, pedestrian and vehicular conflicts are minimized. The scale and design of the massing and orientation of the

proposed building is appropriate relative to the adjacent properties and provides an attractive and interesting architectural design that adds character to the area.

- (d) *As conditioned, the proposal would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under Chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.*

The project proposes residential uses on a site that has access to a 6-inch water main and an 8-inch sewer line along Thayer Avenue. An existing storm drain is located in the alley along the southern boundary and full quality control of stormwater runoff will be included in the final project configuration at site plan review.

The Applicant is promoting smart growth within the urban environment by providing bicycle facilities and developing near the existing Silver Spring Metro Station and will not, therefore, overburden existing public services with the proposed project. In addition, the improvements that are being made to the streetscape facilitate and encourage pedestrian accessibility to the metro and encourage the future employees and retail patrons to take advantage of existing conditions.

A traffic study is not necessary for the proposed development because the replacement of the existing office use with residences will result in a net decrease in vehicle trips. Further, there is adequate capacity in the local schools (Blair High School, Takoma Park Middle School, and East Silver Spring and Piney Branch Elementary Schools) to accommodate any students that may reside at the proposed development.

- (e) *The proposal will be more efficient and desirable than could be accomplished by the use of the standard method of development.*

The approval of the Optional Method of Development at this location will permit a greater residential density than allowed under the standard method of development within an area of extensive public transit opportunities and, even with the higher density, will create less traffic than the existing office use. The higher density also allows for a building that can afford to cover and, thereby, visually screen its parking facilities, which will replace the existing surface parking.

The proposed development will also provide more on-site public use space and more off-site public amenity space along the pedestrian network of Thayer Avenue than would be achieved under the standard method of development. The proposed Optional Method development also provides public art, which is essential to the cultural and aesthetic identity of a downtown.

- (f) *The proposal will include moderately priced dwelling units in accordance with Chapter 25A of this Code, if the requirements of that chapter apply.*

The proposed development provides 12.5% MPDUs on site, in compliance with Chapter 25A of the Montgomery County Code.

- (g) *When a Project Plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from one lot to another or transfer densities, within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C 6.2351 or 59-C 6.2352 (whichever is applicable), the Project Plan may be approved by the Planning Board based on the following findings:*

The proposed project will be built on one lot and is entirely within the CBD-0.5 Zone.

- (h) *As conditioned, the proposal satisfies any applicable requirements for forest conservation under Chapter 22A.*

The property is exempt from the forest conservation requirements.

- (i) *As conditioned, the proposal satisfies any applicable requirements for water quality resources protection under Chapter 19.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the site on June 19, 2007. The stormwater management concept consists of on-site water quality control via a volume-based proprietary filtering structure. Onsite recharge is not required for redevelopment applications.

## **PRELIMINARY PLAN**

### Master Plan Compliance

As stated earlier in this report, the 814 Thayer Preliminary Plan complies with the recommendations in the Silver Spring Central Business District and Vicinity Sector Plan by contributing to a residential downtown by providing housing options; by contributing to a green downtown with the implementation of streetscaping and landscaped public open space; and by contributing to a pedestrian-friendly downtown by providing public open space on Thayer Avenue that incorporates seating, chess tables and public art.

### Transportation

#### *Site Location, Access, and Circulation*

The subject property is located on the south side of Thayer Avenue east of its intersection with Fenton Street in the Silver Spring CBD Metro Policy Area. The applicant proposes vehicle access from the public alley south of Thayer Avenue. The primary pedestrian access will be from Thayer Avenue. Trash service will be from a trash

room off the public alley to the south of the site. Moving trucks are also being accommodated from the alley, and will meet the DPWT “Off-Street Loading Space” policy but a more detailed turning-radius exhibit will be required at site plan. M-NCPPC Transportation Planning Staff recommends that the applicant provide a truck access plan at time of Site Plan to show that adequate access for delivery vehicles is being provided without the need for an access easement across another property. As submitted, moving trucks would access the site from Fenton Street via the public alley, and egress the site via residential Grove Street to the east.

*Master Planned Roadways and Bikeways*

The adjacent roadways are listed in the *2000 Silver Spring CBD Sector, 2000 East Silver Spring Master Plan* and *2005 Countywide Bikeways Functional Master Plan*. Thayer Avenue is designated as a business district street with a 70-foot right-of-way. Fenton Street is designated as an arterial street, A-264, with an 80-foot right-of-way. Grove Street is not classified in the master plan, but is listed for local bike lanes. It is built to tertiary roadway standards.

*Local Area Transportation Review*

According to the submitted traffic statement, Table 1 on page 18 shows the number of peak-hour vehicular trips generated by the proposed land use during the weekday morning and evening peak periods, 6:30 to 9:30 a.m. and 4:00 to 7:00 p.m.:

*Table 1: Peak-Hour Vehicular Trips*

Proposed Land Uses	Proposed	Weekday Peak-Hour Trips	
		AM	PM
Mid-rise Apartments	52	24	24

Under the *FY 2005 Annual Growth Policy*, a traffic study is not required to satisfy LATR because the 24 total peak-hour vehicular trips generated from the site are fewer than 30 peak-hour trips within the weekday morning and evening peak periods.

*Pedestrian Access and Transit*

Pedestrian access for this CBD site is provided on Thayer Avenue and includes a sidewalk built to Silver Spring streetscape standards. When complete, the sidewalk along the frontage will be 19 feet wide. At site plan, two inverted-U Bike racks are required to be located between tree wells on Thayer Avenue and two bike lockers are to be provided inside the garage, within 50 feet of the elevator.

The Purple Line, formerly known as the Bi-County Transitway and/or Georgetown Branch, is currently being planned along a number of alignments connecting the Silver Spring/Sarbanes Transit Center to New Carrollton. One alignment being studied by the MTA and Montgomery County proceeds under the property in this area. Should this tunnel alignment be chosen, it would be constructed as a deep bore tunnel that is not

expected to affect the project plan layout for this building. Nevertheless, the applicant has been placed in touch with Mike Madden of the Maryland Transit Authority to accommodate the design of the transitway.

Environment

There are no significant environmental features on the subject property and there is no forest on-site. As a result, the Environmental Guidelines are not applicable and the plan is exempt from the County Forest Conservation Law.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the site on June 19, 2007. The stormwater management concept consists of on-site water quality control via a volume-based proprietary filtering structure. Onsite recharge is not required for redevelopment applications.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lot and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The proposed subdivision was reviewed for compliance with the dimensional requirements for the CBD-0.5 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. Proposed on-site Public Use Space exceeds the minimum requirement of 20%. A summary of this review is included in Table 1 below. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

*Table 2: Preliminary Plan Data Table and Checklist*

<b>Plan Name: 814 Thayer Avenue</b>				
<b>Plan Number: 120070410</b>				
<b>Zoning: CBD-0.5</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Optional</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	18,000 sq. ft	21,000 sq. ft is minimum proposed		7/10/07
Minimum Public Use Space	20%	22.5% is minimum		7/10/07

		proposed		
Height	60 ft. Max.	May not exceed maximum <sup>1</sup>		7/10/07
Max Resid'l d.u. or Comm'l s.f. per Zoning	64 units (100 units/acre)	52 units (81 units/acre)		7/10/07
MPDUs	Yes	12.5% minimum		7/10/07
TDRs	No			7/10/07
Site Plan Req'd?	Yes			7/10/07
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street		Yes		7/10/07
Road dedication and frontage improvements		Yes	Agency letter	6/28/07
Environmental Guidelines		N/a	Agency comments	5/29/07
Forest Conservation		Exempt	Agency comments	5/29/07
Master Plan Compliance		Yes	Staff memo	7/2/07
Historic Preservation		No		
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management		Yes	Agency letter	6/19/07
Water and Sewer (wssc)		No Comment		5/29/07
10-yr Water and Sewer Plan Compliance		N/a		
Well and Septic		N/a		
Local Area Traffic Review		Yes	Staff memo	7/10/07
Fire and Rescue		Yes	Agency letter	7/12/07
Other (i.e., schools)				

<sup>1</sup> As determined by MCDPS at the time of building permit.

#### Citizen Correspondence and Issues

The applicant notified adjacent and confronting property owners and civic associations of the preliminary plan and project plan submission made to MNCPPC on December 8, 2006 and provided copies of the plans, as required. Staff has received two phone calls from local citizens who are concerned about increased traffic on Grove Street. Staff believes the current availability of egress onto Grove Street will be minimized by the right-only garage egress to Fenton Street and that the number of moving trucks potentially using Grove Street does not warrant another curb-cut on Thayer Avenue.

## APPENDICES

- A. Memorandum from Transportation Planning dated July 10, 2007.
- B. Preliminary Plan 120070410.
- C. Montgomery County Department of Public Works and Transportation (DPWT) letter dated June 28, 2007.
- D. Montgomery County Department of Permitting Services (DPS) stormwater management concept approval letter dated June 19, 2007.
- E. Memorandum from Community Based Planning dated July 2, 2007.



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

July 10, 2007

**MEMORANDUM**

TO: Erin Grayson, Analyst  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: David Paine, Coordinator  
Transportation Planning

SUBJECT: Project Plan 920070120, and Preliminary Plan 120070410  
814 Thayer Avenue  
Silver Spring CBD Metro Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject project plan and preliminary plan to construct 52 mid-rise dwelling units.

**RECOMMENDATIONS**

Transportation Planning staff recommend the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan:

1. Approval under this preliminary plan is limited to 52 dwelling units.
2. Show dedication of 35-feet from centerline of Thayer Avenue.
3. At time of site plan, provide a truck turning diagram showing how deliveries will be accommodated on the site.
4. At time of site plan, show two inverted-U bike racks between tree wells on Thayer Avenue and two bike lockers within the garage, less than 50 feet from the elevator.



## DICUSSION

### Site Location, Access, and Circulation

The subject property is located on the south side of Thayer Avenue east of its intersection with Fenton Street in the Silver Spring CBD Metro Policy Area. The applicant proposes vehicle access from the public alley south of Thayer Avenue. The primary pedestrian access will be from Thayer Avenue. Trash service will be from a trash room off the public alley to the south of the site. Deliveries are also being accommodated from the alley, and will meet the DPWT “Off-Street Loading Space” policy, however it is unclear at this point how delivery trucks will access the site. We recommend that the applicant provide a truck access plan at time of Site Plan to show that adequate access for delivery vehicles is being provided without the need for an access easement across another property. As submitted, delivery vehicles would access the site from Fenton Street via the public alley, and egress the site via residential Grove Street to the east.

### Master Planned Roadways and Bikeways

The adjacent roadways are listed in the *2000 Silver Spring CBD Sector, 2000 East Silver Spring Master Plan* and *2005 Countywide Bikeways Functional Master Plan*. Thayer Avenue is designated as a business district street with a 70-foot right-of-way. Fenton Street is designated as an arterial street, A-264, with an 80-foot right-of-way. Grove Street is not classified in the master plan, but is listed for local bike lanes. It is built to Tertiary roadway standards.

### Local Area Transportation Review

According to the a submitted traffic statement, the table below shows the number of peak-hour vehicular trips generated by the proposed land use during the weekday morning and evening peak periods, 6:30 to 9:30 a.m. and 4:00 to 7:00 p.m.:

Proposed Land Uses	Proposed	Weekday Peak-Hour Trips	
		AM	PM
Mid-rise Apartments	52	24	24

Under the *FY 2005 Annual Growth Policy*, A traffic study is not required to satisfy LATR because the two total peak-hour vehicular trips generated from the site are fewer than 30 peak-hour trips within the weekday morning and evening peak periods.

### Pedestrian Access and Transit

Pedestrian access for this CBD site is provided on Thayer Avenue and includes sidewalk built to Silver Spring streetscape standards. When complete, the sidewalk along the frontage will be 19 feet wide. Two inverted-U Bike racks are required to be shown at site plan between tree wells on Thayer Avenue and two bike lockers shown inside the garage, within 50 feet of the elevator.

be shown at site plan between tree wells on Thayer Avenue and two bike lockers shown inside the garage, within 50 feet of the elevator.

The Purple Line, formerly known as the Bi-County Transitway and/or Georgetown Branch, is currently being planned along a number of alignments connecting the Silver Spring/Sarbanes Transit Center to New Carrollton. One alignment being studied by the MTA and Montgomery County proceeds under the property in this area. Should this tunnel alignment be chosen, it would come in the form of a deep bore tunnel that is not expected to affect the project plan layout for this building. Nevertheless, the applicant has been placed in touch with Mike Madden of the Maryland Transit Authority to accommodate the design of the transitway.

DP:tc

mmo to Grayson re 120070410 and 920070120.doc



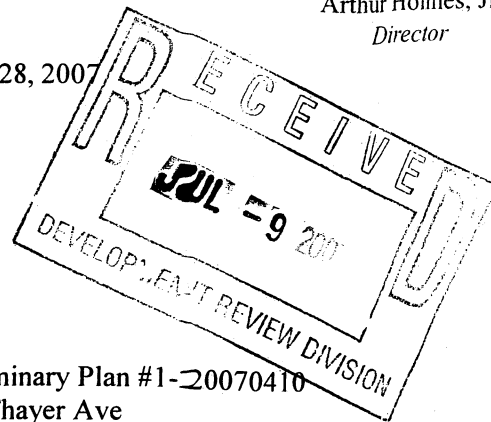


DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

June 28, 2007



Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20070410  
814 Thayer Ave

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 11/30/06. This plan was reviewed by the Development Review Committee at its meeting on May 29, 2007. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary right of way dedication for Thayer Ave in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage on Thayer Ave according to associated DPWT standard street section and CBD standards unless the applicant is able to obtain a waiver from the appropriate government agency.
4. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Navid of that Department at (240) 777-6320 to discuss the parking lot design.
5. The movements for the proposed private parking lot access from the public alley should be limited to left in and right out using physical channelization.
6. We received the updated supplemental storm drain analysis information this afternoon but did not have sufficient time to review them. We will review that information separately with DPS and the applicant if any improvements will be necessary for this development.

Division of Operations






7. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
8. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy. Please note the truck loading location should be clearly signed and distinguished from the parking lot entrance.
9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
10. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
11. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
12. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
16. Prior to approval of the record plat by DPS, the applicant will need to execute and record a Declaration of Covenants (for Maintenance and Liability) for streetscaping or enter into an agreement with the Silver Spring Urban District for the maintenance of those items.
17. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
18. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Streetscaped sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Thayer Ave site frontage as per Silver Spring CBD Streetscaping Guidelines (with amended soil panels and underground watering system for Tree Pits).

Ms. Catherine Conlon  
Preliminary Plan No. 1-20070410  
Date June 28, 2007  
Page 3

- B. Construct physical channelization on the western driveway entrance off the public alley to limit traffic movements to left in and right out.
- C. Additional road improvements may be required as a result of a review of the traffic study.
- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- E. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- F. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
- G. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,  
  
Gregory M. Leck, P.E., Manager  
Development Review Group  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/ 1-20070410, 814 Thayer Ave, gml revs.doc.doc  
Enclosure

cc: Harold Collins, 814 Thayer, LLC  
Meredith Byer, VIK A Inc.  
Bill Kominers, Holland & Knight  
Councilmember Valerie Ervine  
Joseph Y. Cheung; DPS RWPPR  
Henry Emery; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Sam Farhadi, DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book