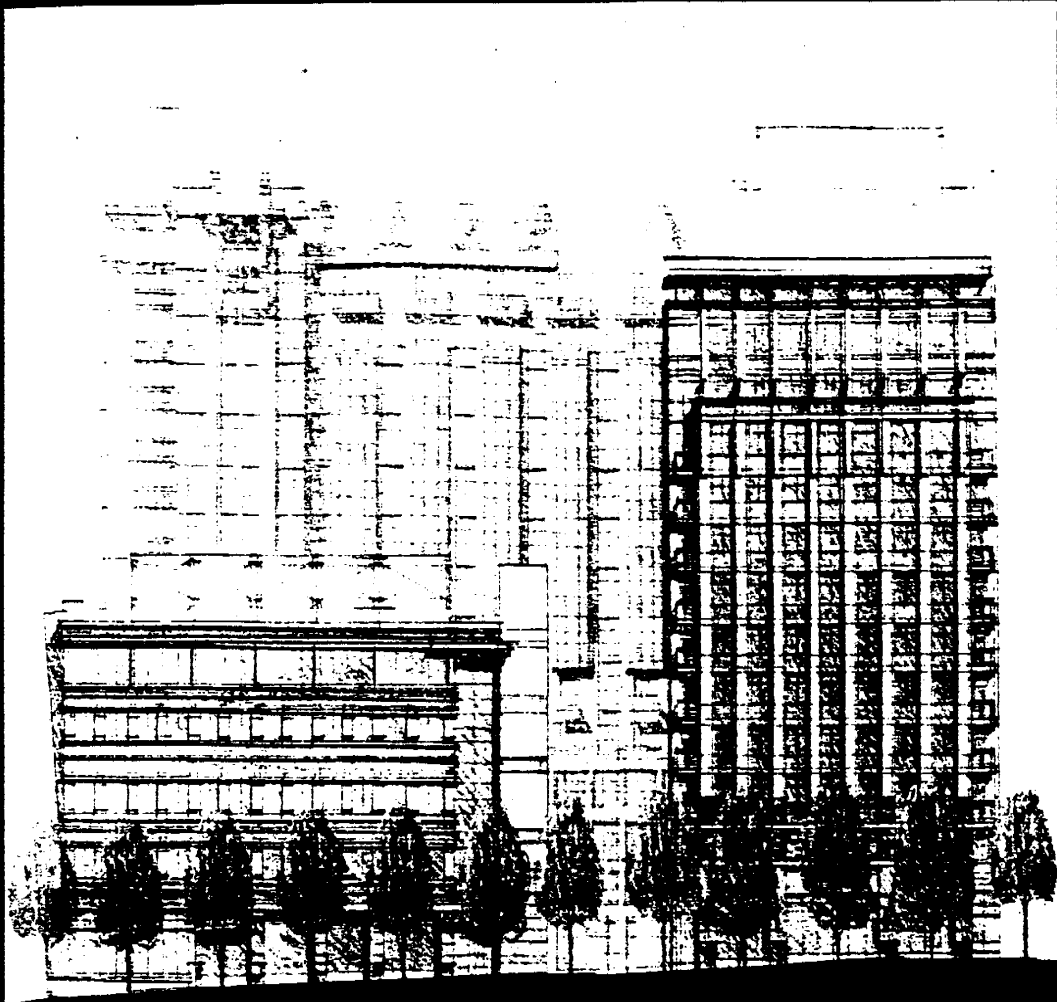


Silver Spring Gateway

Project Plan Review #9-04002



EAST-WEST HIGHWAY ELEVATION

MCPB Planning Board
February 5, 2004

**MEMORANDUM**

DATE: January 22, 2004
TO: Montgomery County Planning Board
VIA: Joe. R. Davis, Chief *JRD*
 Michael Ma. Supervisor
FROM: Wynn E. Witthans, RLA, AICP *WW*
 Development Review Division
 Planning Department Staff
 (301) 495-4584

REVIEW TYPE: Project Plan Review
APPLYING FOR: Approval of 60,000 sf Office/Retail and 466,400 s.f. Residential or 471 Dwelling Units on 2.97 acres (gross)
PROJECT NAME: Silver Spring Gateway
CASE #: 9-04002
REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance

ZONE: CBD-2
LOCATION: South East of the intersection of Blair Mill Road and East West Highway
MASTER PLAN: Silver Spring CBD Sector Plan, Approved and adopted February 2000
APPLICANT: Silver Spring Gateway Residential, L.L.C.
FILING DATE: November 10, 20003
HEARING DATE: February 5, 2004

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Compliance with the intent and requirements of the zone	
Conformance to the approved and adopted Sector Plan	
Compatibility with the general neighborhood	
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More desirable than the standard method of development	
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SUMMARY

The application proposes 60,000 s.f. office/retail and 466,400 s.f. residential or 471 dwelling units on 2.97 acres (gross) with 12.5% MPDUs in the CBD -2 Zone.

The applicant also filed a Preliminary Plan, application #1-04039, which is being reviewed concurrently with the Project Plan and will be heard by the Planning Board on the same day.

Amenities and facilities proposed include public open space and garden areas, streetscape improvements, sidewalks and other pedestrian spaces on site, historic preservation considerations, etc. Staff recommends approval of the Project Plan with the conditions listed in the Recommendation section below.

The issues addressed during review include developing an optimal open space package of on and off-site amenities, review of historic preservation issues adjacent to the site; frontage improvements anticipated per MDSHA recommendations; coordination with the MCDHCA and the Arts Walk project; and parcel definition.

Issues still outstanding at time of report include the donation amount to be given to Montgomery Preservation, Inc. Staff anticipates this issues will be resolved prior to the Project Plan hearing.

STAFF RECOMMENDATION

The staff recommends approval of Project Plan 9-94002, inclusive of 60,000 sf office/retail and 471 multifamily dwelling units and 593 structured parking spaces with the following conditions:

1. Development Ceiling and Density/Building Height and Mass

Limit the development to 60,000 square feet of Office/Retail, and 471 High-rise multi-family residential units.

2. Amenities

The Site Plan shall include the following amenity areas on and off site:

On-site Public Use Space and Amenities

- a. Urban Green along East-West Highway that serves as a central unifying element to link the Project with the adjacent Silver Spring Square project
- b. Urban Plaza accessed from the Urban Green
- c. Streetscape and lighting along the abandoned Blair Mill Road (implemented by others adjacent to SSIC)
- d. Streetscape and lighting along new Mixed Use Street
- e. Streetscape and lighting along the Internal street
- f. Pedestrian connection linking Internal Street with the Arts Alley – with two story passage space
- g. Garden Terrace linking the Pocket Park to the apartments
- h. Artwork (two areas) – see details
- i. Eastbound Waiting Station commemorative – Trompe l’oeil painting on parking garage facade
- j. Arts Program to be coordinated with the Silver Spring Urban District
- k. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway

Off-site Amenities

- a. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway
- b. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway in front of adjacent property to the east
- c. Streetscape improvements per Silver Spring Streetscape Guidelines along the east side of the new mixed street
- d. Pocket Park between the Canada Dry façade and the apartments
- e. Reconfiguration and improvement of plaza in front of Silver Spring Square and Canada Dry façade.
- f. Financial contribution to Montgomery Preservation, Inc. (amount to be finalized prior to hearing)

- g. 3,483 sf of amenity space transfer from the Silver Spring Square project
- h. Financial subsidy for the construction of the Silver Spring Innovation Center

3. Staging of Amenities –

The Urban Green and Pocket Park shall be built with the first buildings on site and the Streetscape Improvements shall be constructed concurrently with the adjacent building. All amenity areas shall be constructed prior to occupancy.

4. Historic Preservation

- a. A financial donation to Montgomery Preservation, Inc. for the long-term maintenance of the historic Silver Spring Train Station shall be made by the applicant at the time of site plan approval, with the amount to be determined prior to Project Plan Hearing.
- b. A Trompe L'oeil painting that is representative of and commemorates the Southbound Waitingroom Building (which is to be removed as part of this project, along with an existing concrete staircase – if structurally feasible) shall be provided by the applicant and the design concept shall be reviewed by Montgomery Preservation, Inc. and MNCPPC historic preservation staff prior to the site plan review hearing with formal comments to be included within the Planning Board review packet.
- c. The applicant shall provide an open iron gate at both ends of the existing pedestrian tunnel, so as to maintain a secure closure of the tunnel.

5. Moderately Priced Dwelling Units

The site plan shall include a phasing and distribution plan for the MPDU's that will all be provided on site.

6. Transportation Improvements:

- a. Dedicate 15 feet to provide for 90 feet of right of way for MD 410 (East-West Highway)
- b. Complete the abandonment of Blair Mill Road with the site plan approval and create a full movement intersection from a new driveway onto the site intersection with MD 410. This new access road, known as Mixed Use Street, will function as the connection from Blair Mill Road to MD 410.
- c. With Site Plan review, provide pedestrian crossings at the intersections with MD 410 with Internal Street and the Mixed Use Street.
- d. Enter into a Transportation Management Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to participate in the Silver Spring Transportation Management Organization.

7. Site Plan Issues

The future site plan proposal shall address the following items:

- a. Noise mitigation for the residential units adjacent to the train tracks
- b. Site Detailing for streetscape and public open spaces, public art work inclusive of a review by the Arts Panel, the waiting station trompe l'oeil painting, treatment of loading dock area as viewed from Silver Spring Innovation Center and details of the gate for the tunnel.
- c. Revision to green space on the adjacent site plan for Silver Spring Square that will require the revision of that site plan and the inclusion of the open space in the Silver Spring Gateway project.

8. Authorization to use County Owned Land

Applicant shall provide affidavits to the Planning Board that the conditions of "Section 59-D-2.1 Application" have been satisfied prior to the approval of the Project Plan approval for the area of the land swap with the Silver Spring Innovation Center.

PROJECT DESCRIPTION: Surrounding Area

Lot Description

The Property is generally bordered by the existing Blair Mill Road, East-West Highway, Georgia Avenue and the CSX/WMATA rail lines. The property is comprised of ten individual properties, a portion of the Silver Spring Innovation Center site, and the portions of Blair Mill Road to be abandoned. Blair Mill Road, as it traverses the property, has been conditionally approved for abandonment by the Montgomery County Council and will revert to private ownership in conjunction with this development process involving the Property.

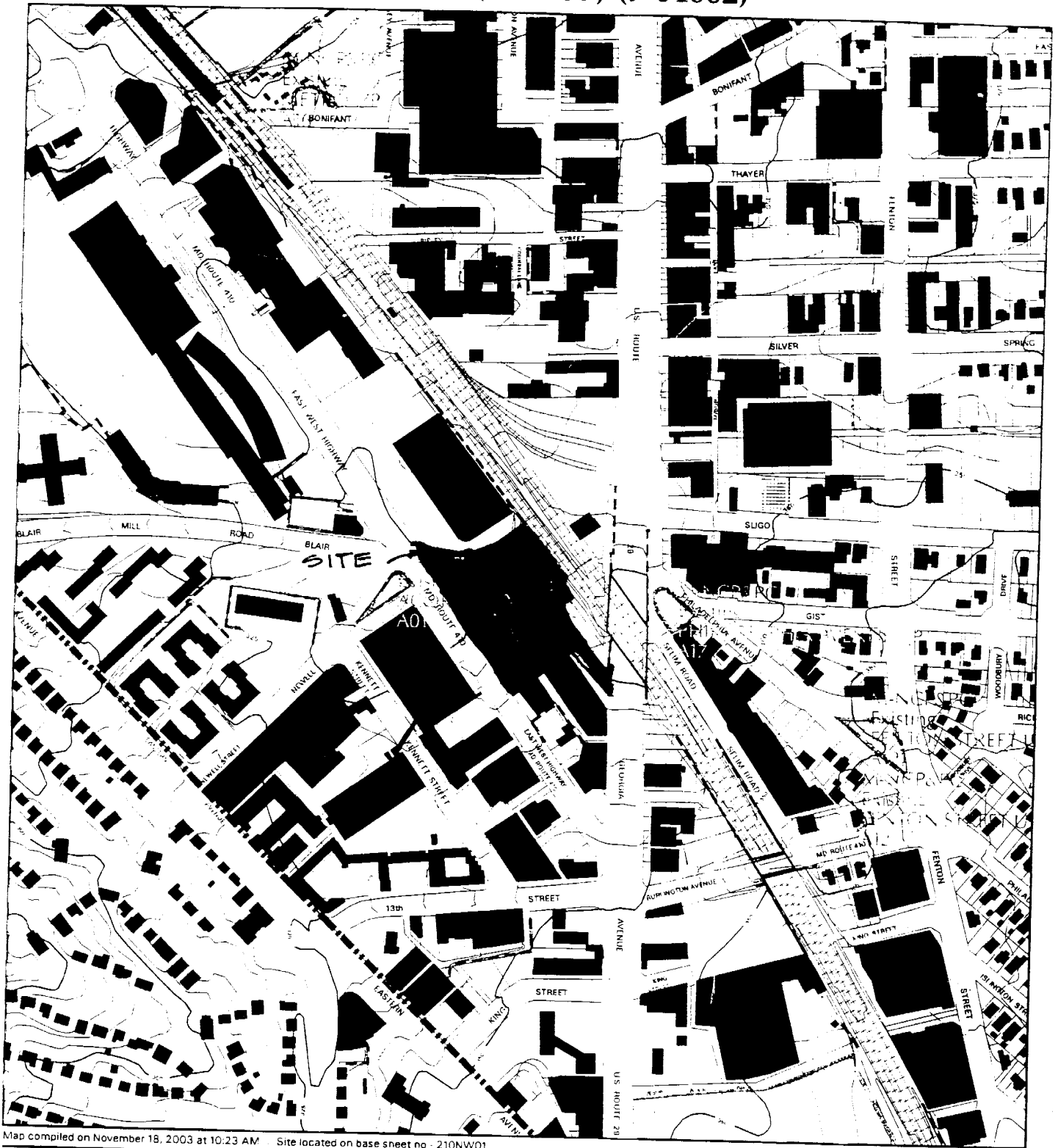
As part of the abandonment of Blair Mill Road, the owner of the Silver Spring Square project, which otherwise would be entitled to ownership reversion from centerline of the adjoining Blair Mill Road right-of-way, will assign its ownership interest to the Applicant for inclusion in the Property. Similarly, the portion of the abandoned Blair Mill Road adjacent to the County-owned land being developed with the SSIC will be assigned to the Applicant and is included as part of the Property.

Adjacent Land Uses

The Property is adjoined to the north by the Silver Spring Square project described above and further to the north by Foulger Pratt's residential high-rise, Metro Center Phase V (currently under construction); to the south by existing commercial uses, a proposed Arts Alley (discussed in more detail below) and Georgia Avenue; to the east by the WMATA/CSX rail lines; and to the west, across East-West Highway, by Discovery Communications and the M-NCPPC Acorn Park.

East West Highway has been improved with the Silver Spring Streetscape adjacent to new development. The abandoned Blair Mill Road will be improved adjacent to the retail properties and Silver Spring Innovation Center near Georgia Avenue. The East West Highway right-of-way south of the project is unimproved and not dedicated to the full width of the right-of-way.

SILVER SPRING GATEWAY (1-04039) (9-04002)

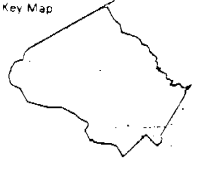


Map compiled on November 18, 2003 at 10:23 AM Site located on base sheet no - 210NW01

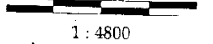
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998



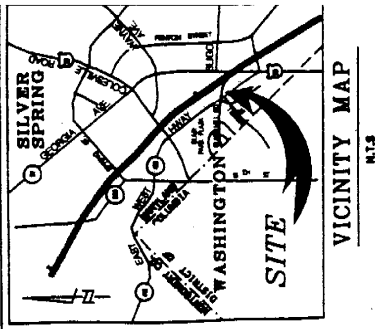
Research & Technology Center 400



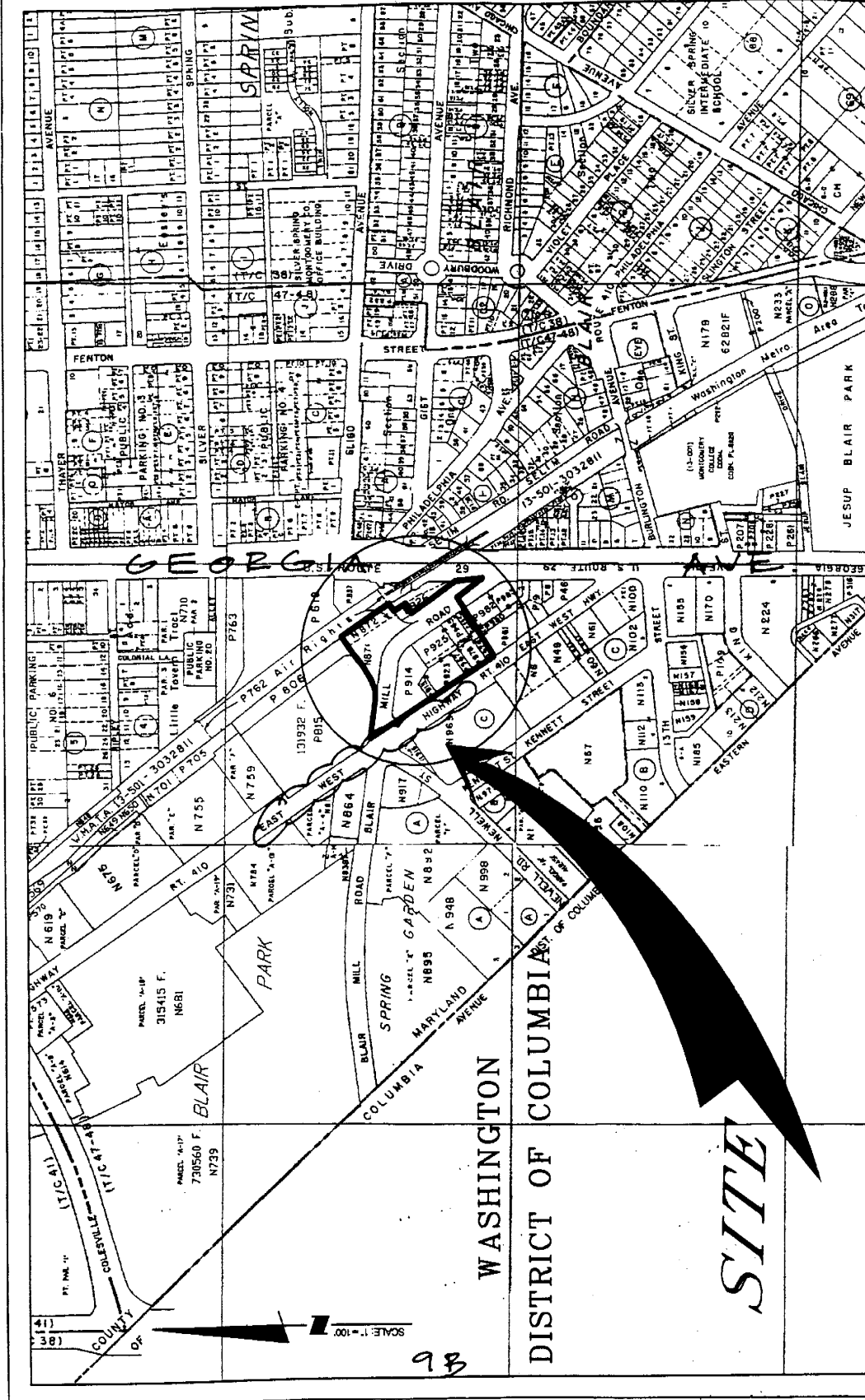
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3376

9 A



VICINITY MAP
N.T.S.



SILVER SPRING GATEWAY
13TH ELECTION DISTRICT
19TH SILVER SPRING
MONTGOMERY COUNTY, MARYLAND

Loiederman Soltesz Associates, Inc.

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Land Planning
Land Surveying
Environmental Sciences
www.loiederman.com

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FIGURE 1

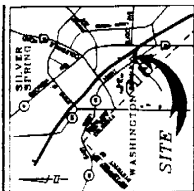
LOCAL VICINITY MAP

PROJECT DESCRIPTION: Site Description

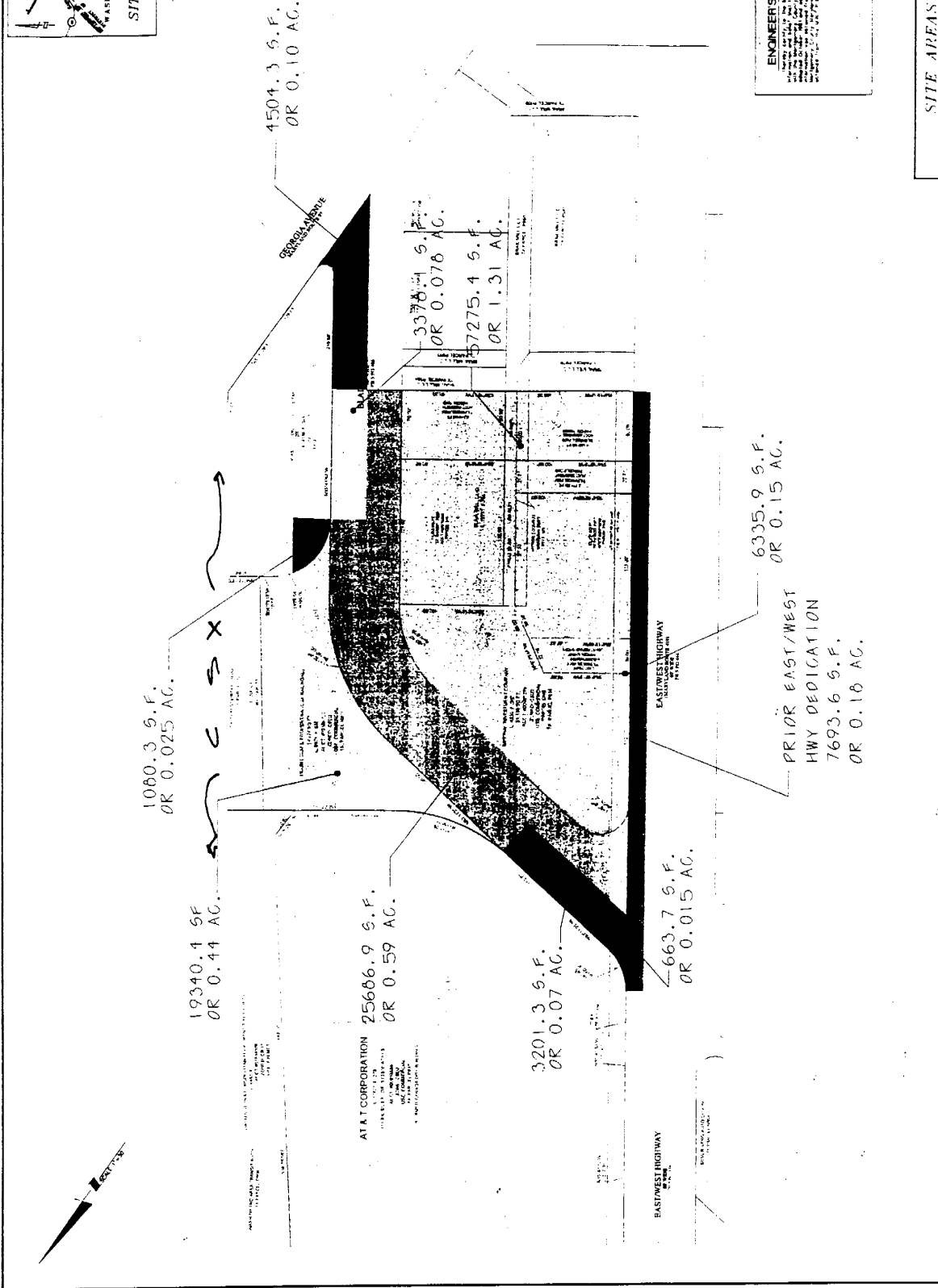
The Property is currently the site of several surface parking lots, a vacant former auto showroom, an auto repair shop, and the vacant eastbound train waiting station. The grade of the Property generally slopes down from the southeast corner of site to the northwest corner of the site – a six-foot change in grade.

The Property is located in the South Silver Spring District of the Silver Spring CBD, as designated within the Silver Spring CBD Sector Plan Approved and Adopted February 2000 (the “Sector Plan”). In accordance with the Sector Plan, the Property is zoned CBD-2 (Central Business District), and it is overlaid by the Ripley/South Silver Spring Overlay Zone.

South Silver Spring is a “gateway” to the CBD and to the County. The Property is also within an Enterprise Zone as established by state law to promote new development and is further within an area designated as an Arts and Entertainment District as established by state and local legislation and regulations.



VICINITY MAP
SCALE 1:1000



ENGINEER'S CERTIFICATE
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me by the person claiming to be the owner of the same.

	SITE AREAS	
	SILVER SPRING GATEWAY	
15TH ELECTION DISTRICT		
MONTGOMERY COUNTY, MARYLAND		
DATE: 11/15/88		

THE UTILITIES ARE SHOWN AS EXISTING AND ARE NOT TO BE CONSIDERED AS A PART OF THIS PROJECT.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/15/88	LS
2	FINAL	11/15/88	LS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/15/88	LS
2	FINAL	11/15/88	LS

Loiederman Sotesz Associates, Inc.
 Civil Engineering
 Land Surveying
 Environmental Sciences

PROJECT DESCRIPTION: Proposal

The Property will be developed with a mixed-use commercial and residential project, comprised of 526,400 gross sf (4.08 FAR), extensive public use space and other site amenities, attractive streetscape and landscape, and parking sufficient to accommodate these uses, the SSIC and adjacent commercial uses (the "Project").

Open Spaces

The Project is organized around three significant public spaces: 1) the Urban Green, a new urban park between the Project and Silver Spring Square featuring the Canada Dry building as a centerpiece, (2) an Internal Street and mews connecting the park to the adjacent Arts Alley, and (3) a new, private Mixed Use Street through the Project that connects Georgia Avenue and the Arts Alley to East West Highway. Other public spaces include the Public Plaza, Pocket Park and Lobby Entrance terrace, Public Art, and a Historical Marker for train station. In detail these spaces are:

The Urban Green- a raised rectilinear lawn defined by a small curb-wall to provide informal seating and activity area for the public, project employees, visitors and residents of the developments. Ornamental benches and lighting will surround the raised lawn providing seating areas within the space. Brick walks, ornamental benches, litter receptacles and lighting are proposed throughout. The open space will be created by the reconfigured future site plan for the Silver Spring Square Site and this future site plan.

Internal Streetscapes – the two streets on the project are:

The "Internal Street" provides pedestrian and vehicular access to the parking facilities, front door lobby entrances at each end, and retail shops along the street.

A "Mixed Use Street" connects with East West Highway and the now private entrance drive of the former Blair Mill Road at Georgia Avenue. This street will serve pedestrians and provide access to the Arts Alley, Soorenko property and Silver Spring Innovation Center, parking garage, service area and loading area. This street will also include the "Arts Alley Connection" – a two story covered passageway that links the mews and Internal Street to the Arts Alley. A raised crosswalk paved with unit-pavers is preserved.

All internal private streets are planned to be accessible to the public, both pedestrians and automobiles. Limited parallel parking is proposed. Streetscape along the internal streets will include brick sidewalks, ornamental street lighting, street trees and other street furniture.

Other open spaces on the site are:

Urban Plaza – behind the Urban Green, this space provides pedestrian and vehicular access to all buildings surrounding the space via an automobile drop-off and turnaround that is demarcated by ornamental metal bollards and a flush pavement edge. Pedestrian and vehicular pavement areas will be carefully and safely integrated and distinguished

with brick and other special unit paving. Proposed site furnishings include public benches and planters and other street furniture as needed.

Pocket Park - nestled between Silver Spring Square's Canada Dry building and the Project's residential building. This park connects to the **Garden Terrace** along the first floor of the residential building. This park offers an intimate public sitting area surrounded by ornamental garden plantings of trees, shrubs, and perennials and a paved terrace of special unit pavers with benches. A garden wall made of brick will coordinate with the preserved Canada Dry facade.

Lobby Entrance Terrace - the Southeast terminus of the private internal street is a proposed terrace at the apartment building lobby entrance that will provide area for seating and/or planned activities. This space is directly adjacent to the Arts Alley access leading into the Project from the southeast.

Public Art

The public spaces will incorporate a public art component into the landscape design. Opportunities to incorporate public art will be determined during the Site Plan Review and will be incorporated into the landscape of Silver Spring Gateway,

Historical Marker for the Train Station

The applicant will provide an interpretive historical marker, e.g., a "trompe l'oeil" mural, to commemorate the (non-historic) eastbound train waiting station on the façade of the parking garage facing across the CSX tracks towards the Silver Spring Train Station.

Buildings

The buildings for the project will consist of three buildings: 1) a "U"-shaped, 15-story residential high-rise building stacked over a multi-level parking garage, (2) an "L"-shaped, 14-story residential high-rise building, and (3) a 5-story office building, which are described in more detail below:

- 1) **Building 1** - 269,800 +/- sf, 15-story, a "U" shaped residential building built over an approximately eight-story parking facility (seven stories above-grade plus one level underground) and containing 278 +/- dwelling units, with approximately 5,000 sf of residential/retail flex space at the ground floor. The building fronts along the internal public green and is located adjacent to the Canada Dry building near the rear of the Property. Configured as a courtyard or "U"-shaped building, it "wraps" around three of the four sides of the parking garage to screen the garage from the public open spaces and defines one side of the mews. Ground floor spaces include a corner lobby, residential common areas (leasing office, fitness center, party room, etc.) and a small optional retail area.
- 2) **Building 2** - 206,600 +/- sf, 14-story an "L" shaped residential building built over a one-story underground parking facility, with approximately 10,000 sf of retail space at the ground floor and 193 +/- dwelling units. The building is

located along the southeast edge of the Property, adjacent the mixed use street, the Arts Alley and East-West Highway. The building defines the southeast end of the mews with a courtyard. The ground floor spaces consist of the building lobby at the courtyard, residential common areas, a service area for the entire project, and ground floor retail spaces. This building contains an exterior pedestrian connection through its ground floor that connects the mews across the mixed street to the adjacent Arts Alley.

- 3) **Building 3** - 50,000 +/- sf, 5-story office building with optional ground-floor retail. The five-story office building has frontage along East-West Highway, creating an urban edge and defining the Internal Street and mews.

Parking Garage and Street

The parking garage is seven levels above grade with one level below grade, providing 593 spaces. An additional 15 spaces are available along the private streets and drives. The total parking quantity provided within the parking garage exceeds the zoning requirements, and parking counts are based on the shared parking formulas for mixed-use development specified therein, plus accommodates the provisions for 75 spaces to support the existing commercial uses (Soorenko Property) to the south of the site, and an additional 48 spaces for the Silver Spring Innovation Center.

Vehicular access to the Project's parking structure is provided from two locations and is intended to be clearly identifiable and convenient for residents, employees and retail customers. Entrances are located from the abandoned Blair Mill Road near the SSIC, and from the entrance drive connecting to East-West Highway.

Service and Loading

The residential buildings, the office building, and the retail shops will share a central off-street service area with three loading docks, discreetly located at the rear of the parking facility and the adjacent to the SSIC service area. Service corridors will be provided within the residential buildings, offering access to the retail spaces and to the residential buildings for tenant access. Secondary servicing will occur for the retail shops along the mews.

Site Circulation

The Property may be accessed from both Georgia Avenue and from East-West Highway. The two major pathways for vehicular and pedestrian circulation through and within the Property are the Mixed Use Street and the Internal Street and the Urban Green and Urban Plaza.

Site Access

Access to the buildings is intended to facilitate convenient pick-ups and drop-offs for residents; proximity to the garage for residents, employees, and retail patrons; and is planned as described below:

- The “U”-shaped residential building may be accessed from the Urban Plaza within the Property.
- The “L”-shaped residential building may be accessed from the Internal Street into the Property.
- The office building may be accessed from East-West Highway, the entrance drive, and/or the internal street.
- Retail spaces is planned to include frontage along East-West Highway, the new Mixed Use Street, and the Internal Street.

Site Amenities

On-site public use space will total 23,669 sf (24.5% of net lot area); total off-site and on-site amenity space will total 43,873 sf (38.3% of net lot area) of quality, accessible and active areas (see Public Use/Public Amenity Space exhibit):

On-site Public Use Space and Amenities

- a. Urban Green along East-West Highway that serves as a central unifying element to link the Project with the adjacent Silver Spring Square project
- b. Urban Plaza accessed from the Urban Green
- c. Streetscape and lighting along the abandoned Blair Mill Road (implemented by others adjacent to SSIC)
- d. Streetscape and lighting along new Mixed Use Street
- e. Streetscape and lighting along the Internal street
- f. Pedestrian connection linking Internal Street with the Arts Alley – with two story passage space
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- j. Arts Program to be coordinated with the Silver Spring Urban District
- k. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway

Off-site Amenities

- a. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway

- b. Streetscape improvements inclusive of under-grounding utilities per Silver Spring Streetscape Guidelines along East-West Highway in front of adjacent property to the east
- c. Streetscape improvements per Silver Spring Streetscape Guidelines along the east side of the new mixed street
- d. Pocket Park between the Canada Dry façade and the apartments
- e. Reconfiguration and improvement of plaza in front of Silver Spring Square and Canada Dry façade.
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- g. 3,483 sf of amenity space transfer from the Silver Spring Square project
- h. Financial subsidy for the construction of the Silver Spring Innovation Center