

C. Master Plan Recommendation

Based on the following analysis of the August 2000 Approved and Adopted North and West Silver Spring Master Plan, staff recommends approval of the proposed zoning case, on the basis that it is substantially consistent with the goals and objectives in the Plan.

As noted in the background on page 6, the plan establishes six specific criteria for development of the site. Staff has considered the minor master plan recommendation and believes it should be considered guidance. Staff notes that as a floating zone, PD can be requested whether or not the relevant master plan specifically recommends the zone. Staff concludes that the proposed development and the process are consistent with the intent of the master plan.

D. Transportation

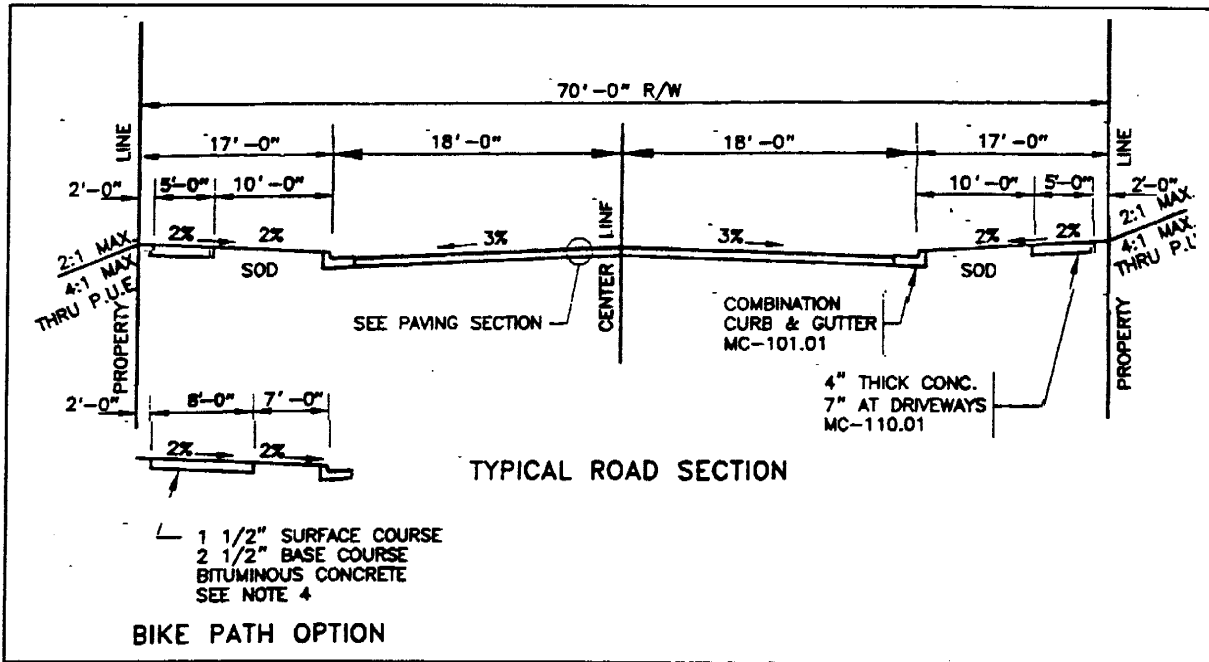
Transportation Planning has prepared an Adequate Public Facilities review of the subject Local Map Amendment application to provide for a total of 280 dwelling units as limited by the binding elements. As noted in the attached memorandum found on page A-13, staff supports approval of this application for Local Map Amendment. Requirements enumerated in the memorandum are recommended for approval of the subsequent Preliminary Plan application.

Staff has considered the right-of-way dedication needs at various relevant segments of Linden Lane. An off-road shared use bike path is recommended for a section of Linden Lane that cannot accommodate sidewalks without encroachment on the Pagoda structure. Bike path upgrades are also recommended onsite connecting Rock Creek trail access to Linden Lane. The traffic study concludes that traffic signal at the intersection of Linden Lane and Brookville Road is warranted for existing volumes. Staff anticipates that at some point in the future this signal will be installed either through a public project or by a private developer. The applicant is asked to provide their share towards this signal by making a contribution pro-rated by the traffic volume that will be produced by this development.

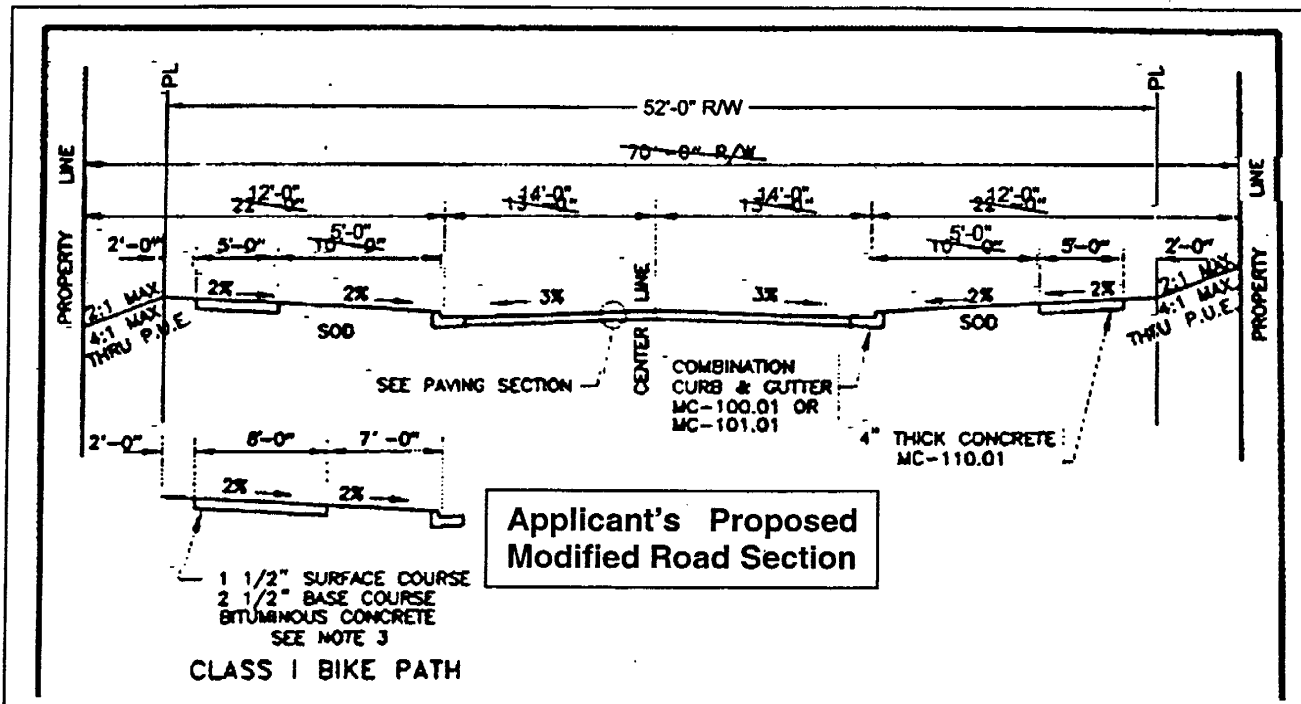
Transportation staff's analysis elaborates on the discussion regarding appropriate right-of-way for Linden Lane. The historic site places constraints on provision of a typical section. Neighborhood groups seek to keep right-of-way and particularly pavement narrow to provide traffic calming. DPW&T staff and M-NCPPC staff are attempting to balance these objectives with the public purpose of a road design that will be safe to use, reasonable to maintain, and calm traffic. Vehicular and pedestrian safety considerations suggest various design alternatives which under discussion and will be resolved in the subsequent reviews. The Green Tape process has facilitated a helpful discussion of this issue earlier than it would have occurred in a standard review. On the following page depictions of typical and proposed sections

are highlighted for informational purposes. Discussion continues and a section will be finalized in the preliminary plan of subdivision review.

The typical road section for a residential primary road anticipates 36' of pavement. An additional 34 feet is needed for offsets, green space and sidewalks.



The constraints of the site and development scheme have caused the applicant to request a waiver of this section from the Department of Permitting Services. Technical staff has been involved in this discussion. The applicant proposes reducing the right-of-way from 70' to 52' as shown below. This is accomplished by removing parking from one side of the street and making some other adjustments to area the needed for offsets, green space and sidewalks. At the writing of this report, County staff has indicated support for a 52' section. While the final resolution of this matter will occur in the subsequent review, a shared objective is to make sure vehicular travel lanes and sidewalks are the same in the modified section as they are in a typical section.



E. Development Plan

Section 59-C-7.19 requires that application and development plan approval must be in accordance with the provisions of Division 59-D-1.

Sec. 59-D-1.3. Contents of development plan.

The development plan must clearly indicate how the proposed development meets the standards and purposes of the applicable zone. The development plan must include the following, in addition to any other information, which the applicant considers necessary to support the application:

- (a) *A natural resources inventory prepared in accordance with a technical manual adopted by the Planning Board and ...*

An approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) has been submitted with the Development Plan. The NRI/FSD is dated April 2004 and revised August 28, 2004, and was approved according to the technical manual adopted by the Planning Board.

- (b) *A map showing the relationship of the site to the surrounding area and the use of adjacent land.*

A surrounding area map is present in the submission.

- (c) *Except for the town sector zone, a land use plan showing:*

- (1) *The general locations of the points of access to the site.*
- (2) *The locations and uses of all buildings and structures.*
- (3) *A preliminary classification of dwelling units by type and by number of bedrooms.*
- (4) *The location of parking areas, with calculations of the number of parking spaces.*
- (5) *The location of land to be dedicated to public use.*
- (6) *The location of the land which is intended for common or quasi-public use but not proposed to be in public ownership, and proposed restrictions, agreements or other documents indicating the manner in which it will be held, owned and maintained in perpetuity for the indicated purposes.*

The Development Plan submitted provides all relevant information enumerated above.

- (7) *The preliminary forest conservation plan prepared in accordance with Chapter 22A.*

A preliminary forest conservation plan prepared in accordance with Chapter 22A has been submitted.

- (d) *Except for the town sector zone, a development program stating the sequence in which all structures, open spaces, vehicular and pedestrian circulation systems and community recreational facilities are to be developed. For the town sector zone, a development program*

stating the sequence of the following in relation to the development of the residential and commercial areas specified in subsection 59-D-1.3(f), below:

- (1) Dedication of land to public use.
- (2) Development of the arterial road system.
- (3) Development of pedestrian and bicycle circulation systems.
- (4) Development of community facilities and open space.
- (5) Development of regional stormwater management facilities.

A development program statement addressing these requirements is present in the submission.

- (e) The relationship, if any of the development program to the county's capital improvements program.

Not dependent upon any proposed or programmed capital improvements.

- (h) In the zones indicated by "X" below, the following shall also be shown:
Note: only relevant portion of table is shown

	P-D
(5) An economic analysis supporting the inclusion of any proposed local commercial facilities as permitted in accordance with sections 59-C-7.132(a) and 59-C-7.33(c)(1).	X
(6) The density category applied for, as required in subsection 59-C-7.14(a).	X

No commercial uses are proposed.

The proposed density category is medium-high, PD-15.

- (i) If a property proposed for development lies within a special protection area, the applicant must submit water quality inventories and plans and secure required approvals in accordance with Article V of Chapter 19. The development plan should demonstrate how any water quality protection facilities proposed in the preliminary water quality plan can be accommodated on the property as part of the project.

The property does not lie within a special protection area.

Development Standards for PD-15 Zone		
Standard	Permitted/Required	Proposed
Minimum tract area	13.3 acres (sufficient for 200 dwelling units at 15 du/a)	31.79 acres. Note the original submission listed 31.99 acres. Reduction was required by Army for force protection rules at Stephen Sitter Gate.

Maximum density/ total yield	15 units to the acre + 12.5 MPDU. 31.74	8.8 du/a
Minimum (Maximum) percentage of units	SFD no min or max, 10% min for SFA and TH. MF 25 % min and 75% max. No more than 30% over 4 stories.	SFD 5% TH 35% (no SFA) MF under 4 story 49% MF over 4 story 11%
Minimum setback -From any detached dwelling lot or land classified in a one-family, detached, residential zone.	100 Feet	Waiver recommended based upon historic district.
Maximum Building Height	No higher than distance from adjoining one-family detached residential zone.	Waiver recommended based upon historic district.
Minimum Green Area	50%	65% entire site
Minimum Parking	2 spaces per TH or SFD (111*2=222), MF 1.25 space per 1BR (43*1.25=54) 1.5 space per 2 BR (88*1.5=132) 2 space per 3 BR (38*2=76) Group Home 0.5 space per client and 0.5 space per employee in largest shift (32*0.5 + 6*0.5=19) Total - 503	535 spaces provided.

F. Environmental

Environmental Planning staff, having considered the PD zone purpose clause and the specific requirements for the Development plan, recommends approval of this application. In the attached memorandum (Attachment 8 on page A-20), staff enumerates specific impacts that shall be addressed in the review of the preliminary plan of subdivision and site plan review. At the time of site plan review, the applicant is required to submit a Final Forest Conservation Plan including a detailed Tree Save Plan, which will be evaluated to determine compliance with Forest Conservation Law.

Staff finds that environmental impacts occur in three places on the Development Plan. Adjusting parking lot layouts; shifting, removing, or re-mixing units; and using innovative stormwater management techniques will help remove these impacts from sensitive areas. Staff provides specific guidance in the attached memo to allow the applicant to prepare for preliminary plan of subdivision and site plan review.

Staff notes that the Department of Permitting Services (DPS) must approve a Stormwater Management Concept Plan. Staff suggests innovative techniques can help prevent the need for installing stormwater management structures in high priority forest while still meeting Department of Permitting Service requirements.

Environmental staff will continue to work with the applicant in subsequent reviews to ensure that all engineering options are considered to avoid encroachment into priority environmental features.

G. Legacy Open Space

The National Park Seminary is identified in Appendix D of the *Legacy Open Space Functional Master Plan* as a potential Urban Open Space site (Class III). The Glen part of the site was initially nominated as a potential urban park and staff have reviewed the entire site for Legacy Open Space issues. The National Park Seminary clearly meets the Legacy Open Space criteria for being a “best of the best” heritage site within Montgomery County. However, after full consideration of the redevelopment and preservation package currently under review, there does not appear to be a beneficial role for the Legacy Open Space program to play. The substantial historic restoration and new construction will have close scrutiny from federal, state and county historic preservation agencies. Additionally, a permanent preservation easement has been placed over the historic buildings and site by the state due to the transfer of the property out of federal ownership. We anticipate that the Glen itself also will be protected through conservation easements as part of the redevelopment package. As such, staff plans to recommend that the site not be added to the Legacy Open Space program. A formal recommendation will be presented to the Planning Board at time of Preliminary Plan for review and approval.

H. Preliminary Plan of Subdivision and Site Plan Issues

Section 59-C-7.19 requires that Site Plans must be submitted and approved in accordance with the provisions of division 59-D-3. If the County Council approves the subject rezoning, this project will require approval of a preliminary plan and site plan by the Planning Board. The applicant has expressed their intention to have their site plans processed concurrent with the preliminary plans of subdivision. The site plans must be consistent with the Development Plan covering the instant zoning applications. Dwelling units may be adjusted during the review of the preliminary and site plans to meet environmental and other requirements. In this report, Technical staff has provided indications of matters to be addressed at the time of subdivision and site plan review.

I. Parks

No new parkland dedications are proposed. M-NCPPC Park Development staff was involved in an evaluation of an option to swap land that was ultimately rejected due to encumbrances on the property. Park staff will also be involved in evaluation of the proposed trail access change at the time of site plan.

COMMUNITY CONCERNS

Staff has spoken with homeowners and civic associations in the area. The applicant held many sessions with various civic groups and several groups have formed a Seminary Advisory Board. Relevant letters are attached to this report. Members of the community have also coordinated with the Office of the People's Counsel to better understand the zoning process. Generally the position of many in the community is supportive of this proposal because it is a residential use and because of the reputation of the developer in dealing with historic structures. Nonetheless the complexities of this project and the prospect of change have brought concerns to the surface, many of which are beyond the scope of the rezoning.

The main concerns in the neighborhoods are cut-through traffic, excessive speed and unsafe driving practices, and threats to pedestrian safety. While the residents expect new development to exacerbate this problem they also see project as a unique opportunity to focus attention on this problem. A letter to the County Executive details this position.

One concern that directly relates to the project is the discussion regarding the width of Linden Lane. While the developer and technical staff are fairly close to agreeing to a right-of-way section⁹, many citizens would prefer and even narrower facility. The Linden Lane Civic Association position argues for a maximum pavement width of twenty feet. Staff believes that Linden Lane should have at least one side of parking to relieve parking pressures, for public access, and most importantly to calm traffic. This is a specific difference of opinion that can be discussed further during site plan review. Community members, staff and the applicant share in an overall goal to improve pedestrian accessibility and calm traffic.

Finally, many in the neighborhood are preservationists who are very committed to the reuse of the site.

CONCLUSION

With respect to the subject application, staff finds that the purpose clause and the requirements of the Planned Development Zone to provide a broad range of housing types, to minimize the amount of grading necessary for construction through flexibility of standards, and to provide a pedestrian network that links existing and proposed communities to public facilities, have been met. Staff believes that the requested PD-15 zone implements the August 2000 Approved and Adopted North and West Silver Spring Master Plan. Staff also recommends approval of the Development Plan and Binding Elements that accompany this application, which limit the development to a maximum of 280 residential units.

⁹ As of the writing of this report, there is agreement on 52' of right-of-way. Specifics will be resolved in subsequent review.

This project is unique for Montgomery County. The flexibility of the PD zone is used to advance public purposes of historic preservation and provision of moderately priced housing units at a level higher than the minimum yet without taking density bonuses. By leveraging preservation and housing tax credits as well as new residential development on surplussed public land, at a scale and density that is appropriate for the neighborhood, the applicant has accomplished a remarkable development scheme.

District Council Findings

59-D-1.61. Findings.

Before approving an application for classification in any of these zones, the district council must consider whether the application, including the development plan, fulfills the purposes and requirements set forth in article 59-C for the zone. In so doing, the district council must make the following specific findings, in addition to any other findings, which may be necessary and appropriate to the evaluation of the proposed reclassification:

- (a) *That the zone applied for is in substantial compliance with the use and density indicated by the master plan or sector plan, and that it does not conflict with the general plan, the county capital improvements program or other applicable county plans and policies.*

As discussed in the master plan analysis on pages 6 and 17, the requested PD-15 zone is in substantial compliance with the use and density indicated by the master plan and poses no conflict with the general plan, CIP or other applicable plans.

- (b) *That the proposed development would comply with the purposes, standards, and regulations of the zone as set forth in article 59-C, would provide for the maximum safety, convenience, and amenity of the residents of the development and would be compatible with adjacent development.*

As discussed in analysis of the appropriateness of the PD zone found on pages 10 through 12, the proposed development is compliant with the purposes, standard and regulations of the zone and meets such standards.

- (c) *That the proposed internal vehicular and pedestrian circulation systems and points of external access are safe, adequate, and efficient.*

The transportation review summarized on page 17 and found in Attachment 7 (page A13) finds that circulation systems and points of access are adequate safe and efficient.

- (d) *That by its design, by minimizing grading and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 also must be satisfied. The district council may require more detailed findings on these matters by the planning board at the time of site plan approval as provided in division 59-D-3.*

The environmental review summarized on page 22 and found in Attachment 8 (page A-20) finds that the zoning application and development plan meet this objective. Specific issues for review at site plan are identified.

- (e) *That any documents showing the ownership and method of assuring perpetual maintenance of any areas intended to be used for recreational or other common or quasi-public purposes are adequate and sufficient.*

A property management entity will manage such facilities like the Glen and the Ballroom in accordance with the preservation easement held by MHT. This easement has adequate control to ensure maintenance will be adequate. Specific analysis of HOA documents and other easements will occur in subsequent review.

Attachments

1. Surrounding Area Map.....	A-1
2. Development Plan.....	A-2
3. Circulation Plan.....	A-3
4. Community Planning Referral.....	A-4
5. Urban Design and Site Plan Comments.....	A-6
6. Transportation Referral.....	A-13
7. Environmental Referral.....	A-20
8. Schools Referral.....	A-24
9. Letter from HPC.....	A-25
10. Citizen Letters.....	A-26



November 19, 2004

MEMORANDUM

TO: Joel Gallihue, Zoning Analyst
Development Review Division

FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*
Community-Based Planning Division

SUBJECT: National Park Seminary Rezoning

The Community-Based Planning Division has reviewed the proposed rezoning of the National Park Seminary (NPS) property in North Silver Spring. We believe that the proposed redevelopment is generally consistent with the goals and objectives in the August 2000 *North and West Silver Spring Master Plan*, including:

- Preserving historic resources (e.g. the National Park Seminary Historic District)
- Maintaining the residential character of the neighborhoods
- Protecting residential neighborhoods from commercial cut-through traffic
- Encouraging the maintenance and preservation of housing
- Creating a pedestrian-friendly environment (e.g., by constructing new sidewalks)
- Preventing the encroachment of incompatible land uses adjacent to residential neighborhoods
- Improving trail connections

Although the Master Plan states that a "minor master plan amendment" should be prepared if the proposed reuse of the NPS cannot be accommodated by the existing R-90 zoning, we believe that this recommendation should be viewed as guidance rather than a requirement that a Master Plan amendment precede rezoning. The pending rezoning application requests rezoning to the PD-15 zone. The PD zones are floating zones that can be requested by property owners whether or not the relevant master plan specifically recommends PD zoning. The pertinent requirements are that 1) the master plan recommends residential densities of at least 2 dwelling units per acre; and 2) the site meets certain minimum area requirements. (One of these requirements is that the PD zoning would help to preserve historic structures.) The NPS site satisfies these criteria.

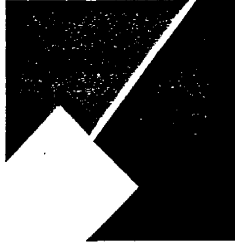
Since the proposed redevelopment recommends residential uses and it would achieve the major goals of the approved master plan, we see no benefit to the community of a lengthy master plan process. The rezoning process involves as much community participation and has the same decision-makers as would a master plan amendment. We therefore conclude that both the proposed development and the process are consistent with the intent of the master plan.

GK:tv: N:\dept\divcp\kreger\NPS rezoning

Attachment 4

A-4

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
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MEMORANDUM

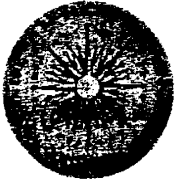
DATE: November 23, 2004

TO: Joel Gallihue
Community Based Planning Division

FROM: Taslima Alam *TBA*
Development Review Division

SUBJECT: Board of Appeals Petition No. G-828

The proposed development requires subdivision. Prior to the release of any building permits the applicant will be required to submit a Preliminary Plan Application pursuant to Chapter 50 of the Subdivision Regulation and a Site Plan application pursuant to Chapter 59D-3 of the zoning ordinance and record a plat in the land records pursuant to Chapter 50 of the Subdivision Regulation.



November 22, 2004

MEMORANDUM

TO: Joel Gallihue, Development Review Division

VIA: Glenn Kreger, Community-Based Planning, Team Leader

FROM: Margaret K. Rifkin, Community-Based Planning, Urban Designer *MR*

SUBJECT: National Park Seminary PD-15 Rezoning

I have reviewed the submittal referenced above and recommend **approval**. This is an excellent proposal. The following recommendations focus on urban design aspects of the submittal. Page references refer to the bound submittal document.

The following features of the submittal should be among those considered for inclusion as binding elements:

1. The provision of a public trail system, connecting Rock Creek Park and the Glen with interpretive elements and historic statues included in the design. Ensure that the Glen continues to provide "*passive recreation activities to the existing neighbors.*" (Page 24).
2. "*Plant materials selected for the Property should have their foundation in replicating the existing native forest as well as providing unique ornamental species associated with the historical... campus.*" (Page 24)

The following comments concern design features that should be considered at appropriate stages of the review process, which also include preliminary plan and site plan review.

1. **Public access to the trailhead for Rock Creek Park:** (pages 22-23,25) the proposal describes a pocket park at the trailhead at the "*visual terminus of a public street.*" It states, "*The Park will include an interpretive plaque with seating and a layered shrub and tree-planting scheme.*"

The design should be inviting and provide high visibility to the public from

Linden Lane so users can find it easily. It should include clearly marked, visually legible landscape features (such as, planting design, hardscape design, lighting, signs) that direct people from the trailhead to the Glen and back. Consider a sign that directs trail users arriving by car to park on Linden Lane. Provide ramps at curbs for good bike/stroller access to the Park.

- 2. Pedestrian system, access to the glen and entry design:** In keeping with the submittal proposal (page 20) to ensure permanent public access to the glen, a clear, legible link to the glen from Linden Lane should be provided. The experience of walking from the Rock Creek Park Trail to the glen and back should be a safe and pleasant experience, if not delightful. There should be a series of landscaped spaces, and focal points along the way with places to sit. Every effort should be made to enhance the walking experience and transform it from being a walk through parking areas to one with its own special attributes.

Organize the pedestrian connections and enhanced open spaces to create a system. Provide focal points and sight lines that lead trail users through the site. For example, consider relocating the parking spaces near the American bungalow so that trail users passing through the passage drive next to the heating plant, can see as their destination ahead, open space and focal landscape features or architectural features rather than parked cars. Consider designing the area at the front of the gym to announce the entry to the historic district for those arriving via the Rock Creek Park Trail, since this is the main pedestrian route to the glen. Consider expanding the designed landscape entry area by relocating some of the parking. If there is adequate parking then consider eliminating some of the spaces to enhance the design of the trail experience. Provide a good system of signs for trail users.

- 3. Relationship of new structures on Linden Lane to historic buildings:** This and other features of the proposal related to historic preservation and character, will be reviewed by the National Park Service, the Maryland Historic Trust, the Montgomery County Historic Preservation Commission as well as the Planning Board's historic preservation staff. Therefore these comments are intended to acknowledge the importance of these elements and at the same time acknowledge the role of these other entities in the review. The historic character of the site is so critically important that this review would not be complete without the following comments.

Ensure that historic buildings are not overshadowed or dwarfed by new structures. Ensure that buildings that currently read as prominent or as focal points in the setting still read as such even with new buildings. Of particular interest is the gymnasium building and its setting. The building is prominently located on Linden Lane and currently serves as a landmark. It is also in the sight lines of motorists, bicyclists and pedestrians approaching the site from

both directions on Linden Lane.

The design and location of new structures should allow the gymnasium to continue to read as the major feature from the sight lines of those approaching the site.

As described in the submittal proposal, the following new structures will be along Linden Lane in the vicinity of the gym:

North of Linden Lane the proposal shows ^{rows of} four to eight 18 foot wide townhouse, three to four stories in height, with a private roof deck on each, and two-car garages with alley access. They are designed to be consistent with the architecture of the historic district reflecting the southwestern mission & Tudor styles.

South of Linden Lane the proposal shows 32-foot wide courtyard homes & 24-foot wide townhomes. They are wider and lower than the proposed townhouses across the street and they are designed to be consistent with the neighborhood outside the historic district through the use of porches & gabled roofs. These were originally characterized as being two stories in height however, the design has been revised so that they will sit on slab and be one half story higher than originally described in the proposal.

These new townhouses along Linden Lane should visually read as a second tier of structures relative to the gym and not as focal points or dominant features in the setting.

4. **Road design – Linden Lane:** The design should minimize the widening of Linden Lane to the greatest extent possible to be consistent with the character of the existing nearby neighborhoods and with the original campus design. The following should be considered for the streetscape design:
 - a. A sidewalk on each side preferably five feet in width. This will allow adequate space for neighboring, walking in company, accessing transit and also provides an option for bicyclists, such as the inexperienced and young, to ride off-road to the Rock Creek Park Trailhead.
 - b. A landscape panel with trees on each side preferably six feet in width. Ensure that the soil in the tree panel is amended to ensure longevity and health of the trees.
 - c. Street trees selected and placed to enhance the unique qualities of the site. For example, consideration should be given to selecting a type of Linden for the street tree since the street is named "Linden Lane". If Lindens are not used then consideration should be given to using newer cultivars of American elms that are disease resistant, to provide

a grand canopy over the street. If overhead wires in front of the proposed townhouses on one side of the street (the south side) make the use of these trees inappropriate, then consider placing the trees only on the north side of the street and creating a future canopy over the street in that way.

On the south side of the street, where there are more overhead wires and no on-street parking, consider creating a full but lower, planted buffer in the tree panel, including shrubs and herbaceous plants with smaller trees interspersed. This will buffer the pedestrians from the travel lanes that are next to the curb, and create a more inviting public space between the buildings and the street. It will also provide variety in the planting design consistent with that of the historic district to the east, and the residential community to the west. Both these neighboring areas have many trees planted in irregular patterns that shade the street. Neither area has rows of streets trees evenly placed.

- 5. Landscape Design:** (page 22) *The goals include connecting " new construction to the existing historic structures by preserving many of the existing landscape features, restoring important focal point elements of the plan and creating a landscape planting strategy that complements the native landscape with the planting improvements implemented over the life of the campus. The resulting National Park Seminary campus should be a park for the entire community, a campus that is welcoming and open, providing strolling opportunities, seating areas for relaxation and open areas for play. There are many hidden treasures within the Property and the Applicant's goals will be to link these elements to the existing community."*

The proposal describes a concept for the landscape including a plant palette that take into consideration the character of the historic landscape as well as the use of native plants (pages 22 & 24) for ecological reasons. In areas that are next to or connect to Rock Creek Park, native plants are particularly encouraged. The applicant should avoid planting non-native invasive species where they can travel into the park.

In addition, the submittal proposal is to reestablish walking trails and states that historic statuary may be reintroduced. The restoration of historic statuary is strongly encouraged. (Page 20).



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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DATE: December 6, 2004
TO: Joel Gallihue, Senior Planner
VIA: Michael Ma, Supervisor Development Review *Ma*
FROM: Robert A. Kronenberg, Planner Coordinator *Ma*
301 495-2187 *Ma*

PROJECT: National Park Seminary Site-Development Plan
ReZoning Case #G-828

Staff appreciates all of the coordination efforts made by the applicant to provide more detailed information at this phase of the regulatory process. Site Plan staff supports the proposed development application and believes the site plan review process will be expedited, since many of the issues have been addressed by staff and the applicant. Staff also recognizes the green tape process for affordable housing projects by which the Development Plan is being processed.

Zoning Case and Development Plan

The major issues relevant to the zoning case revolve around the right-of-way for Linden Lane and location of houses to the street, compatibility with the surrounding neighborhood, environmental impacts to the stream buffer, the historic nature of the site and pedestrian connectivity to the surrounding community and internally within the site.

Affordable Housing

The seminary site is a magnificent setting for a mix of unit styles and architecture that will provide much needed affordable housing in Silver Spring for Montgomery County. The plan proposes 20 percent affordable units as well as the internal relocation of the Catholic Charities to one of the existing buildings to be remodeled. Affordable housing, including the required 12.5 percent Moderately Priced Dwelling Units (MPDUs) should be dispersed throughout the site and campus setting.

Historic Setting

The applicant is retaining the existing historic setting and designation as well as many of the existing buildings on the site due to the involvement of the Maryland Historic Trust and the Historic Preservation Commission. Staff fully supports the efforts by the applicant to include restoration of the existing buildings on the site in the application, and blend the proposed architecture with the site and surrounding neighborhood. The proposed buildings and design features should be compatible with the existing structures and surrounding neighborhood in terms of height, mass and architectural features within the historic setting.

Attachment 6

A-10

Please address the following comments with the submittal of the Site Plan:

Circulation

1. Provide detailed information about the Linden Lane right-of-way with respect to paving width, green panels for street trees, sidewalk width and location of utilities and utility easements. Site Plan staff supports a smaller planting area and sidewalk (5-foot-wide green panel and 5-foot-wide sidewalks), as long as modifications to the green panels and sidewalks are approved by M-NCPPC-Transportation and the Montgomery County Department of Public Works and Transportation. A section of the streetscape should be provided to show relationship of the existing and proposed buildings to the recommended right-of-way width and improvements.
2. Provide a circulation plan that outlines all of the pedestrian and vehicular movement, both public and private.
3. The access to the existing path to Joseph Park (part of Rock Creek Park) should be public and easily accessible. Signs should be provided to enable pedestrians and bicyclists to access the trail from Linden Lane.

Site Plan

1. Provide architectural drawings of the proposed buildings, including the proposed height and dimensions.
2. Provide the height of all of the existing buildings to show relationship to proposed uses.
3. Landscaping and Lighting will be addressed in detail at Site Plan. Staff recommends that the applicant consider the following issues:
 - a. Appropriate street tree planting along Linden Lane.
 - b. Screening and buffering of adjacent uses (i.e. proposed housing to maintenance/warehouse building)
 - c. Alley treatment in the islands. Explore different paving treatments where planting is not a viable solution.
 - d. Screening requirements for parking facilities adjacent to a public road and proposed dwelling units. Planting shall not occur within the public utility easement (PUE).
 - e. Address lighting in the public and private areas, considering the character of the neighborhood and historic setting. Heights of poles, types of fixtures, wattage (overhead, bollard and wall mounted fixtures) needs to be carefully thought out with the mix of units and their locations.
4. The utility plans should address potential conflicts with planting in the alleys and avoid utilities in the front yards, specifically gas and electric meters.
5. Recreation requirements will be addressed in detail at Site Plan. Staff recommends that the applicant consider the following issues in conjunction with the Site Plan:
 - a. Show the location of all of the passive and active recreation areas, whether within buildings or dedicated areas on the property.
 - b. Provide the recreation tabulations in conformance with the Recreation Guidelines.

- c. Pathways and trails associated with the site and recreation requirements should be accessible and clearly signed.
- d. Consider historic documentation as part of the recreation package (i.e. signs, markers).

Staff requests electronic files (JPeg or PDF) of the proposed site plan, landscape plan and any renderings, sections and images to illustrate the design elements of the site plan as part of the staff report.