

downtown Silver Spring, further encouraging revitalization in the downtown corridor.

Requirements of the CBD-2 Zone

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

A. PROJECT DATA TABLE FOR CBD-2 ZONE

	<u>Zoning Ordinance</u>	<u>Approved by Planning Board and Binding on Applicant</u>
	<u>Development Standards</u>	
Gross Tract Area:	22,000 sf	77,383* sf
Net Site Area (after dedication)	N/A	70,462 sf
Max. Density:		
Max. Non-Residential Density		
FAR:	3.0	0.095
(SF)	(232,149)	(7,330)
Residential Density (FAR):	5.0	4.817
(s.f.)	(386,915)	(372,727)
Total Density (FAR):	<u>5.0</u>	<u>4.911</u>
(s.f.)	(386,915)	(380,057)
MPDUs (%):	12.5	12.5
(number of units)	39	39
Max. Building Height (ft.):	143	143 (as measured from Cameron Street)
Number of Floors	Not specified	15
Min. Building Setbacks (ft.):		
Front Yard (Cameron Street)	--	2
Rear yard	--	0
Side Yard (north)	--	10
Side Yard (south)	--	0
Parking (number of space)**:		
Residential Uses (Mkt. Rate)		
1 BR @ 1.25 sp./unit (139 x 1.25)	174	
1 BR + Den @ 1.25 sp./unit (19 x 1.25)	24	
2 BR @ 1.50 sp./unit (114 x 1.50)	171	

- Specialty lighting in the plaza and up lighting of the art elements to softly accentuate and visually activate the plaza at night.
- The paving in the plaza will be designed to include patterns that complement the artwork and the benches.
- Landscape beds and planters with irrigation and plant material to add seasonal accent and color. Plaza trees to be complementary to the existing Cameron Street streetscape as well as providing a canopy for shade within the seating areas.
- Existing overhead utilities to be installed underground consistent with the Silver Spring Master Plan.
- Make available a space for public outdoor interaction and activities.
- Make available a space for entertainment, as needed in conjunction with the Silver Spring Urban District (SSUD).

## 2. Off-Site Improvements

### Fenton Street Right-of-Way

- Modified Streetscape (Type B) on the north and south side of Fenton Street from Cameron Street to Colesville Road to include brick pavers, street trees and lighting consistent with Silver Spring Streetscape Plan Technical Manual.

### Cameron Street Right-of-Way

- Streetscape (Type B) on the south/east side of Cameron Street, along the entire property frontage, to include street trees (Honey Locust), brick pavers and street lights (Washington Globe) consistent with Silver Spring Streetscape Plan Technical Manual.
- Existing overhead utilities to be installed underground consistent with the Silver Spring Master Plan.
- Extend the streetscape on the south side of Cameron Street from the alley entrance at the United Therapeutics site to Georgia Avenue.

the Spring Street/Cameron Street intersection to the predominately residential neighborhoods to the north.

- A. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a 75-foot right-of-way for Cameron Street. Staff recommends additional street right-of-way dedication for Cameron Street equal to 37.5 feet as measured from the centerline of the existing street. The additional 2.5 feet is also consistent with the adjacent property to the north that required the same amount of dedication.
  - B. **Streetscape:** The Applicant will improve the west side of Cameron Street directly along the property frontage, using the Type B treatment recommended in the *Silver Spring Streetscape* (April 1992) technical manual. In addition to the property frontage of the subject property, the Applicant is proposing streetscape improvements to the east side of Cameron Street from the alley entrance adjacent to United Therapeutics to the Georgia Avenue right-of-way and on both sides of Fenton Street from Cameron Street to Colesville Road.
  - C. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-street) bikeway for Cameron Street. Staff recommends a Class III (signed, shared with motorized vehicles) bikeway.
- (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 is complimentary to the range of commercial and residential characteristics of the surrounding neighborhood. The proposed development is compatible with the existing development occurring in downtown Silver Spring and encourages redevelopment of adjacent properties in the CBD. The building configuration and placement reflects the sensitivity to the adjacent United Therapeutics building and architecture, in terms of shadow effects cast onto the photovoltaic design proposed for the adjacent rooftop.

The surrounding and adjacent properties are a mix of different uses, from commercial to residential. The height and massing of the surrounding buildings range from 2-story to 8-story with various building and architectural types that are integral to the vitality of an urban downtown area, including the proposed United Therapeutics at the intersection of Cameron and Spring Streets, as well as the existing 2-story C&P building directly across the street. In addition to the commercial buildings is the 4-6-story public parking structure that wraps around the southern

In addition, the improvements that are being made to the streetscape further facilitate and encourage pedestrian accessibility to the metro and encourage the future residents and retail patrons to take advantage of existing vehicular traffic conditions.

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

The Optional Method of Development permits a more efficient and desirable product than by using the standard method of development. The Project Plan proposes to use the optional method of development and is in conformance with the goals and objectives of the Silver Spring Sector Plan. The proposed development does not maximize its gross floor area (386,915 sf permitted) on site; however, the 380,057 square feet proposed is well above the permitted gross floor area for a standard method project on a site that is currently underutilized in terms of density. The permitted floor area ratio (FAR) for this site is 5.0 and 4.91 FAR is proposed. The proposal includes 12.5 percent or 39 Moderately Priced Dwelling Units on-site, which far exceeds the number that would have been required in a standard method project.

In addition to the provision of MPDUs, the project will include a significant new public open space and art amenity on the site. The project is providing over 47% of new on and off-site public use space, which would not have been possible through the standard method of development. Additionally, the streetscape improvements associated with this proposal greatly enhance the pedestrian connections from Spring Street to Colesville Road and Georgia Avenue.

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

This proposal requires fifteen (39) Moderately Priced Dwelling Units (MPDUs) or 12.5% of the proposed residential dwelling units within the development.

- (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 on 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:***

This section is not applicable.

**4. Moderately Priced Dwelling Units (MPDUs)**

The Applicant shall provide 12.5% or 39 MPDUs on-site, consistent with the requirements of Chapter 25A.

**5. Public Use Space**

- a. The proposed development shall provide a minimum of 23.2 percent (16,334 square feet) of on-site public use space and 24.5 percent (17,239 square feet) of off-site public use space.
- b. The proposed public use space shall be easily and readily accessible to the general public and used for public enjoyment.

**6. Streetscape**

- a. The Applicant shall provide the full streetscape improvements along the Cameron Street frontage using the *Silver Spring Streetscape Plan (April 1992)* Technical Manual. The following elements are proposed: stone, precast concrete, brick pavers, street trees, lighting, and any other details that are necessary, including the undergrounding of utilities along the frontage of the property, to fulfill the Silver Spring streetscape standards.
- b. Off-site improvements shall be provided along the property frontage of Cameron Street; and extended along the south side of Cameron Street from the United Therapeutics boundary to the Georgia Avenue right-of-way; and on both sides of Fenton Street from Cameron Street to Colesville Road.

**7. Public Art**

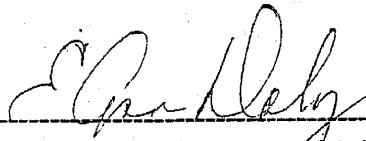
A public art program shall be developed to include opportunities within the public retail area to reinforce the architecture of the building, and provide a place for pedestrians and shoppers to congregate.

**8. Staging of Amenity Features**

- a. The proposed project shall be developed in one phase.
- b. Landscaping to be installed no later than the next growing season after completion of the proposed building and public plaza.

**CERTIFICATION OF BOARD ADOPTION OF OPINION**

At its regular meeting, held on **Thursday, February 23, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Project Plan No. 9-20060030, Cameron House**. Commissioner Perdue abstained.

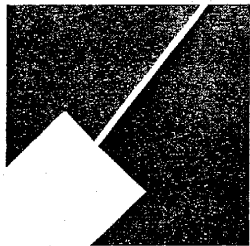


---

Certification As To Vote of Adoption  
E. Ann Daly, Technical Writer

## **APPENDIX B**

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**Board Approval Date: Dec. 15, 2005**

**Date Mailed: FEB 08 2006**

**Action:** Approved Staff Recommendation  
**Motion** of Commissioner Wellington,  
seconded by Commissioner Robinson, with a  
vote of 4-0;  
Chairman Berlage and Commissioners  
Bryant, Robinson, and Wellington voting in  
favor. Commissioner Perdue absent.

**MONTGOMERY COUNTY PLANNING BOARD**

**OPINION**

Preliminary Plan 120060180 (formerly 1-06018)  
NAME OF PLAN: Cameron House

The date of this written opinion is FEB 08 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

**I. INTRODUCTION**

On 8/11/05, FF Realty LLC ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the CBD-2 zone. The application proposed to create 1 lot on 1.6 acres of land located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street, in the Silver Spring CBD Sector Plan area. The application was designated Preliminary Plan 120060180 formerly 1-06018. On 12/08/05, Preliminary Plan 120060180 (formerly 1-06018) was brought before the Montgomery County Planning Board for a public



## II. PROJECT REVIEW

### A. Sector Plan Compliance

Staff advised the Board in its report that the Silver Spring Central Business District and Vicinity Sector Plan outlines goals for a revitalized Silver Spring - a residential downtown; a commercial downtown; a green downtown; and a pedestrian-friendly downtown.

Staff concluded that the preliminary plan is consistent with the sector plan goals in that it proposes multi-family housing, expands the commercial base by providing new retail opportunities and encourages pedestrian activity.

### B. Transportation

#### 1. Right-of-Way Dedication

Staff noted that the Silver Spring CBD Sector Plan recommends a total right-of-way width of 75 feet for Cameron Street, and advised the Board in its report that a waiver of 2.5 feet from the centerline of the east side of Cameron Street was granted with the approval of Preliminary Plan 1-04087. The instant preliminary plan proposes 2.5 feet of right-of-way dedication for a total of 37.5 feet as measured from the centerline of Cameron Street.

#### 2. Local Area Transportation Review

The proposed development of 312 residential units is anticipated to generate 98 peak-hour trips during the morning peak period and 109 peak-hour trips during the evening peak period. An LATR study was performed to determine the impact the proposed development would have upon the adjacent transportation infrastructure.

Four intersections in the vicinity of the site were selected for analysis: Georgia Avenue (MD 97) at Spring Street, Colesville Road (US 29) at Spring Street, Spring Street at Cameron Street, and Cameron Street at Fenton Street. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring CBD Critical Lane Volume (CLV) congestion threshold of 1800 vehicles.

The staff report contained a detailed analysis of the impact on local intersections, incorporated herein by reference.

### C. ENVIRONMENTAL

The forest conservation requirements will be met by use of onsite tree canopy planting, using native trees is recommended wherever feasible. Staff required a revised forest conservation worksheet (which will be finalized at the time of site plan) to indicate

- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

The Board did note, and correct for the record, the following information in the Data Table in the preliminary plan staff report: specifically, the square footages were not consistent with the square footages shown on the project plan, and the setbacks in the Project Data Table were reconciled by amending them to be consistent with those in the Project Plan Data Table.

The Board further finds that any objection (concerning a substantive issue) that was not raised prior to the closing of the Record is waived.

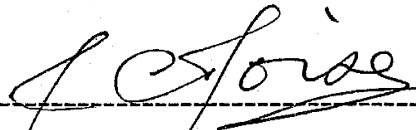
### **CONDITIONS OF APPROVAL**

Finding Preliminary Plan No. 120060180 formerly 1-06018 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060180 formerly 1-06018, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 312 multiple-family dwelling units including 39 MPDUs and 7,330 gross floor area of retail use.
- 2) Dedicate and show on the record plat an additional 2.5 feet of right-of-way along Cameron Street so as to equal 37.5 feet as measured from the centerline.
- 3) Enter into an agreement to participate in the Silver Spring Transportation Management District.
- 4) Compliance with conditions of approval for Project Plan #920060030 (Formerly 9-06003).

**CERTIFICATION OF BOARD VOTE ADOPTING OPINION**

At its regular meeting, held on **Thursday, February 2, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060180, Cameron House.**



-----  
Certification As To Vote of Adoption  
M. Clara Moise, Technical Writer

## APPENDIX C



---

---

## FIRE MARSHAL COMMENTS

---

---

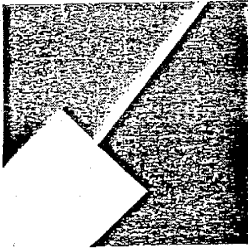
DATE: 6-26-06  
TO: PLANNING BOARD, MONTGOMERY COUNTY  
VIA  
FROM: JOHN FEISSNER 240 777 2436  
RE: APPROVAL OF ~ CAMERON HOUSE #1-2006018/ #92006003

---

### 1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 6-26-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services



June 22, 2006

## MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator  
Development Review Division

✓ Catherine Conlon, Subdivision Supervisor  
Development Review Division

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

SUBJECT: Site Plan Review No. 8-20060370  
Project Plan Review No. 9-2006003A  
Preliminary Plan Review No. 1-2006018A  
Cameron House

---

The Community-Based Planning staff has reviewed the above referenced Project Plan and Preliminary Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located on the west side of Cameron Street, south of Spring Street in Silver Spring. Community-Based Planning recommends the approval of this Project Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide Class III (signed, shared with motorized vehicles) bikeways for Cameron Street.
2. Dedicate additional street right-of-way for Cameron Street equal to 37.5 feet measured from the centerline of the existing street.
3. Provide streetscape improvements on Cameron Street and Fenton Street in accordance with the *Silver Spring Streetscape* technical manual.
4. Enter into an agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements.

## ZONING AND LAND USE:

The 1.77647 acre (77,383 square feet) subject property is zoned CBD-2 (Central Business District, 2.0). The approved CBD Sector Plan recommends the CBD-2 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 mixed-use development program is comprised of 325 high-rise residential units with 7,330 square feet of ground floor retail. The proposed uses are permitted and conform to the intent of the CBD-2 Zone. The proposal will be implemented under the optional method of development. The project proposes a total density of 4.911 FAR which is less than the permitted maximum of 5.0 FAR for mixed-use developments under the CBD-2 Zone. The density proposed for approval (380,057 gross square feet) is calculated on a gross site area of 77,383 square feet which includes the lot area, proposed area to be dedicated for street right-of-way and prior dedications.

The minimum required on-site public use space for this project is 14,092 square feet (20 percent of the net lot). The applicant proposes a total of 16,334 square feet of on-site public use space or 23.2 percent of the net lot area. The applicant is also proposing 17,239 square feet of off-site streetscape improvements. The combined on-site public use space, amenities and off-site improvements is 33,573 square feet or 47.7 percent of the net lot area.

## SECTOR PLAN CONFORMANCE:

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Four of these themes (i.e. a residential downtown; a commercial downtown; a green downtown; and a pedestrian-friendly downtown) apply to the proposed project. The proposed development addresses housing needs and expands the commercial base by providing new retail opportunities. This project proposes new public open spaces and extensive streetscape improvements. It encourages the development of active urban streets by providing ground floor retail and easily accessible and highly visible public spaces as activity generators. This proposal improves the quality of the pedestrian environment by providing the high-quality streetscape treatments required for optional method projects.

- A. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-street) bikeway for Cameron Street. Staff recommends Class III (signed, shared with motorized vehicles) bikeway.
- B. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a right-of-way width of 75 feet for Cameron Street. Staff recommends additional street right-of-way dedication for Cameron Street equal to 37.5 feet measured from the centerline of the existing street.

C. **Streetscape:** The applicant proposes to improve Cameron Street along the property frontage with streetscape using the Type B treatment recommended in the *Silver Spring Streetscape* technical manual. In addition to the frontage along Cameron Street the applicant proposes additional streetscape improvements to the east side of Cameron Street from the alley entrance adjacent to United Therapeutics to Georgia Avenue and on both sides of Fenton Street from Cameron Street to Colesville Road. (The streetscape along Montgomery Arms requires modification of the Type B standard due to the limited dimension.)

The staff recommends that the applicant enter into an agreement with the Silver Spring Urban District for the maintenance of all or some of the streetscape improvements.

#### **COMMUNITY OUTREACH:**

The applicant has met with the Commercial and Economic Development Subcommittee of the Silver Spring Citizens Advisory Board and the Silver Spring Urban District Advisory Committee regarding the original project plan. Additional documentation regarding community outreach has not yet been received.

GK:tv: N:/dept/divcp/kreger/820060370\_CameronHouse\_CBPmemo





DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Arthur Holmes, Jr.  
Director

Iglas M. Duncan  
County Executive

November 1, 2005

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

RE: Preliminary Plan No. 1-06018  
Project Plan No. 9-06003  
Cameron House

Dear Ms. Conlon and Mr. Kronenberg:

We have completed our review of the preliminary plan dated July 15, 2005 and the accompanying project plan. This package was reviewed by the Development Review Committee at its meeting on September 26, 2005. 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. Show all existing planimetric and topographic details specifically driveways adjacent and opposite the site as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication across the Cameron Street site frontage in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

Size storm drain easement(s) prior to record plat.

4. The proposed southern driveway apron will need to be relocated to the north/east; it will not be allowed to cross the property line (extended into the public right-of-way). The applicant may want to consider using the DPWT Commercial Driveway (Standard No. MC-302.01) apron at this location.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

6. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
7. Curb radii and pavement widths for the intersection type driveways and the proposed on-site cul-de-sac should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site, including emergency response apparatus.
8. Truck loading space requirements to be determined in accordance with the DPWT "Off-Street Loading Space" policy.
9. The applicant's storm drain capacity and impact analyses, with the proffered improvements, have been accepted.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
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 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. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. 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:

Ms. Conlon and Mr. Kronenberg  
Preliminary Plan No. 1-06018  
Project Plan No. 9-06003  
Date October 28, 2005  
Page 3

- A. Silver Spring CBD streetscaping amenities (including but not limited to brick sidewalks and handicap ramps, street lights, street trees, and street furniture) across the Cameron Street site frontage.
- B. Construct proposed inlets (in accordance with the DPWT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. 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.
- E. 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 Mr. Sam Farhadi at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/1-06018, Cameron House, gml revs.doc

Enclosure

cc: Bill Landfair; VIK A Inc  
Marwan Mustafa; VIK A, Inc.  
Bob Dalrymple, Linowes and Blocher, LLP  
Jay Johnson, FF Realty LLC  
Dolores Kinney; M-NCPPC Development Review  
Shahriar Etemadi; M-NCPPC Transportation Planning  
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review  
Christina Contreras; DPS Right-of-Way Permitting & Plan Review  
Sarah Navid; DPS Right-of-Way Permitting & Plan Review

Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

October 28, 2005

Re: Montgomery County  
MD 97  
Cameron House

Mr. Shahriar Etemadi  
Transportation Coordinator  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you for the opportunity to review the Traffic Impact Study Report prepared by Integrated Transportation Solutions (ITS), Inc. dated August 2005 (received by the EAPD on October 3, 2005) that was prepared for the proposed Cameron House mixed-use development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 312 High Rise Condominium Units and 7,330 square feet of Retail Space is proposed from one (1) full movement access driveway on Cameron Street (a County roadway). An additional full movement access driveway for loading only will also be provided along Cameron Street.
- The traffic consultant determined that the proposed development would not cause any studied intersection to exceed the congestion standard within the Silver Spring Central Business District (CBD) Policy Area (CLV) less than 1,800) as established by the M-NCPPC.

Although the MD 97/Cameron Street, US 29/Fenton Street, and US 29/MD 97 intersections are all within one or two blocks of the proposed site and a significant percentage of site generated traffic is projected to utilize these intersections, these three (3) intersections were excluded from the traffic impact study report. Therefore, SHA recommends that the M-NCPPC require the applicant to re-submit a traffic study that includes the MD 97/Cameron Street, US 29/Fenton Street, and US 29/MD 97 intersections in the analyses.

SHA concurs that the proposed development will not cause the other studied intersections included in the report to exceed the Silver Spring CBD Policy Area congestion standard threshold as established by the M-NCPPC. The SHA policy regarding intersection level of service requires that all intersections function at a level of service "D" or better in the design year with full build-out of the given project. Given that the Montgomery County policy differs from that of SHA regarding the need for mitigation at off-site intersections, the SHA will defer to the local criteria. However, any proposed mitigating roadway improvements impacting a State-controlled roadway must be reviewed and approved by the SHA.

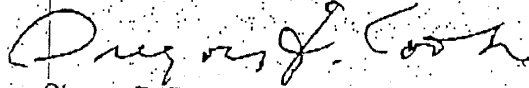
My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

reet Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this application. If there are any questions on any issue requiring a permit from SHA, please contact Mr. Greg Cooke at 410-545-5602 or by e-mail at gcooke@sha.state.md.us. If you have any questions or comments regarding the enclosed traffic report comments, please contact Larry Green at (410) 995-0090 extension 20.

Very truly yours;



Steven D. Foster, Chief  
Engineering Access Permits Division

cc: Mr. Ed Axler, M-NCPPC  
Mr. Greg Cooke, Assistant Chief, SHA Engineering Access Permits Division  
Mr. Joseph Finkle, SHA Travel Forecasting Section  
Mr. Bob French, SHA Office of Traffic & Safety  
Mr. Larry Green, Daniel Consultants, Inc.  
Mr. Craig Hedberg, ITS, Inc.  
Mr. Dennis Simpson, SHA Regional Planning  
Mr. Lee Starkloff, SHA District 3 Traffic Engineering  
Mr. Eric Tabacek, SHA Traffic Development & Support Division  
Mr. Jeff Wentz, SHA Office of Traffic & Safety



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation  
September 22, 2005

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

Re: Montgomery County  
US 29 General  
Cameron House  
File No. 1-06018


Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Cameron House development. We have completed our review and offer the following comments:

- Four (4) copies of the traffic study need to be submitted so the appropriate divisions within the State Highway Administration (SHA) can make the necessary review.

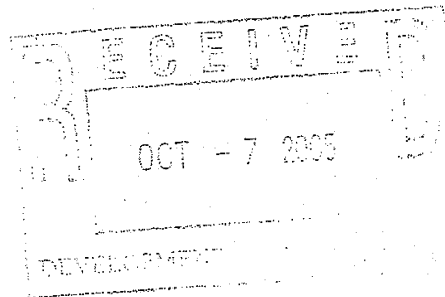
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

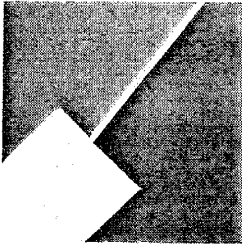
- cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)  
Mr. Shahriar Etemadi, M-NCPPC (Via E-mail)  
Mr. William Landfair (VIKA Incorporated)



My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

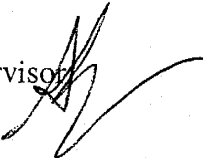
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)




June 30, 2006

**MEMORANDUM**

TO: Cathy Conlon, Supervisor  
Development Review

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning 

FROM: Scott A. James, Planner/Coordinator   
Transportation Planning

SUBJECT: Cameron House  
Project Plan #9-06003A and Preliminary Plan #1-06018A  
Silver Spring Central Business District Sector Plan

---

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the project and preliminary plan applications for 325 high-rise residential units and 7,330 square feet of retail space at 8710 Cameron Street in downtown Silver Spring, Maryland.

**RECOMMENDATION**

Transportation Planning staff recommends approval of the above referenced preliminary and site plans with the following conditions as part of the APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the development to 325 high-rise residential units and 7,330 square feet of retail space.
2. Dedicate and show on the record plat an additional 2.5 feet of right-of-way along Cameron Street so as to equal 37.5 feet as measured from the centerline.
3. Enter into an agreement to participate in the Silver Spring Transportation Management District.

## DISCUSSION

### Site Location, Access, Circulation, and Parking

The subject property is located on Cameron Street between Spring Street and Fenton Street in downtown Silver Spring. The property is accessed from Cameron Street.

### Local Area Transportation Review

The proposed development of 325 residential units and 7,330 square feet of retail space is anticipated to generate 102 peak-hour trips during the morning peak period and 113 peak-hour trips during the evening peak period. An LATR study was performed to determine the impact the proposed development would have upon the adjacent transportation infrastructure.

Four intersections vicinity of the site were selected for analysis: Georgia Avenue (MD 97) at Spring Street, Colesville Road (US 29) at Spring Street, Spring Street at Cameron Street, and Cameron Street at Fenton Street. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring Central Business District (CBD) Critical Lane Volume (CLV) congestion threshold of 1,800 vehicles.

The following table shows the CLV analysis results for the studied intersections:

<b>Roadway Intersection</b>	<b>Current CLV levels (AM / PM)</b>	<b>Background CLV levels (AM / PM)</b>	<b>Projected Future CLV (AM / PM)</b>
Georgia Avenue (MD 97) / Spring Street	1,059 / 1,030	1,140 / 1,132	1,141 / 1,151
Colesville Road (US 29) / Spring Street	1,144 / 1,418	1,210 / 1,505	1,216 / 1,510
Spring Street / Cameron Street	562 / 819	614 / 845	631 / 859
Cameron Street / Fenton Street	271 / 394	394 / 600	422 / 627

### Master Plan Roadways and Bikeways

Georgia Avenue (MD 97) is a six-lane major divided highway within 126 feet right-of-way. Colesville Road is a six-lane major divided highway within 126 feet of right-of-way. Both roadways serve Silver Spring and the region by providing access to the District of Columbia to the south and regional highways and freeways throughout Montgomery County. Spring Street is classified as a two-lane major arterial roadway connecting 16<sup>th</sup> Street to the west and Colesville Road to the east. The recommended right-of-way varies for Spring Street from 100 feet between Colesville Road and Cameron Street to an 80-foot right-of-way between Cameron Street and Fairview Road, widening to 100 feet of right-of-way between Fairview Road and Georgia Avenue.

Cameron Street is classified as a Business Street of 75 feet right-of-way. Fenton Street is classified as an arterial roadway with a recommended 80 feet of right-of-way between Colesville Road and Cameron Street. The intersections of Spring Street and Georgia Avenue, Cameron Street and Colesville Road are all signalized, as is the intersection of Fenton Street at Cameron.



Local bikeways exist along Spring Street, Cameron Street and Fenton Street. All routes are classified as on-road and designated by posted signs. No impact to the on-road bikeways is anticipated as a result of this proposed development.

#### Pedestrian Access

The adjacent intersections have signalized pedestrian crosswalks on all approaches. Intersection signal timing and signage is adequate for pedestrians at all intersections studied. The project proposes to tie into the existing network of pedestrian facilities within the Silver Spring CBD. No additional improvements for pedestrian access are anticipated as a result of this project proposal.

SAJ:gw

mno to conlon re Cameron House 1-06018 A



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

October 14, 2005

Mr. Ghassan Khouri  
Vika, Inc.  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Cameron House  
Preliminary Plan #: 1-06018  
SM File #: 219950  
Tract Size/Zone: 1.63 Ac./CBD-2  
Total Concept Area: 1.62 Ac.  
Parcel(s): NO51  
Watershed: Sligo Creek

Dear Mr. Khouri:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control via Stormfilters (3) and water quality units for pretreatment (2); a waiver of channel protection due to low head conditions and a partial waiver of water quality due to site constraints. Onsite recharge is not required since this is redevelopment. A waiver for Channel protection volume is not required for drainage area 1 because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. The StormFilters will be designed as volume based structures. Pretreatment for SF #10 is not required since the drainage area is all roof top.
6. If you and your client decide to use green roof technology you may reduce the size of the water quality structures accordingly.
7. All covered parking is to drain to a WSSC sanitary sewer system.



8. Provide a copy of the mechanical plans to verify that the roof drains are going to the stormwater management structures and that the covered parking is going to WSSC system.
9. Submit green roof specifications, designs and details to the New Products Committee for acceptance. Contact Boyd Church of MCDEP, the chairman of this committee, at 240-777-7770.

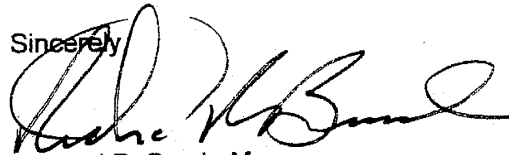
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services


RRB:dm CN219950 Cameron House.DWK

cc: C. Conlon  
S. Federline  
SM File # 219950

QN - Onsite/Waived;  
QL - Onsite/Waived;  
Recharge is not provided

Acres: 0.21/1.41  
Acres: 1.54/0.08

# APPENDIX D

 Development Review Division  
Montgomery County Department of Park and Planning

## CHECKLIST Site Plan / Project Plan Review

Plan # 12006003A Name: CAMERON HOUSE

Zone:  CBD-2  Tract Area:  1-6 AC.  Proposed Use:  MIXED-USE

Number of Units:  325  Square Footage:  RETAIL 7,330

Development Method:  OPTIONAL  Other: \_\_\_\_\_

### Referral Comments:

#### M-NCPPC

	Staff	Date
Transportation	<u> SJ </u>	<u> 6.30.06 </u>
Environmental	<u> SF </u>	<u> 5.22.06 </u>
Community Planning	<u> GK </u>	<u> 6.22.06 </u>
Historic Planning	<u> N/C </u>	_____
Park Planning	<u> N/C </u>	_____
Research/Housing	<u> N/C </u>	_____

#### Other Agencies

	Staff	Date
SHA	<u> SF </u>	<u> 10.28.05 </u>
DPS (SWM)	<u> RB </u>	<u> 10.14.06 </u>
DPS (Traffic)	<u> SN </u>	<u> 5.22.06 </u>
Public School	<u> N/C </u>	_____
Utility	<u> N/C </u>	_____
Fire & Rescue	<u> JF </u>	<u> 6.26.06 </u>
DPW & T	<u> GL </u>	<u> 11.1.05 </u>

### Development Standards / Requirements

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning Requirements    | <input checked="" type="checkbox"/> MPDU Calculation          | <input checked="" type="checkbox"/> Building Restriction Lines |
| <input checked="" type="checkbox"/> Development Data Table | <input checked="" type="checkbox"/> TDR Calculation           | <input checked="" type="checkbox"/> Building Height            |
| <input checked="" type="checkbox"/> Recreation Calculation | <input checked="" type="checkbox"/> Timing/Phasing Conditions | <input checked="" type="checkbox"/> Master Plan Conformance    |

### Prior Approvals

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Development Plan | <input checked="" type="checkbox"/> Preliminary Plan | <input checked="" type="checkbox"/> Prior Site Plan Approvals |
| <input checked="" type="checkbox"/> Record Plat      |  |   |

### Community Input

- Civic Association  United Therapeutics, Silver Spring Citizens Ad. Board, Silver Spring Urban Advisory Board
- Individuals \_\_\_\_\_

Supervisor Review

MM 7/7/06

Chief Review