

explore tax credits and density rights to restore the historic integrity of the site. Mr. Goldstein also noted, however, that while Montgomery County's Historic Preservation found the existing building to merit historic status, the Planning Board in an earlier, unrelated hearing, did not. He also requested that the property be documented and surveyed for archives of sites within the county. The Applicant responded by stating that the Applicant had explored restoration of the building, but deemed restoration too costly, given the condition of the building, and noted that the current owner has over 3,000 rental properties in Silver Spring that may provide alternative rental units to the current residents.

IV. FINDINGS

Based on all of the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board makes the following findings under Section 59-D-2.42 of the Zoning Ordinance, based upon the uncontested evidence of record:

- (a) ***It would comply with all of the intents and requirements of the zone.***

Purpose Clause Section 59-C-6.212

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

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

The Project Plan proposes to use the optional method of development and is in conformance with the Silver Spring Central Business District and Vicinity Sector Plan. The proposed development is a high-rise condominium. High-density residential and commercial retail uses are permitted in the CBD-2 Zone.

The building will be a maximum of 143 feet in height (15 floors), which is in conformance with the Montgomery County Zoning Ordinance under the Optional Method of development. The project includes 312 dwelling units, including 39 or 12.5% Moderately Priced Dwelling Units (MPDUs) provided within the building. The proposal reflects a residential floor area ratio (FAR) of 4.89, and a non-

desirable relationship with adjacent and surrounding uses. The proposed design provides a retail component along Cameron Street that will blend in with the existing and planned retail and office uses. This provides the pedestrian friendly environment envisioned in the Sector Plan. The 143-foot building provides the necessary and applicable transition from the adjacent residential neighborhood north of Spring Street to the higher density uses and buildings fronting Georgia Avenue and Colesville Road.

The design creates an effective relationship with adjacent uses and amenities and allows for a more interactive pedestrian and vehicular pattern.

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

The proposed development is located approximately 2000 feet from the Silver Spring Metro Station. The proximity to transit facilities, as well as the downtown employment core, will reduce the dependency on vehicles for the residents of the development; however, the Applicant has chosen to provide the required number of parking spaces on the site. The streetscape improvements along Fenton Street and Cameron Street facilitate the desire for pedestrian connectivity to the metro station and the core areas of development within Silver Spring, and provide the vital connections to Georgia Avenue and Colesville Road.

The Applicant will also enter into a traffic mitigation agreement (TMA) with the Planning Board to help the Project achieve the non-driver commuting goal for development in the Silver Spring CBD. The TMA will outline possible transit alternatives, monitoring of the program and commuter display information. A draft agreement has been submitted for review by our transportation planning staff and will be finalized during the record plat phase.

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

This project plan encourages the development of active urban streets and improves the quality of the pedestrian environment by providing the enhancement to the streetscape as prescribed in the Silver Spring Streetscape Plan (April 1992) Technical Manual, as amended.

Vehicular circulation is enhanced with improved right-of-way along the west side of Cameron Street, directly along the frontage of the subject property. An additional 2.5 feet is being dedicated on the Applicant's property line to expand the total right-of-way dedication to 37.5 feet from the centerline. The full width

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

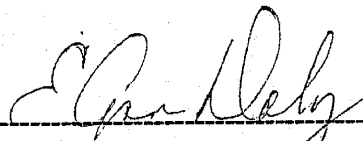
A public art program shall be developed to include opportunities within the public retail area to reinforce the architecture of the building, and provide a place for pedestrians and shoppers to congregate.

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



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Arthur Holmes, Jr.
Director

Douglas 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

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 or (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; VIKA Inc
Marwan Mustafa; VIKA, 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



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



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.

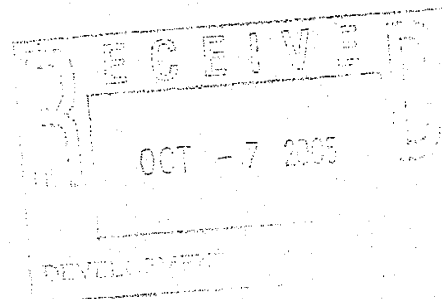
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg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

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

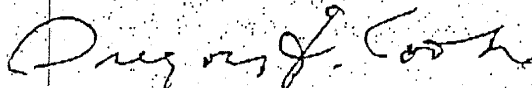
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Mr. Shahriar Eltemadi

Page 2 of 2

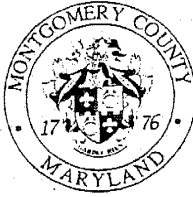
Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this application. If there are any questions on any issue requiring a permit from SHA, please contact Mr. Greg Cooke at 410-545-5602 or by e-mail at gcooke@sha.state.md.us.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



DEPARTMENT OF PERMITTING SERVICES

Robert C. Hubbard
Director

Douglas M. Duncan
County Executive

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.

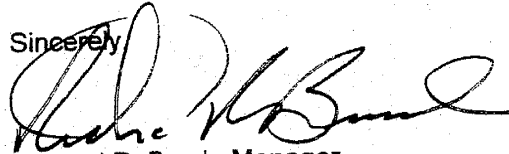
This list may not be all-inclusive and may change based on available information at the time.

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

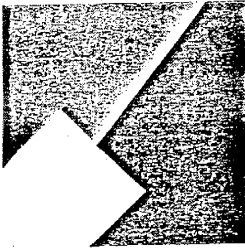


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN219950 Cameron House.DWK

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

QN - Onsite/Waived; Acres: 0.21/1.41
QL - Onsite/Waived; Acres: 1.54/0.08
Recharge is not provided



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 JK
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.

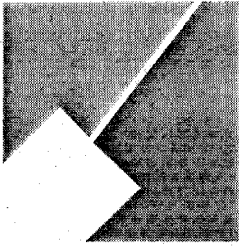
C. **Streetscape:** The applicant proposes to improve Cameron Street along the property frontage with streetscape using the Type B treatment recommended in the *Silver Spring Streetscape* technical manual. In addition to the frontage along Cameron Street the applicant proposes additional streetscape 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.

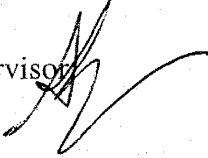
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


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:

Roadway Intersection	Current CLV levels (AM / PM)	Background CLV levels (AM / PM)	Projected Future CLV (AM / PM)
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 16th 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

mmo to conlon re Cameron House 1-06018 A

APPENDIX C

Development Review Division
Montgomery County Department of Park and Planning

CHECKLIST Site Plan / Project Plan Review

Plan # **B20060370** Name: **CAMERON HOUSE**
 Zone: **CBD-2** Tract Area: **1.6.22** Proposed Use: **MIXED-USE**
 Number of Units: **325** Square Footage: **7,330 SF. RETAIL**
 Development Method: **OPTIONAL** Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	SJ	6.30.06	SHA	SF	10.28.05
Environmental	SP	5.22.06	DPS (SWM)	RS	10.14.05
Community Planning	GK	6.22.06	DPS (Traffic)	SN	5.22.06
Historic Planning	N/C		Public School	N/C	
Park Planning	N/C		Utility	N/C	
Research/Housing	N/C		Fire & Rescue	JF	6.26.06
			DPW & T	EP	11.1.06

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
- Record Plat
- Preliminary Plan
- Prior Site Plan Approvals

Community Input

- Civic Association **UNITED THERAPEUTICS, S.S. URBAN ADVISORY BOARD**
S.S. CITIZENS ADVISORY BOARD
- Individuals

Supervisor Review

Chief Review

MM **7/10/06**
7/10/06