



JUL 22 2016

MCPB No. 16-054
 Site Plan No. 82014017A
 The Blairs
 Date of Hearing: July 14, 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on November 20, 2014, the Planning Board, by Resolution MCPB No. 14-108, approved Site Plan No. 820140170 for a multi-family building including up to 605,000 square feet of residential uses with up to 507 units on 3.79 acres of CBD-R2 zoned-land, located off of Eastern Avenue in the northwest quadrant of the intersection with Blair Mill Road ("Subject Property"), in the Silver Spring Central Business District Sector Plan ("Sector Plan") area; and

WHEREAS, on June 1, 2016, The Blairs Towers, LLC c/o The Tower Companies ("Applicant") filed an application for approval of an amendment to the previously approved site plan which included future Block E within its limits, for the construction of a private temporary green on future Block E, including associated landscape and hardscape modifications including the following:

1. Revisions to the temporary pedestrian path layout/grading, pedestrian lighting, and lawn area grading.
2. Addition of temporary features including:
 - a. Drinking fountain
 - b. Trash and recycling receptacles
 - c. Wood deck/stage
 - d. Playground equipment with temporary shade structures and benches
 - e. Outdoor fitness equipment
 - f. Pergola(s)
 - g. Mulch trail
 - h. Landscaping and tree groves
 - i. Tables and chairs

Approved as to
 Legal Sufficiency:

 7/6/16

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

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- j. Signage
 - k. Micro bio-filter facility
3. Potential addition of a temporary modular building, including associated landscaping, with possible use for initial leasing and/or use by the residents of The Blairs property.
 4. Potential addition of a temporary urban residents' garden; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82014017A, The Blairs ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated July 1, 2016 setting forth its analysis and recommendation for approval of the Application, and all conditions of the original site plan and subsequent amendments approvals remain valid and binding ("Staff Report"); and

WHEREAS, on July 14, 2016, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82014017A; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82014017A for the construction of a private temporary green on future Block E, including associated landscape and hardscape modifications.

BE IT FURTHER RESOLVED that all original site plan and subsequent amendments' conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of The Blairs, Site Plan No. 82014017A submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments, and that all findings remain in effect; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 22 2016 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-González voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Thursday, July 14, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board