






The Blairs, Site Plan Amendment No. 82014017B

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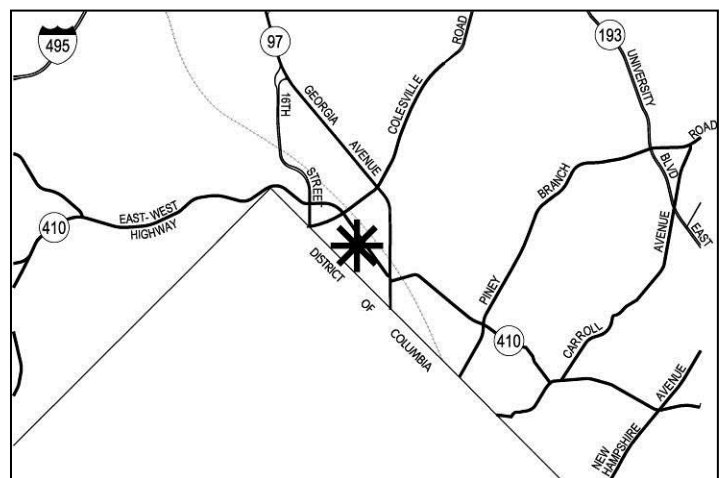
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Description

Staff Report Date: 11/17/17

- Amendment for the construction of a 5,400-square foot interim retail/restaurant building, including associated landscape and hardscape modifications;
- Located on Eastern Avenue in the northwest quadrant of the intersection with Blair Mill Road;
- 13.49 gross tract acres zoned CR 5.0, C 0.5, R 5.0, H 200T (Developed under CBD-R2 Zone), in the *Silver Spring CBD Sector Plan* area;
- Applicant: The Blair Towers, LLC, c/o The Tower Companies;
- Acceptance Date: August 4, 2017;
- Review Basis: Section 59-D-3.7 of 2004 Zoning Ordinance.



Summary

- This Application is being reviewed under the CBD-R2 Zone development standards in effect on October 29, 2014, as permitted under Section 59.7.7.1.B.3 of the Zoning Ordinance.
- The Site Plan is being expanded from the F1/F2 Block into a limited portion of the Upper Escarpment illustrated in this amendment for construction of a 5,400-square foot interim retail/restaurant building, including associated landscape and hardscape modifications. The additional square footage of interim use falls within the overall cap approved with the Project Plan and Preliminary Plan. The future Site Plan for the redevelopment of the Upper Escarpment, as envisioned by the Blairs Master Plan, will include within it the interim use square footage included in this application.
- A Preliminary Plan Amendment is not required because trips generated by the interim use do not exceed those included within the current valid Adequate Public Facilities finding for transportation.
- Staff has not received any correspondence regarding this Amendment.
- Staff recommends approval of the Site Plan Amendment with conditions.

SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 82014017B, The Blairs, for the construction of a 5,400-square foot interim retail/restaurant building, including associated landscape and hardscape modifications. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required.

1. Project Plan Conformance

The development must comply with the conditions of approval for Project Plan No. 920130050, as listed in MCPB Resolution No. 13-109 dated December 23, 2013, as amended, except that as an intended interim use, this Site Plan Amendment does not trigger compliance with conditions applicable to the Blairs Master Plan development of the upper escarpment.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120130220, as listed in MCPB Resolution No. 13-110 dated December 23, 2013, as amended except that as an intended interim use, this Site Plan Amendment does not trigger compliance with conditions applicable to the Blairs Master Plan development of the upper escarpment.

3. Density

This development is limited to the approved 605,000 square feet of residential uses associated with Site Plan 82014017B and in addition to the existing 7,615 square feet of non-residential uses, up to an additional 5,400 square feet of non-residential uses for a retail/restaurant building.

4. Forest Conservation

- a. Prior to Certified Site Plan approval and prior to clearing, grading or demolition, the Applicant must obtain approval of a revised Final Forest Conservation Plan (FFCP) from the Planning Department. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan and must also provide corrected scales and address any associated changes to the net tract area, worksheet and FCP requirements as applicable.
- b. Prior to Certified Site Plan approval, the Applicant will coordinate with Staff on any necessary minor plan revisions, clarifications and corrections within the Final Forest Conservation Plan signature set.
- c. The Final Forest Conservation Plan approved with this Site Plan, is limited to the portion of the larger Blairs Master Plan site covered by this Site Plan, and does not cover the remainder of Preliminary Forest Conservation Plan 120130220. Future Site Plan approvals for implementation of subsequent phases of the larger site will address the remaining forest conservation requirements associated with future phases and will include a Final Forest Conservation Plan for those phases.
- d. The Applicant must include three (3) additional 3" caliper native canopy tree plantings in the Final Forest Conservation Plan(s) of the future phase(s).
- e. Prior to any clearing, grading or demolition within the project area, the Applicant must submit a fee-in-lieu payment or certificate of compliance which satisfies the equivalent credits of 0.37 acres or as established with the Final Forest Conservation Plan. If a certificate of compliance is used, the approved document must be recorded in the Land Records of Montgomery County prior to any clearing, grading, or demolition.

5. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated April 3, 2017, and hereby incorporates them as conditions of approval for this Site Plan. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of the Site Plan approval. MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

6. Pedestrian & Bicycle Circulation

- a. The Applicant must provide 2 long-term and 8 short-term bicycle parking spaces.
- b. The long-term spaces must be in a secured bicycle locker (or Staff approved equal), and the short-term spaces must be inverted-U racks (or Staff approved equal) installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Site Plan.
- c. The Applicant must provide 5-foot wide sidewalks around the retail/restaurant pad site as shown on the Certified Site Plan.

7. Certified Site Plan

Prior to approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to M-NCPPC Staff review and approval:

- a. Prior to approval of the Certified Site Plan & Final Forest Conservation Plan, the Applicant must coordinate with Staff on necessary corrections/clarifications to plan notes, details, figures and graphics.
- b. Revise the development program table to reflect the applicable forest conservation triggers such as recordation of the certificate of compliance/ payment of the fee-in-lieu prior to clearing and grading, or demolition.
- c. Include the Final Forest Conservation Plan approval letter, stormwater management concept approval letter, development program, and the Project, Preliminary, and Site Plan and subsequent amendment resolutions on the approval or cover sheet(s).
- d. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading".
- e. Modify data table to reflect development standards as approved by the Planning Board.
- f. Ensure consistency of all details and layout between Site and Landscape plans.

SECTION 2: SITE DESCRIPTION

Site Vicinity

The entire 30.36-acre Blairs Master Plan site (entire site) is located within the Silver Spring Central Business District (CBD) in the eastern quadrant of the intersection of Colesville Road (MD 384) and Eastern Avenue NW. The entire site is bounded on the northwest by Colesville Road, on the south by Blair Mill Road, on the northeast by East-West Highway, and on the southwest by Eastern Avenue NW. The entire site is governed by the 2000 *Silver Spring CBD Sector Plan*. The closest distance to the Silver Spring Metrorail station is approximately 500 feet from an existing entry point along East West Highway. The 13.49 gross-acre Subject Property encompasses Block F1/F2 of the site, the future Block E, and the proposed interim Retail/Restaurant building. The proposed Interim Retail/Restaurant building will be located in the surface parking lot in the Upper Escarpment.



Figure 1 – Site Aerial

Properties surrounding the entire Blairs Master Plan site include one-family detached houses across Eastern Avenue, NW, within the District of Columbia, low-rise multi-family buildings in the R-10 and R-20 zones and mid-and high-rise multi-family buildings in the CR 3.0, C 2.0, R 2.75, H 90T and CR 5.0, C 4.0, R 4.75, H 145T zones across Colesville Road and Blair Mill Road, and mid-and high-rise office and apartment uses, as well as a county parking garage, in the CR 5.0, C 4.0, R 4.75, H 145T and CR 8, C 6.0, R 7.5, H 200T zones across East-West Highway. Sharing the block with the entire site on the northern

corner is a gas station and on the southern corner a mid-rise multi-family apartment building in the CR 5.0, C 0.5, R 5.0, H 200T zone.

Site Analysis

The Blairs Master Plan project is an urban infill redevelopment project within the Silver Spring CBD in close proximity to the Silver Spring Metro Station. The Blairs Master Plan site, zoned CBD-R2¹, was improved with 12 buildings, two parking structures, outdoor amenity areas, and surface parking lots. Construction on the site is proposed in five phases over a period of 20 years. The Subject Property, Block F1/F2, is currently under construction for a multi-family building including up to 605,000 square feet of residential uses consisting of a maximum of 507 units.

There is a significant grade change of about 40 feet across the entire site, with the highest elevation point, located along East-West Highway, at 325 feet and the lowest, along Eastern Avenue, NW, at 285 feet. A steep drop of approximately 18 feet is located in the center of the site, reinforced by a stone retaining wall. This drop currently separates the site into an upper half ("Upper Escarpment") and lower half ("Lower Escarpment"), the latter including the Subject Property.

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

Project Plan and Preliminary Plan

On December 23, 2013, the Planning Board approved the Blairs Master Plan by Resolution MCPB No. 13-109 for Project Plan No. 920130050 and Resolution MCPB No. 13-110 for Preliminary Plan No. 120130220 and the accompanying Preliminary Forest Conservation Plan for a mixed use, infill redevelopment. Much of the Blairs Master Plan site is under the optional method of development for the CBD-R2 Zone and the resubdivision of the entire property into new lots, ownership parcels and private streets to implement the new redevelopment while retaining portions of the existing buildings. The Blairs Master Plan will provide a maximum of 3,825,400 square feet of gross floor area, comprised of: 450,000 square feet for commercial uses (including retail, office, and hotel), and 3,375,400 square feet for residential uses. As approved, the residential component will provide a total of up to 2,800 residential dwelling units, of which 1,690 will be newly constructed units.

¹ The CBD zone is being referenced here because Site Plan 820140170 was submitted prior to the adoption of the 2014 Zoning Ordinance that changed the CBD zones to CR zones.



Figure 2 – Approved Project Plan

Phase F1/F2 Site Plan

On November 20, 2014, the Planning Board approved Phase F1/F2 by Resolution MCPB No. 14-108 for Site Plan No. 820140170 for a multi-family building including up to 605,000 square feet of residential uses consisting of a maximum of 507 units (Attachment A). The Site Plan included future Block E within its limits, and two paths from the Block F1/F2 through Block E, connecting to the existing retail shopping center.

On July 22, 2016, the Planning Board approved Resolution MCPB. No. 16-054 for Site Plan Amendment No. 82014017A (Consent Amendment). The Consent Amendment approved the Temporary Green with activating uses including, among other things, revisions to the layout and grading of temporary pedestrian paths; the addition of certain temporary features including but not limited to a wood deck/stage, playground equipment, and outdoor fitness equipment; the potential addition of a temporary modular building and associated landscaping; and the potential addition of a temporary urban residents' garden.

Proposal

The Amendment proposes to extend the geographic limits of the previously approved Site Plan to portions of the Upper Escarpment area to construct a 5,400-square foot interim restaurant/retail building. All elements included in this Amendment are temporary in nature, as they are located in the area that is planned for a future residential building and green space to be approved by a future Site Plan. Removal of the temporary building within the may occur at any time, as determined solely by The Tower Companies. This amendment does not propose any changes to Block F1/F2 and in all other respects, the redevelopment approved with the Site Plan will be unchanged by this Amendment.

The Applicant requests the following revisions to the approved Site Plan:

1. Increase the limits of the approved Site Plan area to include portions of the existing retail shopping center;
2. Addition of up to 5,400 square feet of temporary retail/restaurant building space as new pad site;
3. Addition of temporary modifications to the existing surface parking lot;
4. Addition of temporary streetscape improvements at the existing retail buildings, potentially including sidewalk materials, lighting, seating and landscaping; and
5. Addition of temporary micro-bio-filter facilities.

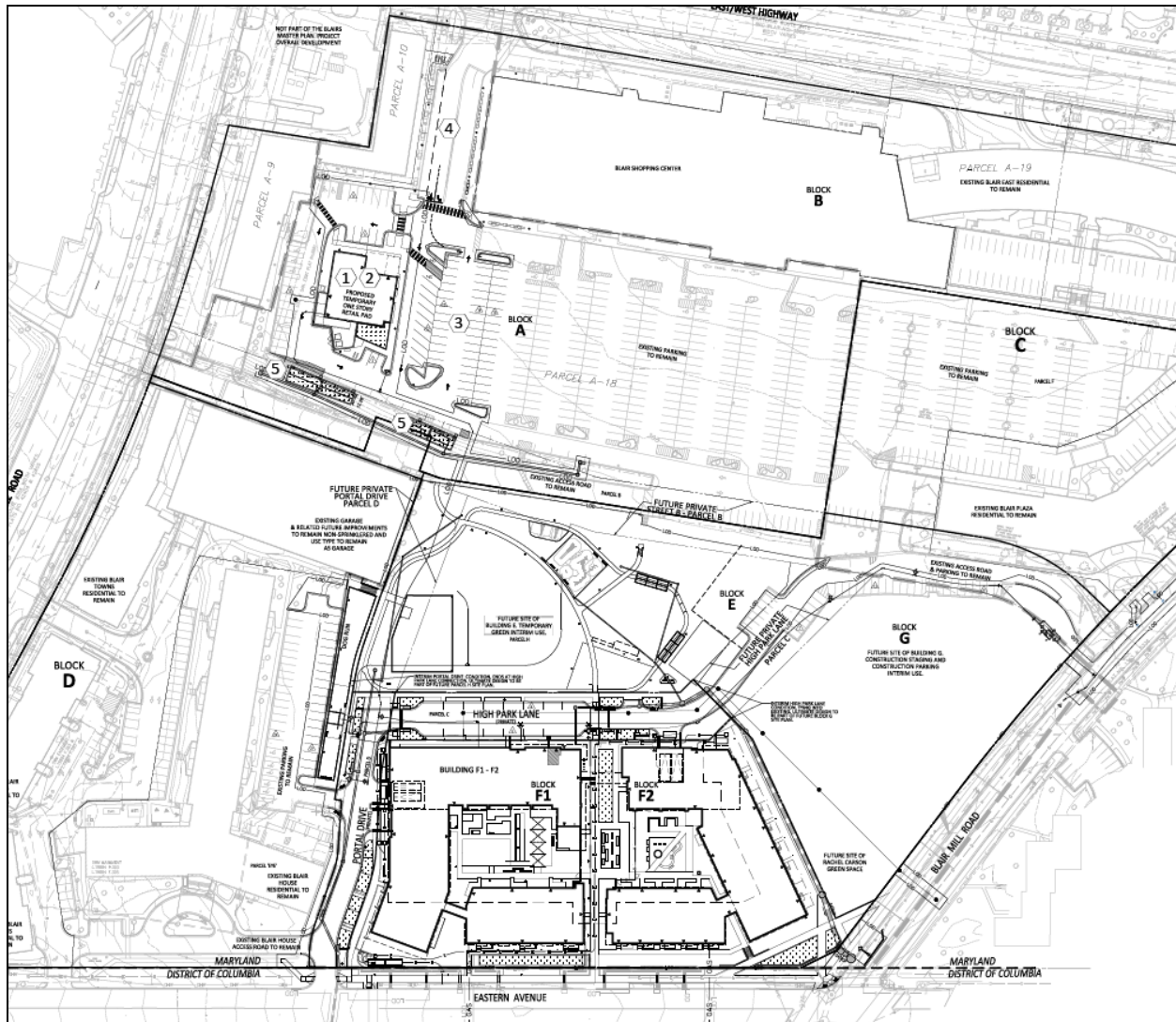


Figure 3 – Proposed Site Plan Amendment No. 82014017B



Figure 4 – Proposed Site Plan Amendment- conceptual rendering North Elevation

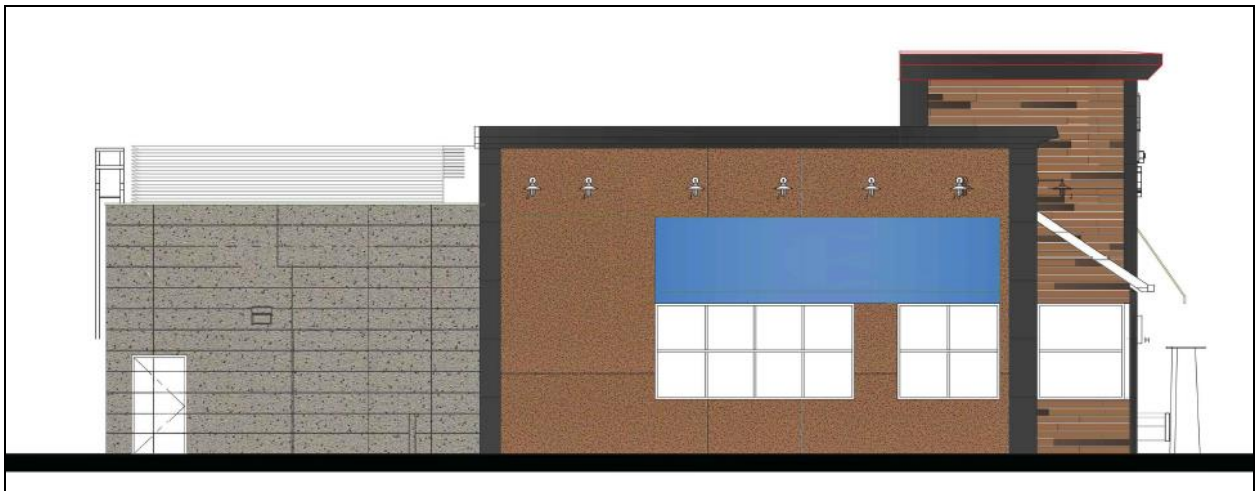


Figure 5 – Proposed Site Plan Amendment- conceptual rendering East Elevation



Figure 6 – Proposed Site Plan Amendment- conceptual rendering West Elevation

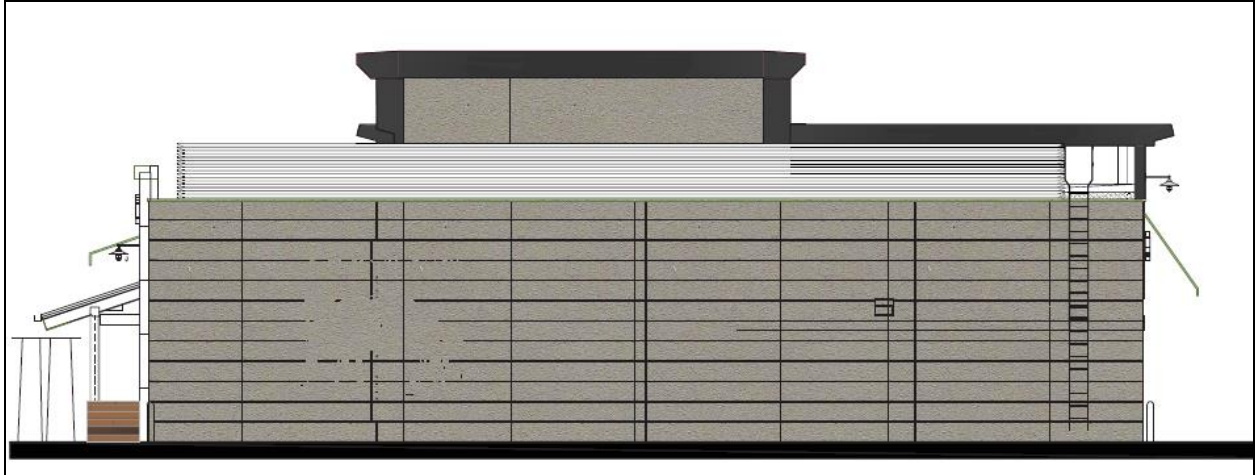


Figure 7 – Proposed Site Plan Amendment- conceptual rendering South Elevation

Transportation

Modifications to Improve On-Site Circulation

The addition of the pad site requires reconfiguration of the existing surface parking lot and modification to internal circulation. In addition to the new retail/ restaurant building, the Applicant proposes streetscape improvements along the main drive aisle.

The proposed retail/restaurant pad site is located immediately west of the existing Giant Grocery. Vehicular access to this portion of the Site will continue to be from the existing driveway on East-West Highway (MD 410). The Applicant proposes one-way vehicular circulation around the new pad site to reduce conflicts between vehicles and between vehicles and pedestrians.

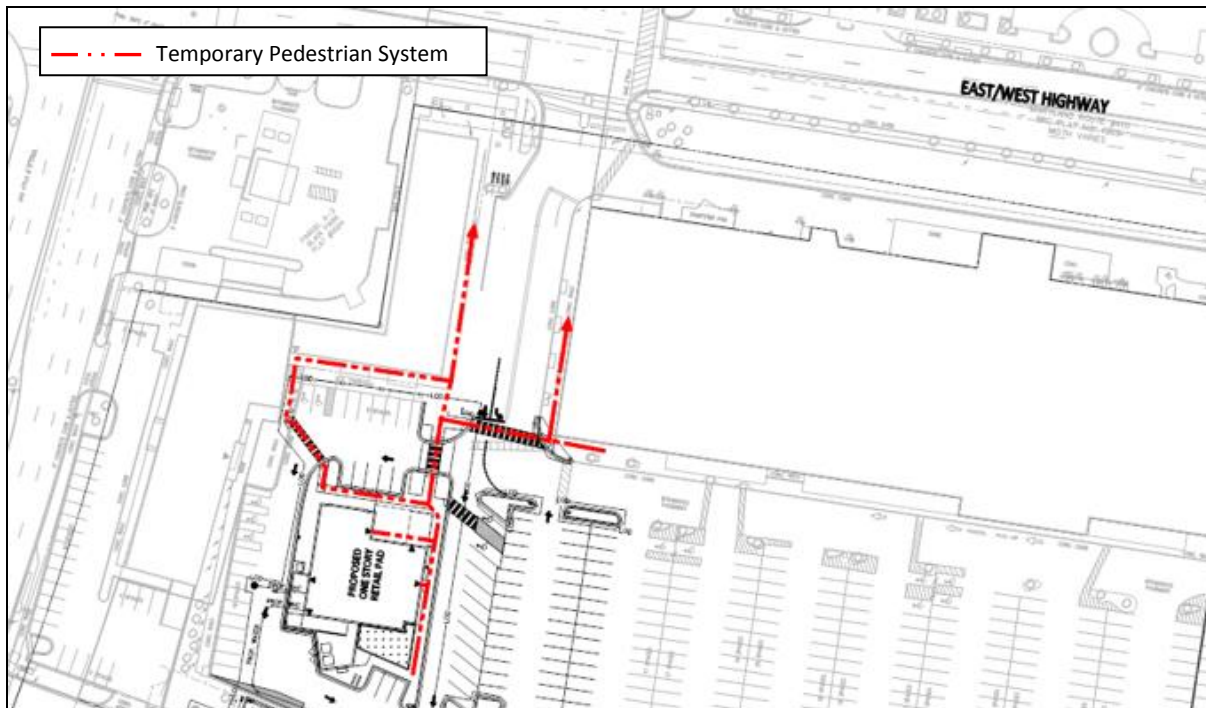


Figure 8 – Pedestrian Circulation

Pedestrian and bicycle access will be primarily via the existing drive aisle from MD 410 and will be improved by the proposed streetscape enhancements, which includes: elimination of on-street parking along the driveway and addition of new street lighting, planters, and space dedicated to outdoor seating. Bicycles will access the Site using the site driveway in a shared lane configuration with vehicular traffic.

New bicycle parking spaces are proposed with the Site Plan Amendment. A cluster of four bicycle racks, with a total capacity of eight spaces, are located near the MD 410 driveway entrance. These are intended to serve the existing retail buildings on the north side of the drive aisle. They are located near the buildings' main entrances, and are visible from the inside, but are still located away from pedestrian queuing and travel areas. Two bicycle racks with a total capacity of four spaces are located on the new pad site. They are located within the minimum distance of the front entrance required by the Zoning Ordinance, and will not hinder pedestrian access to or around the site. Two lockers are provided for long-term bicycle parking near the rear of the building. The bicycle parking on the pad site meet the minimum required for the site; one short-term space and one long-term space.

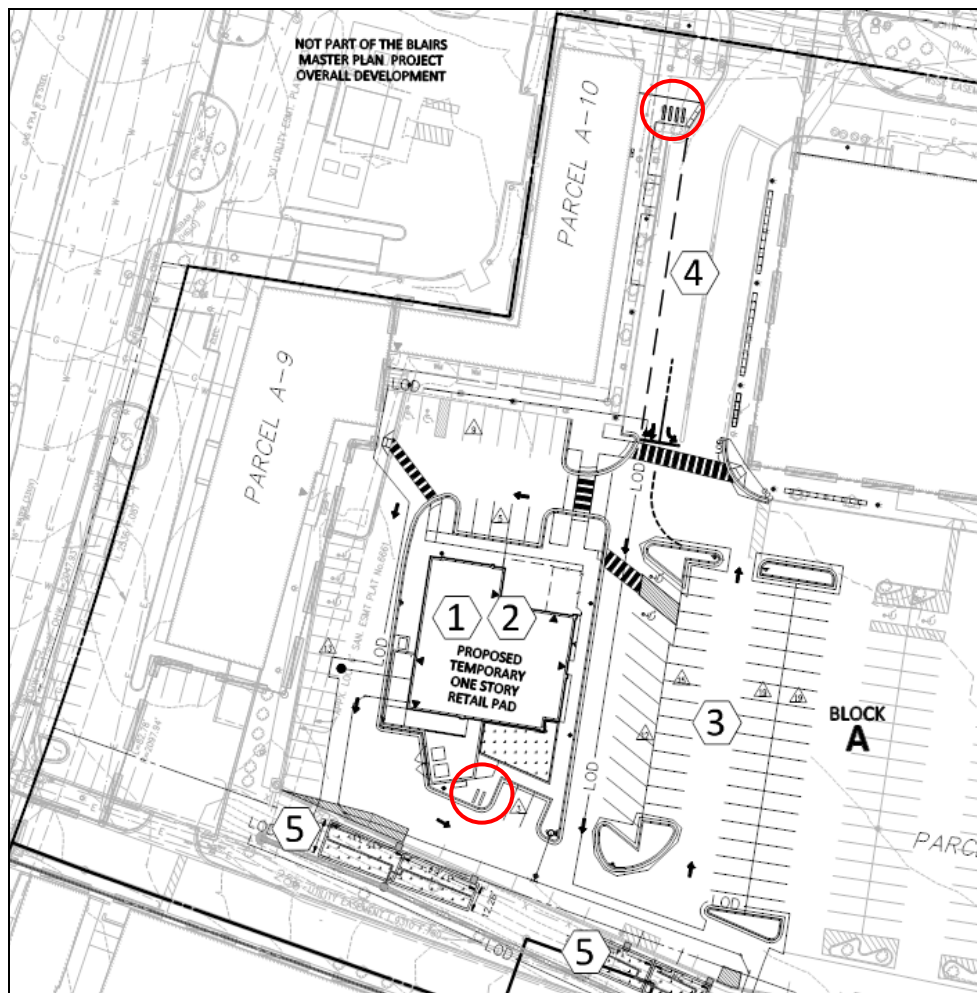


Figure 9 – Proposed Bicycle Parking locations

Local Area Transportation Review

The Subject Property has a valid transportation APF approval through Preliminary Plan 120130220 and can proceed without additional transportation analysis because the proposed retail/ restaurant pad site does not exceed the previously approved weekday peak-hour trip generation of 582 net new morning peak hour trips and 701 net new evening peak hour trips. As proposed under this Application, the Project is anticipated to generate 3 net new morning peak hour trips and 11 net new evening peak hour trips. When the ultimate land use for the Site is constructed, the interim retail/ restaurant pad site proposed under this Amendment will be demolished and absorbed into the previously approved trip generation.

Modifications to Parking

The proposed reconfiguration of the surface parking lot will reduce conflicts between vehicles as well as conflicts between vehicles and pedestrians. To achieve this new design, one row of parking will be reconfigured with a diagonal orientation. A modest amount of parking also would also be eliminated within the surface lot (61 net spaces). New ADA accessible parking spaces are proposed, located near the main entrance of the retail/restaurant pad site.

The Site is located within the Silver Spring Parking Lot District. Pursuant to Section 6.2.3.H.1.a of the 2014 Zoning Ordinance, an applicant may provide fewer parking spaces than the minimum required. Section 6.2.4.B of the Zoning Ordinance sets a minimum of 752 parking spaces for the overall development and the Amendment proposes a net total of 740 spaces, with the final number to be determined at Certified Site Plan. The total parking on-site will still exceed the minimum parking allowed for a site in within a Parking Lot District.

Environment

Overview

The Subject Property is located within the lower main Rock Creek watershed, which is designated as a Use I² watershed. The water quality condition for Lower Rock Creek is fair to poor, and is designated by the Montgomery County Department of Environmental Protection as a Watershed Restoration Area. The impaired biological stream conditions are due to heavy urbanization occurring significantly prior to regulations associated with stormwater management, forest and stream buffer protection. The associated development patterns led to unmitigated flows that have damaged Rock Creek and its tributaries.

The Montgomery County Department of Environmental Protection (MCDEP) developed a Countywide Stream Protection Strategy (CSPS) in 1998. The goal is to preserve, protect, and restore impaired watersheds. The proposed overall development will contribute to MCDEP's goals by implementing stormwater management treatment, reducing impervious cover, and increasing tree cover and landscape areas, which help slow down and infiltrate stormwater runoff. The current phase will enhance water quality by providing SWM which treats impervious parking areas that are currently unmitigated.

² Use I: WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE. Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; and industrial water supply.

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD)

The NRI/FSD (420121540) for the entire site was approved on June 27, 2012. The NRI/FSD identifies environmental features, conditions, constraints and forest resources on the entire Blairs Master Plan site and within 100-feet of its perimeter. The subject property contains no forest, streams, wetland, floodplains or associated buffers. Furthermore, there are no known rare, threatened, or endangered species on or near the site. However, there are significant and specimen sized trees are located with and adjacent to the overall site boundaries. Staff notes that the current phase is internal to existing parking areas and does not affect any significant or specimen trees and does not require a variance.

Forest Conservation Plan

The entire site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). A Preliminary Forest Conservation Plan (PFCP) for the entire Blairs Master Plan site was submitted on December 6, 2013, and conditionally approved on December 30, 2013. The PFCP established a net tract area of 27.28 acres for forest conservation purposes. Based on the associated forest conservation worksheet, there is a 4.09-acre afforestation requirement for the entire site. 1.25 acres of the total requirement has been addressed by the previous phase. Per the submitted plans for the interim retail use (Phase 2A) there is a 0.37-acre afforestation requirement to be addressed. Staff notes that there are scaling issues with the submitted plans and the figures cannot be readily confirmed by Staff. However, there are recommended conditions of approval to correct the plans and rectify any discrepancies (subject to Staff approval).

As typical with other phased projects, the forest conservation requirements for any particular phase must be satisfied before any clearing or grading occurs within that phase. The afforestation requirements will be satisfied by a Fee-in Lieu payment or purchase of equivalent credits in a forest bank. Staff has recommended conditions of approval addressing the forest conservation requirements.

Changes to Forest Conservation Plan

The Preliminary Forest Conservation Plan (PFCP) and variance request was approved by the Planning Board as part of the October 24, 2013 hearing for the Preliminary Plan 820140170. Staff notes that the current FCP is substantially similar to the previously approved version, and there are no changes from the previously approved variance request. The project already obtained the permission for the removal of particular subject trees, therefore, no variance request or findings need to be made as part of the current project. The previous planting mitigation of seven (7) 3" caliper native canopy trees are still incorporated in the overall plans. To address previous conditions of approval which are not amended by this plan, the Applicant must include three (3) additional 3" caliper native canopy tree plantings in the Final Forest Conservation Plan(s) of the future phase(s).

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept on April 3, 2017. According to the approval letter, the stormwater management concept meets the stormwater management requirements via environmental site design (ESD) with the use of micro-bioretenention (Attachment B).

Community Outreach

The Applicant has met all signage, noticing, and submission meeting requirements. The Applicant posted three signs on the Property regarding the subject Site Plan Amendment. A notice about the Amendment was sent on August 9, 2017. Staff has not received any correspondence on the proposed Amendment.

SECTION 4: ANALYSIS AND FINDINGS

Section 7.7.1.B.3.a. of the Zoning Ordinance allows for an Applicant to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment: (i) does not increase the approved density or building height unless allowed under Section 7.7.1.C; and (ii) either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the Amendment or the permit is submitted; and (iii) does not increase the tract area. The Application complies with this section and accordingly, the Applicant seeks to amend the Site Plan approval under the standards of Section 59-C-2.42 of the Zoning Ordinance in effect on October 29, 2014.

The Site Plan Amendment does not exceed the height limits and density allowed under the previously applicable CBD-R2 Zone, nor does it affect any setbacks required by zoning. The Amendment proposes to temporarily increase the commercial floor area in the Upper Escarpment by less than 10 percent of the previously approved gross amount – more specifically, by approximately 5,400 square feet – to accommodate interim retail uses that will be removed and replaced when the Upper Escarpment is eventually redeveloped pursuant to the Project Plan. After this interim construction of the new retail building pad site, the gross floor area in the Upper Escarpment will remain within the amount permitted by the former CBD-R2 Zone, as evidenced by being below the amount of commercial floor area approved with the Project Plan, remaining below 450,000 square feet.

With respect to setbacks, the new pad site is internally located within the portion of the Upper Escarpment, behind the existing retail buildings that front on East-West Highway and behind the existing commercial development on Colesville Road. There will be no changes with respect to the setback distances of the existing development from the external boundaries of the Blairs Master Plan Property. The Amendment will maintain the overall development approved for the eventual redevelopment of The Blairs Master Plan with the Preliminary Plan and the Project Plan.

The Amendment does not conflict with any conditions of approval and does not alter the intent, objectives, or requirements in the originally approved Site Plan.

Findings

Section 59-D-3.4 establishes the findings required for approval of a site plan application under the Zoning Ordinance that was in effect on October 29, 2014. As set forth below, the Amendment satisfies each of these requirements:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Planning Board previously determined that the Site Plan is consistent with the approved Project Plan for The Blairs Master Plan Property in terms of setbacks, development density, MPDUs, public use and recreation spaces, landscaping, and street improvements. With the Amendment and the addition of interim retail development, the Site Plan will continue to be consistent with the approved Project Plan. The Project Plan provides for a total maximum

commercial density of 450,000 square feet for commercial uses (including retail, office, and hotel), which will be provided in the future when the interim retail development proposed with the Amendment and other existing commercial development in the Upper Escarpment is removed. The Amendment seeks to enhance the existing retail center during the interim period before its eventual redevelopment, by facilitating a modest increase in the amount of interim retail floor area provided in the Upper Escarpment until that time.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Amendment complies with the requirements of the 2004 Zoning Ordinance, as amended, including the development standards of the CBD-R2 Zone. The Blairs Master Plan Property is not subject to an urban renewal plan.

Development Standard	Zoning Ordinance Permitted/ Required	Approved by Project Plan and Preliminary Plan (entire Blairs site)	F1 & F2 Development 820140170	Proposed Development for 82014017B
Site Area (square feet)¹				
Existing Net Lot Area		1,188,115	161,559	563,457
Existing Gross Tract Area		1,322,792	164,897	587,856
Net Lot Area Total	18,000	1,157,500	161,310	
Proposed New Net Lot Area Total				559,731
Density				
Maximum Total FAR	5.0	2.89	3.66	1.051
Maximum Floor Area (GFA)	2,939,280	3,825,400	605,000	618,015
GFA, Max. Non-Residential (per Sector Plan)	NA	450,000 sf	NA	NA
GFA, Min. Retail/Service (%/sf)	NA	3.27/125,091	NA	2.11/13,015 ²
GFA, Residential (sf)	NA	3,375,400	605,000	NA
Maximum Total Dwelling Units	NA	1,690 ³	507	NA
Maximum Building Height				
	143'/200'	140'-200'	180'	30'
Min. Public Use Space percent of net lot area				
On-Site Public Use Space (%/sf)	20/32,334	20/232,000	29.7/48,000	41.3/231,000
Off-Site Amenity Space (%/sf)	NA	4/46,000	9/14,500	26/14,500
Vehicle Parking⁴				
Number of spaces	3,268	NA	342	398
Bicycle Parking⁵				
Number of spaces		NA	17	8

¹The Site Plan Amendment is part of the entire Blairs Master Plan.

²13,015 Square feet includes 7,615 square feet of existing commercial (restaurant use on Parcel A-10) and the proposed 5,400 square foot interim retail building.

³The total number of units is 2,800, with 1,690 new units and 1,110 to remain.

⁴The Project is located within the Silver Spring Parking Lot District and will be subject to the parking district tax regulations in lieu of providing the full minimum parking.

⁵The number of bicycle parking spaces is determined for each phase of the Blairs Master Plan at the time of each Site Plan.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The Planning Board previously determined that the locations of the buildings and structures, open spaces, landscaping, recreation facilities, and vehicular circulation systems that will be developed with the Site Plan are adequate, safe, and efficient. The Amendment maintains all of the previously reviewed elements of the Site Plan, but adds additional interim improvements for the Upper Escarpment. These additional improvements have also been designed to ensure that adequate, safe and efficient development conditions are maintained. The proposed retail pad building will be located internally within the Upper Escarpment, behind the existing retail buildings that front on East West Highway. The areas surrounding the retail pad building will be upgraded with landscaping and sidewalks to maintain and enhance pedestrian access, and the existing parking spaces and drive aisles will be slightly reconfigured to maximize the safety and efficiency of vehicle and pedestrian circulation in the retail area.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The Amendment does not introduce any new use types to the Upper Escarpment, but rather provides space for an interim retail commercial use that will be consistent and compatible with other existing uses on-site and in the immediate vicinity. With respect to appearance and functionality, the new retail pad site building has been designed to ensure that a maximum of physical and visual compatibility with the existing development will be achieved. The Applicant is undertaking separate façade improvements for portions of the existing retail buildings in the Upper Escarpment that will result in a refreshed, coherent aesthetic. The proposed interim retail uses will continue this aesthetic approach. Landscaping and sidewalks will be provided to integrate the new building with the existing retail center, and portions of the existing drive aisles and parking spaces will be reconfigured to ensure that operational functionality is maintained.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The plan is in compliance with the M-NCPPC's Environmental Guidelines and Forest Conservation Law.

A Stormwater Concept Plan was accepted by the Montgomery County Department of Permitting Services (DPS) on April 3, 2017.

CONCLUSION

The proposed modifications to the Site Plan will not alter the overall character or impact of the development with respect to the original findings of approval. These modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 82014017B with conditions specified at the beginning of the report.

Attachments:

- A. Site Plan Resolutions
- B. Stormwater Management Letter
- C. Data Table