



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

July 1, 2014

Mr. Al Roshdieh, Deputy Director
Montgomery County Department of Transportation
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

RE: Mandatory Review for the disposition of property located at 8787 Georgia Avenue
Mandatory Referral # 2014047

Dear Mr. Roshdieh,

Thank you for submitting the mandatory referral for the disposition of property located at 8787 Georgia Avenue in downtown Silver Spring, Maryland. The application regarding the disposition of the property was accepted on April 28, 2014 along with an application for a Preliminary Forest Conservation Plan. The site is bordered by Spring Street to the north, Georgia Avenue to the west, a county parking garage to the east and commercial properties to the south. The property is currently improved with the Montgomery Regional Office of the Maryland-National Capital Park and Planning Commission, Royce Hanson Urban Park, and surface parking.

On June 5, 2014, with a 5-0 vote, the Montgomery County Planning Board approved the Mandatory Referral for the disposition of the property on a motion by Commissioner Anderson, seconded by Commissioner Wells-Harley, with Commissioners Anderson, Dreyfuss, Presley, Wells-Harley and myself voting in favor of the motion.

The application is the result of a public/private partnership through a Request for Proposal process overseen by the Montgomery County Department of Transportation that will result in the relocation of the Maryland-National Capital Park and Planning Headquarters currently located on the Property to the Wheaton Central Business District ("Wheaton CBD").

The site is located within the 2000 *Approved and Adopted Silver Spring CBD Sector Plan* ("Sector Plan"). The Plan articulates six themes as a vision for the downtown. These themes, transit-oriented development, commercial downtown, residential downtown, civic downtown, green downtown and pedestrian friendly downtown, serve as guides to evaluate development proposals in the central business district. This proposal would meet five of the six themes, with civic downtown being removed from the current conditions. The application is within a 10-minute walk of the metro station, and is proposing ground floor retail with residential above. A pedestrian connection that

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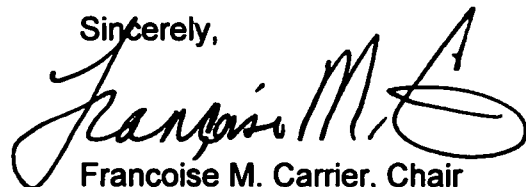
extends Fenton Street to Spring Street is proposed, with a linear public space to facilitate the linkage and activate the space, as specifically recommended in the Sector Plan (p. 72). This application achieves many of the urban design goals in the Sector Plan (p. 73) such as to “create an attractive pedestrian environment by creating a system of short blocks, and defining streets with buildings, open spaces, and streetscaping at a human scale created by street-front retail, frequent doors and windows, architectural detail, and appropriately scaled buildings.” The Board recommends that the trees be preserved to the extent possible along Georgia Avenue and Spring Street to further articulate the green downtown and pedestrian friendly themes.

As noted in the Staff Report issued for this application on May 23, 2014, the Parks Department will need to address the relocation of Royce Hanson Urban Park to another appropriate site.

While the Sector Plan did not contemplate the relocation of the M-NCPPC headquarters, the proposed uses are substantially consistent with the land use recommendations of the Sector Plan, identifying residential and semi-public uses on the Property. The uses proposed are consistent with the current CBD-1 zone and future conversion to the CR family of zones, both of which allow a greater degree of flexibility.

Please feel free to contact me at 301- 495-4605 or Robert Kronenberg of our staff at 301- 495-2187 if you have any questions.

Sincerely,



Françoise M. Carrier, Chair
Montgomery County Planning
Board

cc: Gwen Wright, M-NCPPC, Director of Planning
Rose Krasnow, M-NCPPC, Deputy Director of Planning
Robert Kronenberg, M-NCPPC, Area 1 Chief