

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

**May 14, 2024**

MCPB No. 24-047  
Preliminary Plan No. 120240030  
Springvale Terrace  
Date of Hearing: April 18, 2024

## **RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on December 27, 2023, Springvale Terrace, Inc. and Enterprise Community Development, Inc. (“Applicant”) filed an application for approval of a preliminary plan of subdivision of property that would create one (1) lot on 3.16 acres of land in the CRT-1.5 C-0.0 R-1.5 H-65 zone, located at the northwest quadrant of the intersection of Springvale Road and Wayne Avenue, (“Subject Property”), in the East Purple Line Policy Area and 2022 *Silver Spring Downtown and Adjacent Communities Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No. 120240030, Springvale Terrace (“Preliminary Plan” 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 April 8, 2024, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on April 18, 2024, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of 4-0; Chair Harris, Commissioners Bartley, Hedrick, and Linden voting in favor, with Vice Chair Pedoeem absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120240030 to create one lot on the Subject Property, subject to the following conditions:<sup>1</sup>

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<sup>1</sup> For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

### **General Approval**

1. This Preliminary Plan is limited to one (1) lot for an independent living facility for seniors with up to 237 units.

### **Adequate Public Facilities**

2. The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

### **Plan Validity Period**

3. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

### **Outside Agencies**

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated April 4, 2024, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Maryland State Highway Administration (“MDOT SHA”) in its letter dated February 26, 2024, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MDOT SHA if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated March 19, 2024 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter signed February 8, 2024 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in

the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

9. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated March 11, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

### **Other Approvals**

10. Except for demolition and/or clearing and grading associated with the demolition of the existing building, before approval of a record plat, the Applicant must receive Staff certification of any subsequent Site Plan(s) associated with this Preliminary Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks and landscaping is determined through site plan review and approval.
  
11. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan amendment.

### **Transportation**

#### **Frontage Improvements on Existing Roads**

12. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
  - a) All land necessary to accommodate at least forty (40) feet from the existing pavement centerline along the Subject Property frontage for Wayne Avenue.
  - b) All land necessary to accommodate at least thirty (30) feet from the existing right-of-way centerline along the Subject Property frontage for Springvale Road.
  - c) All land necessary to accommodate at least at least thirty (30) feet from the existing right-of-way centerline along the Subject Property frontage for Pershing Drive.
  - d) All land necessary to accommodate at least at least thirty (30) feet from the existing right-of-way centerline along the Subject Property frontage for Cloverfield Road.
  
13. Before the recordation of plat(s), the Applicant must satisfy necessary requirements of MCDPS to ensure construction, by posting a surety, for a six-foot wide sidewalk along the property frontages on Springvale Road, Pershing Drive, and Cloverfield Road.

### **Record Plats**

14. Except for clearing and grading associated with building demolition, there shall be no clearing or grading of the site before recordation of plat(s).
15. The record plat must show necessary easements.

### **Developments with MPDUs**

16. The final number of MPDUs will be determined at the time of site plan approval.

### **Certified Preliminary Plan**

17. The certified Preliminary Plan must contain the following notes:

*Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*

18. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
  - a) Show resolutions and approval letters on the certified set.
  - b) Update all applicable sheets for consistency and accuracy.
  - c) Adjust the limits of disturbance on plan sheets to encompass all work including any off-site utility connections and sidewalk modifications associated with the Project.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The proposed lot has been reviewed for compliance with Chapter 50, the Subdivision Regulations. The layout of the single-lot subdivision, including its size, width, shape, and orientation is appropriate for the proposed independent living facility for seniors building located in the CRT Zone.

a) *The block design is appropriate for the development or use contemplated*

The block design is existing and appropriate for the proposed development and use. The length, width, and shape of the block are compatible with the development pattern in the neighborhood in which the Site is located.

b) *The lot design is appropriate for the development or use contemplated*

The size and dimensions of the lot are appropriate for the Project location and proposed residential independent living facility for seniors. The Application requested and received three design exception waivers from MCDOT for the Site's access locations for loading and parking, and for frontage improvements on Cloverfield Road. The first waiver allows for access to the proposed building's loading area on Cloverfield Road to be less than 100 feet away from the intersection of Cloverfield Road and Wayne Avenue. The second waiver allows the parking lot driveway on Springvale Road to be located less than 100 feet from the intersection of Pershing Drive and Springvale Road. The third waiver allows for the Application's stormwater and streetscape design for Cloverfield Road to work in harmony with existing public utilities collocated in the same frontage space.

c) *The Preliminary Plan provides for required public sites and adequate open areas*

iii. *Master Planned Sites*

The 2022 *Silver Spring Downtown and Adjacent Communities Plan* specifically recommended the Subject Property be rezoned from the R-60 zone to the CRT zone to allow future flexibility for multifamily and/or senior housing. This rezoning was achieved, and this Application is made pursuant to the vision of the Sector Plan for this Site. The Sector Plan does not recommend public sites or public open space be provided at this Property.

Regarding public open space, Section 4.1.12 of the *Silver Spring Downtown and Adjacent Communities Plan* provides that all Optional Method development projects required to provide public open space on a site not recommended for a new public space in the Sector Plan area are required to instead make a fee-in-lieu contribution to Montgomery Parks based on the cost per square foot of constructing an equivalent area of the otherwise required on-site public open space. Projects providing 25 percent or greater MPDUs and/or DHCA approved equivalents and/or other Low-Income Housing Tax Credit eligible units are eligible for an affordable housing discount to the contribution. This Application is subject to the fee-in-lieu provision as no public open space is recommended by the Plan for the Site. The amount of this contribution will be determined with this related Site Plan.

iv. *Local Recreation*

The Preliminary Plan does not include dedication of land for public recreation purposes. The accompanying Site Plan No. 820240040, proposes private, on-site recreational facilities for future residents of the development, which includes indoor social and amenity spaces, an open-air courtyard and outdoor seating areas.

v. *Transportation and Utilities*

As conditioned, the proposed streetscape improvements along the Site frontages comply with the transportation recommendations of the 2023 *Silver Spring Downtown and Adjacent Communities Plan* and associated *Design Guidelines*, as well as functional Master Plans such as the 2018 *Bicycle Master Plan*, the 2023 *Pedestrian Master Plan*, and the 2018 *Master Plan of Highways and Transitways*.

d) *The Lot(s) and Use comply with the basic requirements of Chapter 59*

*Lot*

As shown in the data table below, the Application will comply with the development standards for the CRT Zone Optional Method. The Preliminary Plan meets all applicable sections of the Subdivision Regulations. The size, width, shape, and orientation of the proposed lot are appropriate for the zone, location, and mix of uses proposed for the Site.

**Table 1 – CRT Zone Optional Development Method  
(Mapped Density: CRT-1.5 C-0.0 R-1.5 H-65)**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved</b>
<b>Tract Area</b>	n/a	137,643 sf (3.16 acres)
<b>Tract Area - Prior Dedication</b>	n/a	21,980 (0.505 acres)
<b>Tract Area - Proposed Dedication</b>	n/a	7,957 sf (0.183 acres)
<b>Site Area</b>	n/a	107,706 sf (2.473 acres)
<b>Residential (GFA/ FAR)</b>	206,464 sf (1.5)	206,464 (1.5)
<b>Commercial (GFA/FAR)</b>	0 sf (0)	0 sf (0)
<b>Total Mapped Density (GFA/FAR)</b>	206,464 sf (1.5)	206,464 sf (1.5)

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved</b>
<b>MPDU Requirement (min)</b>	15%	25%
<b>MPDU Bonus Density (GFA/FAR)</b>	278,726 sf (2.02)	206,464 sf (1.5)
<b>Total GFA/FAR with MPDU bonus (GFA/FAR)</b>	278,726 sf (2.02)	206,464 sf (1.5)
<b>Building Height (max)</b>	65 ft	65 ft
<b>Public Open Space (min)</b>	10,771 sf	0 sf <sup>2</sup>
<b>Setbacks (min) – Front – Wayne Avenue</b>	0 ft	0 ft
<b>Setbacks (min) – Front - Springvale Road</b>	0 ft	10 ft
<b>Minimum Setbacks (ft) – Front - Pershing Drive</b>	0 ft	125 ft
<b>Minimum Setbacks (ft) – Front - Cloverfield Road</b>	0 ft	10 ft

**Table 2 – CRT Zone - Parking and Loading Requirements**

<b>Requirement</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
<b><u>Vehicle Parking</u></b>		
<b>Total Vehicle Parking<sup>3</sup></b>	62 min. / 241 max.	55 <sup>4</sup>

<sup>2</sup> Section 4.1.12 of the 2022 *Silver Spring Downtown and Adjacent Communities Plan* provides all Optional Method development projects required to provide public open space on a site not recommended for a new public space in the Sector Plan area are required to instead make a fee-in-lieu contribution to Montgomery Parks based on the cost per square foot of constructing an equivalent area of the otherwise required on-site public open space. Projects providing 25% or greater MPDUs and/or DHCA approved equivalents and/or other Low-Income Housing Tax Credit eligible units are eligible for an affordable housing discount to the contribution.

<sup>3</sup> The final number of vehicle parking spaces to be determined at building permit based on the final number of dwelling units. Adjustment factors to the baseline parking minimums per Section 59-6.2.3.2.B have not been applied.

<sup>4</sup> ZTA 23-10 went into effect March 25, 2024, and allows residential uses to provide fewer than the baseline minimum number of parking spaces as required in Section 59-6.2.4.B. if the Site is located within 0.5 miles of a Purple Line Transit Station. The Site

237 Independent Units (0.5 per Unit minimum/1 per Unit maximum)	119 min. / 237 max.	
8 Employees (0.5 per employee minimum/0.5 per employee maximum)	4	
<b>Loading</b>	1	2
<b>Bicycle Parking</b> <b>237 Independent Living Units</b> 0.25 spaces per unit (max 50)	48 long-term / 2 short-term (50 total)	50 long-term / 4 short-term (54 total)

*Use*

An independent living facility for seniors is allowed as a limited use in the CRT zone in accordance with Section 59-3.3.2.C.2. Where an independent living facility for seniors is allowed as a limited use, it must satisfy the following standards:

- i. The facility must meet all applicable Federal, State, and County licensure, certificate, and regulatory requirements.*

The Applicant shall comply with all licensure, certifications, and regulatory requirements associated with use.

- ii. Resident staff necessary for the operation of the facility are allowed to live on-site.*

The Application does not propose to house any staff on-site.

- iii. Occupancy of a dwelling unit is restricted to the following:*

- (a) a senior adult, as defined in Section 1.4.2, Defined Terms;*
- (b) other members of the household of a senior adult, regardless of age;*
- (c) a resident caregiver, if needed to assist a senior resident; or*
- (d) a person authorized to occupy housing provided under any federal or state program that is specifically designed and operated to assist seniors as defined in that program.*
- (e) If imposing age restrictions that would limit occupancy otherwise allowed by this Subsection, the facility must only impose age restrictions that satisfy at least one type of exemption for housing for older persons from the familial status requirements of the federal "Fair Housing Act," Title VIII of the Civil Rights Act of 1968, as amended, or the state Fair Housing Act, Subtitle 7 of*

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is located approximately 0.2 miles southwest of the future Dale Drive Purple Line Station and is therefore permitted to provide fewer than the baseline minimum parking spaces without requesting a parking waiver.



*Title 20 of the Annotated Code of Maryland, State Government Article, as amended.*

Occupancy of all units shall be limited to persons who are 62 years of age or older, or as allowed by the occupancy restrictions of the Zoning Ordinance, as applicable.

2. *The Preliminary Plan substantially conforms to the Master Plan.*

a) *Land Use*

The Property is in the Adjacent Communities district of the 2022 *Silver Spring Downtown and Adjacent Communities Plan*, in which it is identified as an opportunity site. The Sector Plan specifically recommended rezoning the Property from the R-60 zone to the CRT zone to allow greater flexibility to redevelop the Property with multi-family housing or senior housing. This rezoning was subsequently approved by the County Council.

The scope and scale of development is in-line with the vision of the Sector Plan for this Property. The Sector Plan also includes a number of land use and urban design focused recommendations regarding the need for new developments to maintain compatibility with their surroundings and promoting the provision of affordable housing as follows:

*General Recommendations*

*Land Use and Zoning*

*For Optional Method development projects required to provide public open space on a site not recommended for a new public open space in the Sector Plan, the Plan requires contribution to a recommended park preferably in the same district, unless the Planning Board determines the public open space will significantly contribute to the public open space network proposed in this Sector Plan.*

The Application is made under the Optional Method of development for the CRT zone and in lieu of providing its required 10,771 square feet of public open space on-site, the Applicant must provide a fee contribution to M-NCPPC Montgomery Parks as recommended by Section 4.1.12 of the *Silver Spring Downtown and Adjacent Communities Plan*. The amount of the contribution shall be determined at Site Plan following the formulas established in Master Plan Interpretation / Policy Document M-NCPPC 2024-01.

Housing

*Require all Optional Method of Development projects to provide a minimum of 15 percent moderately priced dwelling units (MPDUs) or other DHCA-equivalent affordable housing.*

The Application is made under the Optional Method of development for the CRT zone and provides 25 percent MPDUs.

*Provide a range of unit types for a diversity of households, including families, seniors, and persons with disabilities.*

The Application is for a 100 percent affordable independent living facility for seniors, with units ranging from 30 percent AMI to 80 percent AMI, which will include three fully accessible (ANSI A117.1 Residential Type A standard or County equivalent) units.

*Support partnerships among public, private, and philanthropic institutions, when possible, to assist in the development of affordable housing.*

The Applicant team consists of two mission-driven organizations, Enterprise Community Development, a national non-profit organization with the mission to “make home and community places of pride, power and belonging”, and Seabury Resources for the Aging, a local non-profit organization with the mission “to provide personalized, affordable services and housing options to help older adults in the greater Washington D.C. area live with independence and dignity.” The two organizations have partnered for this project to replace the existing 146-unit Seabury at Springvale Terrace facility with a modern 237-unit independent living facility for seniors. The Application will increase the number of affordable senior housing units onsite by 91 units.

Urban Design

*In the Adjacent Communities, new development should be compatible in massing and form to the surrounding context.*

The Application replaces an existing senior-living facility that has existed and operated at this location for over 60 years. The new development is respectful of its neighborhood context in massing and form. The building reaches its maximum height of five floors along the Site’s eastern, most urbanized frontage, Wayne

Avenue, and steps down in height to three floors on its western side. The building architecture incorporates a variety plane changes, ample fenestration and materials, including brick, which help to break down the perceived mass of the building and make it compatible with its neighborhood context.

*Transportation & Pedestrian Network*

*Enhance roadway accommodation for all users and eliminate conflict points.*

The Application will enhance roadways and sidewalks safer around the Property by eliminating three of five existing curb cuts that currently provided access to the Site. The Application provides one access point to the Site from Cloverfield Road to a loading and service bay for the new building. It includes a second curb cut from Springvale Road, proximate the Site's southwest corner, to provide access to the parking lot. Limiting the number of curb cuts for vehicular access reduces the number of potential points of conflict between cars and pedestrians around at the Property.

*Make all public pathways including sidewalks, trails, and street crossings, ADA accessible in accordance with current best practices.*

*Ensure that every public right-of-way within the Sector Plan area will be ADA accessible. This applies to public sidewalks, trails, and street crossings.*

The Application provides for new sidewalks internal the Site and on all four of its frontages. Along Wayne Avenue, an eight-foot-wide, ADA accessible sidepath will be provided as part of the construction of the Purple Line. Along Pershing Drive, a six-foot-wide sidewalk is provided, which will also be constructed to ADA standards. Sidewalks on Cloverfield and Springvale Roads will be six feet in width. New ADA accessible curb ramps and crosswalks are provided at points along all four site frontages.

*Adjacent Communities Recommendations*

*Opportunity Site & Zoning*

*Block including 8505 Springvale Road and 620 Pershing Drive: This site currently includes a facility for seniors. The Plan proposes a rezoning from R-60 to CRT to support the potential future redevelopment of the full site for multifamily housing.*

*Block including 8505 Springvale Road and 620 Pershing Drive: This block currently includes a senior housing facility. Proposed rezoning to CRT for future flexibility for multifamily and/or senior housing.*

The 2022 *Silver Spring Downtown and Adjacent Communities Plan* recommended the subject Property be rezoned from R-60 to CRT to increase flexibility for future redevelopment. This zoning change was achieved through the County Council's passage of Resolution 19-1412 Sectional Map Amendment (H-146) on October 18, 2022. This Project leverages the opportunity created by this zoning change and proposes the scope and scale of development program envisioned.

*Urban Design*

*All new buildings in these neighborhoods should be compatible in scale with the surrounding development, regardless of building type.*

The proposed building will be compatible with surrounding development. The proposed building location, scale and uses, as well as the proposed parking are similar in nature to what exists today, but with significant improvements. The Property was specifically rezoned from R-60 to CRT to allow for greater density and flexibility for future redevelopment, which is being realized with the Application. The general scope and scale of the building are in-line with the standards of the CRT zone and attention has been paid to incorporate architectural techniques to break down the perceived mass of the building and make it relatable at the street level. This includes stepping down building height, and incorporation of brick and architectural panels in colors that are complimentary to those found on homes in the surrounding neighborhood of single-family dwellings.

*Maintain mature tree canopy by continuing to plant and replace street trees as needed.*

The Application provides street trees on all four Site frontages in general conformance with the 2023 *Silver Spring Downtown and Adjacent Communities Plan Design Guidelines*.

b) *Environment*

The Application includes a stormwater management system with planted stormwater basins and swales in conformance with Chapter 19 of the County Code. The Preliminary Plan also provides sufficient space to allow for new street tree and landscaping plantings, including native plant species, throughout the

Property, as detailed in accompanying Site Plan No. 820240040. The Application also includes the concurrent approval of Forest Conservation Plan No. F20240200 to ensure conformance with Chapter 22A of the County Code.

c) *Transportation*

Wayne Avenue has a master-planned width of 80 feet total. The remaining three frontages along the Site are not master-planned in the 2022 *Silver Spring Downtown and Adjacent Communities Plan*<sup>5</sup> and are therefore subject to the prescriptive public right-of-way widths per Chapter 49 of the County Code. Compliance with this chapter of the Code is discussed in further detail in Preliminary Plan Finding 3. The Sector Plan recommends a sidepath along the Site frontage on Wayne Avenue, which will be built as part of the Purple Line light rail project. Streetscape enhancements, including new sidewalks on all frontages and street trees are provided in accordance with the *Silver Spring Downtown and Adjacent Communities Design Guidelines*.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

a) *Roads and other Transportation Facilities*

i. *Existing Facilities*

The Site fronts on four public roadways:

Wayne Avenue:

An Area Neighborhood Connector Street with a master-planned width of 80 feet. Along the Site's frontage, there is a four-foot-wide sidewalk which lacks any buffer from the adjacent motor vehicle traffic. The sidewalk is in a state of disrepair and access is partially impeded with the presence of a utility pole within the pedestrian pathway. A bus stop is marked with a flag mounted on a U-channel pole near the intersection with Springvale Road. The undesirable existing conditions of this sidewalk and bus shelter are due to active construction of the Purple Line within the Wayne Avenue right-of-way.

Springvale Road:

A Neighborhood Street with a prescribed width of 60 feet, per Chapter 49. On the Site's frontage there is a four-foot-wide sidewalk with an intermittent buffer. There are four existing curb cuts bisecting this sidewalk which allow vehicular access to the Site's parking lot, maintenance driveway and layby lane.

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<sup>5</sup> Neighborhood residential streets are not master planned. Instead, the minimum rights-of-way widths are prescribed in Chapter 49-32 of the County Code, *Design standards for types of roads*.

**Pershing Drive:**

A Neighborhood Street with a prescribed width of 60 feet, per Chapter 49. No sidewalks are present in the Site's frontage.

**Cloverfield Road:**

A Neighborhood Street with a prescribed width of 60 feet, per Chapter 49. No sidewalks are present in the Site's frontage.

ii. *Proposed public transportation infrastructure*

The Planning Board determined that the Applicant must dedicate all necessary rights-of-way to achieve at least half of the master-planned width, as measured from the roadway centerline, for Wayne Avenue, Springvale Road, Pershing Drive, and Cloverfield Road, and provide for the dimensional requirements for streetscape improvements as recommended in the 2022 *Silver Spring Downtown and Adjacent Communities Sector Plan Design Guidelines*.

As part of the Purple Line light rail project, a bus shelter will replace an existing bus stop proximate to the intersection of Wayne Avenue and Springvale Road. This will be adjacent to the Wayne Avenue entrance to the new Springvale Terrace building and provide access to multiple bus lines.

iii. *Proposed private transportation infrastructure*

No private transportation infrastructure is proposed with this Preliminary Plan.

b) *Local Area Transportation Review (LATR)*

This Application will replace an existing 146-unit senior housing development with a mix of assisted living units and independent living units. This Application is for a new independent living facility for seniors with up to 237 units. This results in an increase in 91 units on-site and removes the assisted living component.

The estimated change in trip generation is a net increase of 30 person trips in the morning peak hour and a net increase of 35 person trips in the evening peak hour. The 2020-2024 *Growth and Infrastructure Policy* requires a transportation impact study for any project that is estimated to generate a net increase of 50 or more person trips in either the morning or evening peak hours. As such, the LATR review is satisfied with a transportation exemption statement. A summary of the trip generation analysis is provided in the table below.

**Table 3 - Trip Generation Analysis**

		ITE Trip Generation Vehicle Rates		Adjusted Vehicle Rates Silver Spring CBD Policy Area		Total Person Trips	
		AM	PM	AM	PM	AM	PM
Existing	36 assisted living units	6	9	5	8	9	15
	110 independent living units	22	28	19	24	35	44
Subtotal		28	37	24	32	44	59
Proposed	237 independent living units	46	59	40	51	74	94
<b>Net Change</b>						<b>30</b>	<b>35</b>

*Source: Transportation Exemption Statement from Gorove Slade, dated September 19, 2023, modified by staff*

*c) Schools*

As occupancy of the proposed independent living facility for seniors will be age-restricted, the Application will have no impact on school capacity. No School Adequacy test is required.

*d) Other Public Facilities and Services*

Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

*4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

The Planning Board concurrently reviewed and approved Forest Conservation Plan No. F20240200 for Springvale Terrace. The approved Forest Conservation Plan satisfies the applicable requirements of Chapter 22A.

*5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

MCDPS approved a stormwater concept plan on March 19, 2024 for the Project. Required stormwater management goals will be met via the use of micro-bioretenion.

6. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.*

The Applicant does not have any notice, actual or constructive, of the existence of a burial site on the Property and none are included in the Montgomery County cemetery inventory.

7. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.*

There are no other applicable provisions specific to the Property and necessary for approval of the subdivision.

BE IT FURTHER RESOLVED that this Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G, and that before the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; 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

May 14, 2024

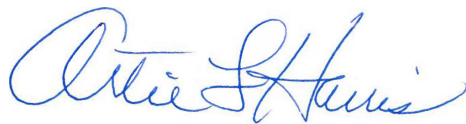
(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

\* \* \* \* \*

**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 Hedrick, seconded by Commissioner Bartley, with a vote of **3-0-1**, Chair Harris, and Commissioners Bartley, and Hedrick, voting in favor of the motion, Vice Chair Pedoeem abstaining, and Commissioner Linden necessarily absent, at its regular meeting held on Thursday, May 9, 2024, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board