

## THE BLAIRS

### SITE PLAN AMENDMENT NO. 82014017C



Request to increase the gross floor area of an unbuilt interim pad site building by up to 1,950 sf, add an alternative use option and layout for a veterinarian office/hospital, revise the building footprint with associated improvements, and update an existing open space path.

COMPLETED: 12/30/2024

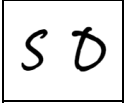
PLANNING BOARD HEARING DATE: 1/9/2025

MCPB ITEM NO. 7

## Planning Staff



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### LOCATION/ADDRESS

On Eastern Avenue, 0 feet NW of Blair Mill Road

### MASTER PLAN

2022 Silver Spring Downtown and Adjacent Communities Plan

### ZONE

CR 5.0, C-0.5, R-5.0, H-200T'; reviewed under previous CBD-R2 Zone per Section 7.7.1.A.2 of the Zoning Ordinance

### PROPERTY SIZE

12.84 acres

### APPLICANT

Gary Abramson

Blair Shopping Center, LLC

### ACCEPTANCE DATE

September 4, 2024

### REVIEW BASIS

Chapter 59-7.7.1.C;  
Chapter 59-D-2.42(a) of the 2004 Zoning Ordinance.

## Summary:

- The original Preliminary Plan and Project Plan, approved by the Planning Board on October 24, 2013, proposed a multi-phase development for a mix of residential and office/retail uses referred to as “The Blairs Master Plan”. Site Plan No. 820140170 was approved on November 13, 2014 and subsequently amended in 2016 and 2017.
- The Subject Site Plan Amendment proposes an increase of up to 1,950 sf to the previously approved, and currently unbuilt, interim pad site. The proposal also includes an option for a combination of retail and a veterinary office as an alternate use for the temporary pad site, as well as modifications to an existing mulch pathway within the open space area south of the interim pad site.
- The proposed Amendment is being reviewed under the prior Zoning Ordinance per Section 59-7.7.1.C which allows properties in the CR Zones to increase floor area on the site by up to 10% of the amount of gross floor area approved for the site on October 20, 2014 or by 30,000 square feet (whichever is less).
- One letter of community correspondence has been received for this Application and is addressed within this report.
- Staff recommends approval, with conditions, of the Site Plan Amendment.

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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### SITE PLAN AMENDMENT NO. 82014017C

Staff recommends approval of Site Plan Amendment No. 82014017C to increase the gross floor area of an unbuilt interim pad site building by up to 1,950 square feet, add an alternative use option and layout for a veterinarian office/hospital, revise the building footprint with associated improvements, and update an existing pathway connection to open space areas onsite. The development must comply with the conditions of approval for Site Plan No. 82014017B as listed in the MCPB Resolution No. 17-100 dated February 22, 2018. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.<sup>1</sup> This Amendment modifies Condition No. 3, replaces and supersedes Condition No. 6 with the new language shown below, and adds new Conditions No. 8-10. All other conditions, as shown in Site Plan No. 82014017B, remain in full force and effect:

#### Modified Conditions

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~~ 7,350 square feet of non-residential uses for a retail/restaurant building or veterinary office/hospital building.

#### New Conditions

### TRANSPORTATION & CIRCULATION/ADEQUATE PUBLIC FACILITIES (APF)

6. Pedestrian & Bicycle Circulation

- a) The Applicant must provide two (2) long-term and eight (8) short-term bicycle parking spaces.
- b) The long-term spaces must be in a secured, well-lit bicycle room on the ground floor in a staff only portion of the building, and the short-term spaces must be inverted-U racks (or 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. Indication of the long-term bicycle parking must be shown on the Certified Site Plan even if the exact location has not been determined; the long-term bicycle parking should comply with all requirements in 59-6.2.6B.
- c) The Applicant must provide five (5)-foot wide sidewalks around the interim pad site.

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<sup>1</sup> For the purposes 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.

8. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated October 24, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

9. Fire and Rescue

- a) 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 dated December 29, 2024 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.
  
- b) Before approval to release any portion of the site plan performance bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.

10. Certified Site Plan

- a) Before certification of the Site Plan, the Applicant must submit a redlined Forest Conservation Plan sheet for FFCP No. 82018010B to show the updated building footprint associated with the amended interim pad site.

## SECTION 2: SITE DESCRIPTION

### VICINITY

The entire 30.36-acre Blairs Master Plan site (“Entire Site”) is located within Downtown Silver Spring in the area identified as South Silver Spring within the 2022 *Silver Spring Downtown and Adjacent Communities Plan* (“Sector Plan”). 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.



Figure 1 – Vicinity Map

## PROPERTY DESCRIPTION

Zoned CBD-R2<sup>2</sup>, the Blairs Master Plan site proposes construction in five phases over a period of 20 years. The 13.49 gross-acre Subject Property encompasses Block F1/F2 of the site, the future Block E, and the proposed interim Retail/Restaurant/Veterinary Hospital building which is located in The Blairs shopping plaza; the recently renovated plaza houses a Giant Food grocery store and a CVS pharmacy among other retail stores and restaurants. Notably, Block F1/F2 of the Site is the home of the completed multi-family building known as The Pearl. Currently, Block E serves as an interim green space adjacent to The Pearl and provides recreation amenities such as lawn areas and play/exercise equipment.

The areas of the Subject Property at issue in this Site Plan Amendment are the interim pad site and the open space located just south of the shopping plaza which is referred to within the Blairs Master Plan as Block E. As shown in Figure 2 below, the interim pad site is currently unbuilt as the space is occupied by surface parking and landscape plantings within the plaza. The interim open space includes both paved and mulch pathways; specifically, the material choice of the mulch pathways are the focus of this amendment as further described below.



Figure 2 – Areas affected by Site Plan Amendment 82014017C

<sup>2</sup> 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.

## 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.



Figure 3– Approved Project Plan/Blairs Master Plan Rendering



## 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. 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, which approved the interim open space in Block E 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.

## LIMITED SITE PLAN AMENDMENT 82014017B

The second Site Plan Amendment proposed an update to the original Site Plan to construct a 5,400-square foot interim restaurant/retail building within The Blairs shopping plaza and modify associated parking and streetscape areas; this previously approved pad site and interim building are also the focus of the current Application. This amendment was approved by the Planning Board on November 30, 2017 (MCPB. Resolution No. 17-100).

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## PROPOSAL

This Amendment proposes to expand the previously approved interim pad site building by up to 1,950 square feet resulting in a future interim pad site of up to 7,350 square feet in total. In addition to this proposed expansion, this Amendment includes a proposal to add an alternative use and associated building configuration which would be implemented in the event that the Applicant leases space in the interim pad site building to a veterinarian office/hospital tenant; this alternative use and configuration would result in a combination of retail and a veterinary office on the pad site, differing from the previous amendment which only approved retail uses.

While the form of the proposed pad site building will be largely similar for each alternative, the Applicant has also proposed to update the exterior gathering areas of the pad site to provide appropriate pedestrian gathering spaces and incorporate a material palette that is compatible with the surrounding development and suited for each proposed use alternative.

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 proposed, temporary, building may occur at any time, as determined by The Tower Companies. This Amendment does not propose any changes to the redevelopment approved with the original Site Plan and the long-term Blairs Master Plan concept.

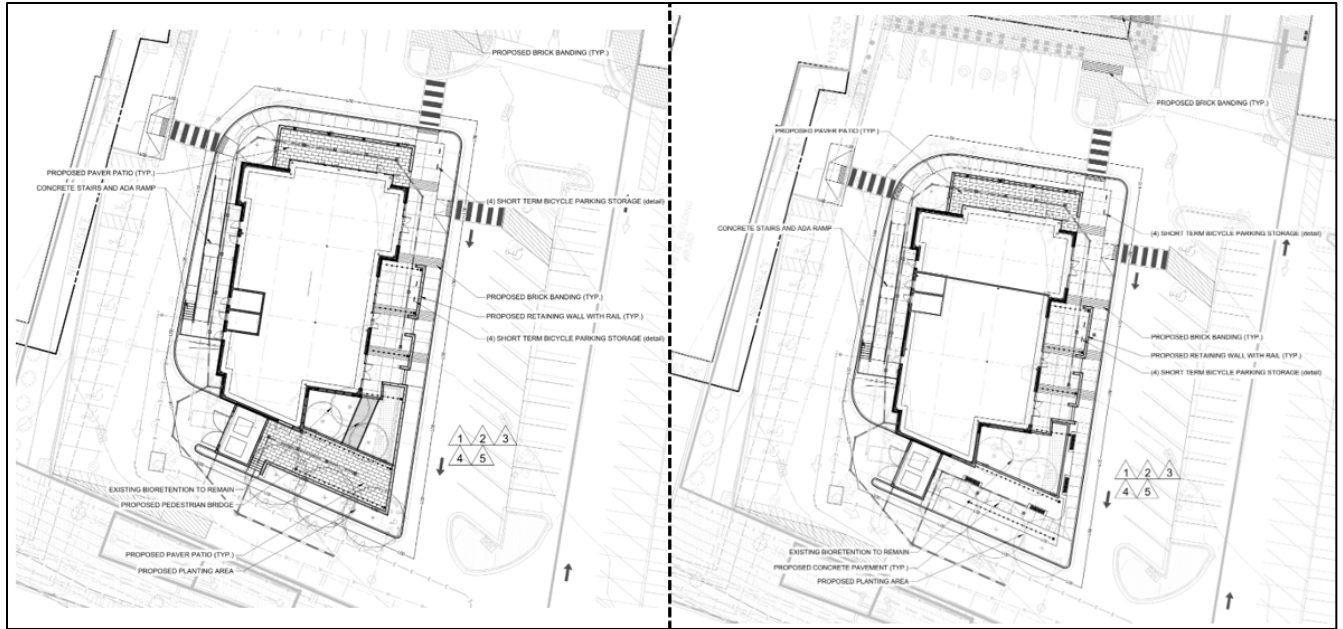


Figure 4 –Building Plan (Retail Left, Animal Hospital Right)



Figure 5 –Pad Site Rendering

## OPEN SPACE

Included in this Amendment is a proposed update of the existing interim green space in the Lower Escarpment. A bark/mulch trail was previously approved to provide access around the temporary green space and play area as shown in Figure 6 below. This feature has been constructed and in use; however, the Applicant now proposes to change the material to a mown, sod path. This proposed change maintains the current levels of access and circulation while reducing the burden of maintenance associated with the existing sod/bark. All other open space facilities remain in conformance with previous approvals.



Figure 6 – Mulch Path Removal

## TRANSPORTATION

### Access and Circulation

As in the previous amendment, vehicular access to this pad site will be from an existing driveway off East-West Highway (MD-140). The vehicular circulation is also proposed to be the same as in the previous amendment with one-way vehicular circulation around the pad site.

New crosswalks and ramps will be installed to provide access from the accessible parking spaces to the new building as shown in Figure 7 below. No changes to parking capacity are proposed with this amendment.

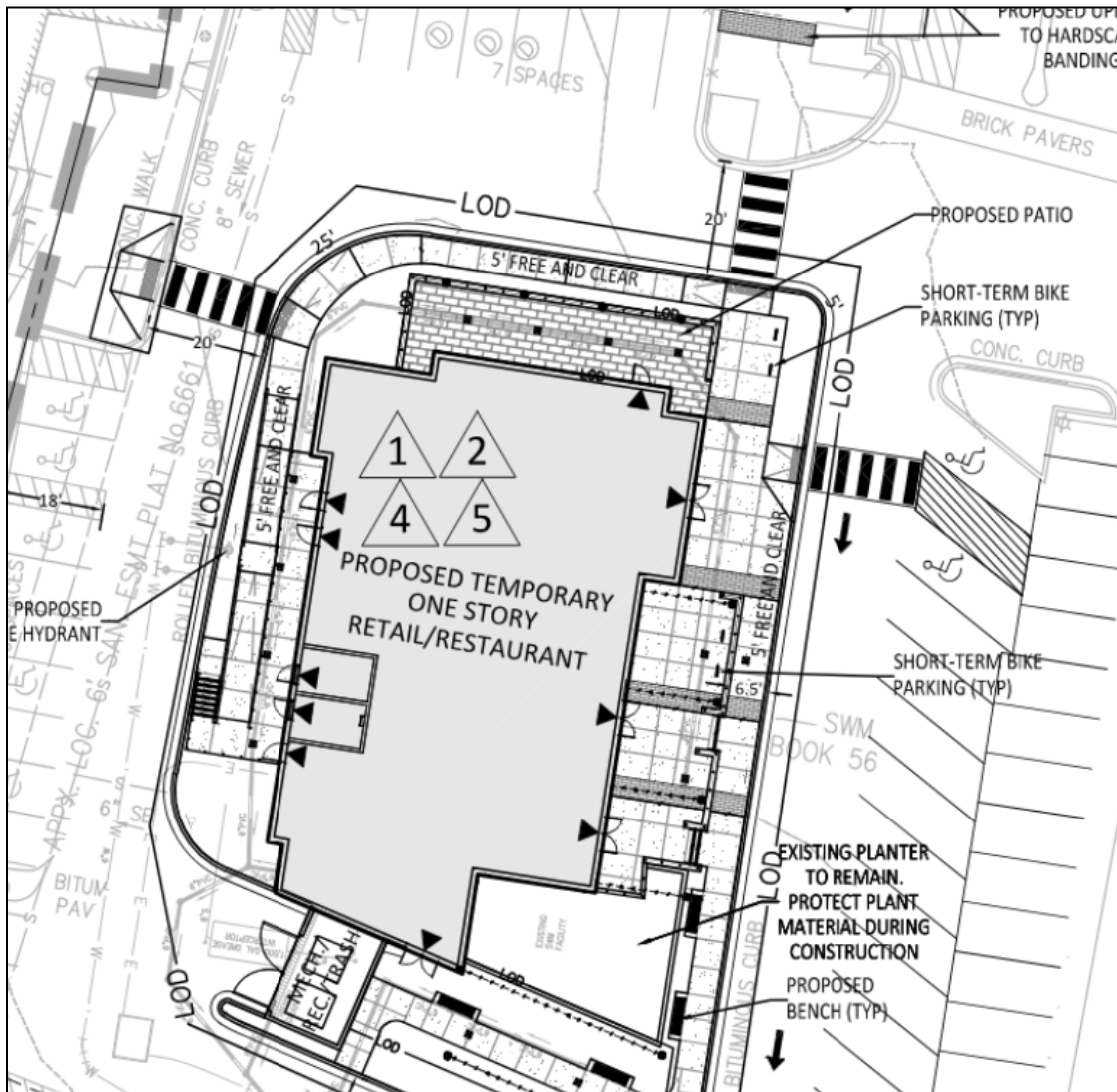


Figure 7: Crosswalk Diagram

## ENVIRONMENT

There is a previously approved Forest Conservation Plan for the Subject Property (Plan No. 82014017B). This plan was reviewed and approved during the initial review for the pad site associated with the Site Plan of the same number. The current application does not increase the previously approved limits of disturbance and remains in conformance with the previous plan; therefore, no forest conservation amendment is required with this Amendment; as conditioned, the Applicant will submit a redlined plan to detail the updated building footprint. Therefore, this Application remains in compliance with Chapter 22A forest conservation law and the Montgomery County Environmental Guidelines.

The MCDPS Stormwater Management Section approved the stormwater management concept on April 3, 2017. During review of the Subject Application, MCDPS confirmed that the previous stormwater management concept remains valid with this amendment. According to the approval letter, the stormwater management concept meets the stormwater management requirements via environmental site design (ESD) with the use of micro-bioretenion.

## SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements; the Applicant posted three signs on the Property regarding the subject Site Plan Amendment. A notice regarding the subject amendment was sent to all parties of record by the Applicant on March 17, 2024. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2.

Staff received one request for information regarding this amendment from the neighboring Advisory Neighborhood Commissioner for District 4A01 in Washington, DC. The Commissioner requested information regarding the proposed parking changes associated with this amendment. Staff noted that while shifts in the parking alignment adjacent to the pad site are proposed, there is no change in the previously approved amount of parking. As described above in the transportation section of this staff report, parking remains adequate for the proposed uses and no change in parking capacity is proposed. No further correspondence related to this amendment was received.

## SECTION 5: SITE PLAN 82014017C FINDINGS AND ANALYSIS

Pursuant to the exemption provision of Section 59-7.7.1.C of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29,

2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

**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 meets the requirements of the zone, as each proposed alternative use has been analyzed for conformance with the relevant development standards. To more clearly describe the development standards required for each of the two alternative uses proposed by the Subject Application, the uses have been separated into two development tables. Table 1 below shows how the Amendment will meet the development standards associated with a combination of an enlarged retail use and veterinary hospital use, while Table 2 depicts the development standards associated with the expanded retail use as compared to previously approved Site Plan No. 82014017B.

*Table 1: The Blairs - Site Plan Data Table for CBD-R2 Zone, Optional Method – Retail and Animal Hospital Option*

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved by Project Plan and Preliminary Plan (entire Blairs site)</b>	<b>F1 &amp; F2 Development 820140170</b>	<b>Approved Development for 82014017B</b>	<b>Proposed Development for 82014017C</b>
<b>Site Area (square feet)<sup>1</sup></b>					
Existing Net Lot Area		1,188,115 sf	161,559 sf	563,457 sf	No Change
Existing Gross Tract Area		1,322,792 sf	164,897 sf	587,856 sf	No Change
Net Lot Area Total	18,000	1,157,500 sf	161,310 sf		
Proposed Net Lot Area Total				559,731 sf	No Change
<b>Density</b>					
Maximum Total FAR	5.0	2.89	3.66	1.051	1.055
Maximum Floor Area (GFA)	2,939,280 sf	3,825,400 sf	605,000 sf	618,015 sf	619,965 sf
<b>GFA, Max. Non-Residential</b> (per Sector Plan)	n/a	450,000 sf	n/a	n/a	n/a
<b>GFA, Min. Retail/Service</b> (%/sf)	n/a	3.27/125,091 sf	n/a	2.11/13,015 sf <sup>2</sup>	1.62/10,065 sf
<b>GFA, Min. Animal Hospital</b> (%/sf)	n/a	3.27/125,091 sf	n/a	2.11/13,015 sf <sup>2</sup>	0.79/4,900 sf

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved by Project Plan and Preliminary Plan (entire Blairs site)</b>	<b>F1 &amp; F2 Development 820140170</b>	<b>Approved Development for 82014017B</b>	<b>Proposed Development for 82014017C</b>
<b>GFA, Residential (sf)</b>	n/a	3,375,400 sf	605,000 sf	n/a	n/a
<b>Maximum total dwelling units</b>	n/a	1,690 <sup>3</sup>	507	n/a	n/a
<b>Building Height</b>	143'/200'	140'-200'	180'	30'	No Change
<b>On-Site Public Use Space (min s.f.)</b>	32,334 sf (20%)	232,000 sf (20%)	48,000 sf (29.7%)	231,000 sf (41.3%)	No Change
<b>Off-Site Public Use Space (min s.f.)</b>	n/a	46,000 sf (4%)	14,500 sf (9%)	14,500 sf (2.6%)	No Change
<b>Vehicle Parking (spaces)<sup>4</sup></b>	3,268	n/a	342	398	No Change
<b>Bicycle Parking (spaces)<sup>5</sup></b>	n/a	n/a	17	8	No Change

<sup>1</sup>The Site Plan Amendment is part of the entire Blairs Master Plan.

<sup>2</sup>13,015 Square feet includes 7,615 square feet of existing commercial (restaurant use on Parcel A-10) and the 5,400 square foot interim retail building.

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

<sup>4</sup>The 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.

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

<sup>6</sup>14,965 square feet includes 7,615 square feet of exiting commercial/restaurant use and 7,350 square foot interim retail/hospital use

*Table 2: The Blairs - Site Plan Data Table for CBD-R2 Zone, Optional Method – Retail Option*

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved by Project Plan and Preliminary Plan (entire Blairs site)</b>	<b>F1 &amp; F2 Development 820140170</b>	<b>Approved Development for 82014017B</b>	<b>Proposed Development for 82014017C</b>
<b>Site Area (square feet)<sup>1</sup></b>					
Existing Net Lot Area		1,188,115	161,559	563,457	No Change
Existing Gross Tract Area		1,322,792	164,897	587,856	No Change
Net Lot Area Total	18,000	1,157,500	161,310		
Proposed Net Lot Area Total				559,731	No Change
<b>Density</b>					
Maximum Total FAR	5.0	2.89	3.66	1.051	1.055

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved by Project Plan and Preliminary Plan (entire Blairs site)</b>	<b>F1 &amp; F2 Development 820140170</b>	<b>Approved Development for 82014017B</b>	<b>Proposed Development for 82014017C</b>
Maximum Floor Area (GFA)	2,939,280 sf	3,825,400 sf	605,000 sf	618,015 sf	619,965 sf
<b>GFA, Max. Non-Residential</b> (per Sector Plan)	n/a	450,000 sf	n/a	n/a	n/a
<b>GFA, Min. Retail/Service</b> (%/sf)	n/a	3.27/125,091	n/a	2.11/13,015 <sup>2</sup>	2.41/14,965
<b>GFA, Residential (sf)</b>	n/a	3,375,400	605,000	n/a	n/a
<b>Maximum total dwelling units</b>	n/a	1,690 <sup>3</sup>	507	n/a	n/a
<b>Building Height</b>	143'/200'	140'-200'	180'	30'	No Change
<b>On-Site Public Use Space (min s.f.)</b>	32,334 sf (20%)	232,000 sf (20%)	48,000 sf (29.7%)	231,000 sf (41.3%)	No Change
<b>Off-Site Public Use Space (min s.f.)</b>	n/a	46,000 sf (4%)	14,500 sf (9%)	14,500 sf (2.6%)	No Change
<b>Vehicle Parking (spaces)<sup>4</sup></b>	3,268	n/a	342	398	No Change
<b>Bicycle Parking (spaces)<sup>5</sup></b>	n/a	n/a	17	8	No Change

<sup>1</sup>The Site Plan Amendment is part of the entire Blairs Master Plan.

<sup>2</sup>13,015 Square feet includes 7,615 square feet of existing commercial (restaurant use on Parcel A-10) and the 5,400 square foot interim retail building.

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

<sup>4</sup>The 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.

<sup>5</sup>13,015 square feet includes 7,615 square feet of exiting commercial/restaurant use and 7,350 square foot interim retail use

**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. With this Amendment, the locations of buildings and structures, open spaces, landscaping, and recreation facilities remains in line with all of the previously reviewed and approved elements of the Site Plan. Changes to vehicular circulation and access are relatively minor as described in the local area transportation review below.

a. Pedestrian and Vehicular Circulation Systems



## Local Area Transportation Review

This interim pad site has a valid transportation Adequate Public Facilities (APF) approval from Preliminary Plan No. 120130220; this APF review was deemed to be valid for 145 months from the date of mailing of the Preliminary Plan Resolution which was in 2013. This Amendment does not require further transportation analysis because this proposed interim use does not exceed the approved peak hour trips from the Preliminary Plan. The Preliminary Plan approved 125,000 square feet of retail space of which 83,153 square feet has already been developed. The table below shows the trips generated from the approved 125,000 square feet of retail and the net new trips from both the animal hospital option and all retail option. In both scenarios, the net new trips from this pad site will not exceed the approved retail trips under the preliminary plan.

Table 3 - Trip Generation Comparison<sup>1</sup>

Land Use	LUC	Amount	Unit	Trip Generation						
				AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
<b>Approved Uses</b>										
Approved Shopping Center	821	125,000	S.F.	32	31	63	125	125	250	
<b>Proposed Changes</b>										
<b>Animal Hospital Option</b>										
Proposed Retail Expansion (+2,450 SF)	821	85,604	S.F.	22	21	43	86	85	171	
Animal Hospital/Veterinary Clinic <sup>2</sup>	640	4,900	S.F.	7	3	10	4	6	10	
			<b>Subtotal</b>	<b>29</b>	<b>24</b>	<b>53</b>	<b>90</b>	<b>91</b>	<b>181</b>	
<b>Net New Trips for Animal Hospital Option</b>				<b>(3)</b>	<b>(7)</b>	<b>(10)</b>	<b>(35)</b>	<b>(34)</b>	<b>(69)</b>	
<b>All Retail Option</b>										
Proposed Retail Expansion (+7,350 SF)	821	90,504	S.F.	23	22	45	91	90	181	
<b>Net New Trips for All Retail Option</b>				<b>(9)</b>	<b>(9)</b>	<b>(18)</b>	<b>(34)</b>	<b>(35)</b>	<b>(69)</b>	

(1) Retail Trip Generation based on M-NCPPC LATR Guidelines at the time of approval for the Blairs.

(2) Animal Hospital Trip Generation based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition.

This pad site development is temporary and when the ultimate land use for this Site is to be constructed, this interim retail/restaurant/veterinary pad site will be demolished.

The Application's vehicular circulation system has been designed to promote safe and efficient accessibility within the Subject Property for residents and visitors. The Blairs Master Plan will provide a network of private streets. Portions of Portal Drive and Street C will be constructed in connection with the Application, to provide access to the parking and loading areas for the F1-F2 Building. The loading and service areas for the building have been designed in an efficient way to provide adequate areas for these functions that are away from

prime pedestrian areas and building entrances, but close to private and public street access points. The Application also proposes to provide its portion of the pedestrian circulation system, intended to provide numerous accessible pathways for residents, visitors and surrounding community members to destinations within the Blairs Master Plan development and to areas in close proximity, such as Silver Spring Metro. The private street system provides access for emergency vehicles and other public services and allows the installation of public utilities.

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

Although this Amendment introduces a new potential use option to the Site/Upper Escarpment area, the proposed veterinary hospital use is compatible with other uses and with existing and proposed adjacent developments. The surrounding area includes residential dwelling units with facilities for residents who own pets as well as animal-serving business such as pet daycare facilities and grooming salons in Downtown Silver Spring. There is not currently an animal hospital use within the area; therefore, the proposed veterinary use will provide an essential service to Downtown Silver Spring.

With respect to structure itself, the proposed square footage increase is relatively minor and remains visually and functionally similar to the previously approved interim pad site building.

## SECTION 6: CONCLUSION

As conditioned, 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. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood and the development substantially conforms to the recommendations of the 2022 *Silver Spring Downtown and Adjacent Communities Sector Plan*. Staff recommends approval of Site Plan Amendment No. 82014017C with conditions.

### ATTACHMENTS

*Attachment A: Site Plan*

*Attachment B: Prior Approvals*

*Attachment C: Agency Letters*

*Attachment D: Community Correspondence*