

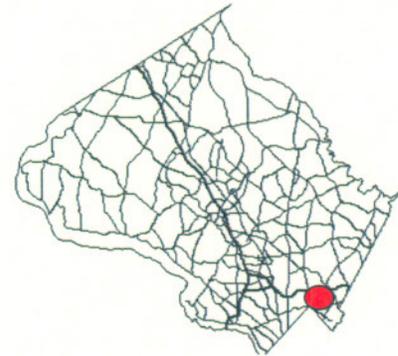


MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
 MCPB 1-11-07

MEMORANDUM

DATE: December 21, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
FROM: Linda Komes *LK*
 Planning Department Staff
 (301) 495-4573



PROJECT NAME: Silver Spring Transit Center
CASE #: 920050010
REVIEW TYPE: Project Plan

ZONE: CBD-2
APPLYING FOR: Approval of 547,416 sf of residential use (approx. 453 du's, including 57 MPDUs), 151,890 sf hotel use, 21,900 sf retail use, 3,960 sf transit center, and 35,354 sf public park on a 5.6 gross acre site.

LOCATION: Southeast corner of the intersection of Colesville Road and Wayne Avenue at the Silver Spring Metro.

MASTER PLAN: Silver Spring CBD Sector Plan
REVIEW BASIS: Division. 59-D-2.11 of the Montgomery County. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the Optional Method of Development for a CBD-2 zoned property.

APPLICANT: Silver Spring Metro LLC
FILING DATE: October 16, 2006
HEARING DATE: January 11, 2006

The applicant filed the subject Project Plan application for the Silver Spring Transit Center Development on October 16, 2006. The Applicant also filed a Preliminary Plan, 120050530, and a plan for the new transit center which is undergoing a concurrent mandatory referral review. Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period.

On December 20, 2006, the Applicant submitted a letter requesting an extension of 36 days, to February 26, 2007, in order to file a revised traffic study, and to provide other additional required information on the proposal. It is uncertain when the Applicant will have the information necessary to submit a revised traffic study, and staff must be provided sufficient time to evaluate the study. Other remaining unresolved issues include the timing for the demolition of the existing public park, the design of the interim and final park, and the construction and maintenance responsibility for the interim and final replacement park.

Staff recommends that the Planning Board grant the Applicant's request for an extension of the 90-day review period for the Project Plan but recommends that a specific Planning Board hearing date not be set at this time. Once the required information is submitted for review, staff must be permitted sufficient time to review the entire proposal, noting that the proposal includes a Project Plan, Preliminary Plan, and a Mandatory Referral, and is very complex and involves many stakeholders. Staff is committed to bringing this important project to the Planning Board as soon as possible following a thorough review of the entire proposal.