



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Staff Report: Site Plan Amendment 82008015B, 1150 Ripley Street**

**CONSENT ITEM #:** \_\_\_\_\_

**MCPB HEARING**

**DATE:** November 18, 2010

**REPORT DATE:** November 5, 2010

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *RK*  
Development Review Division

**FROM:** Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EH*  
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Development Review Division  
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**APPLICATION**

**DESCRIPTION:** Amendment to an approved Site Plan for minor modifications to exterior landscaping, hardscaping, and lighting; reconfiguration of a loading area that results in the net loss of 189 square feet of on-site public use space and 292 square feet of off-site public amenity space; and revision the distribution of unit types within the building; located on Ripley Street, 356 feet west of Georgia Avenue in the Silver Spring CBD Sector Plan area.

**APPLICANT:** Washington Property Company

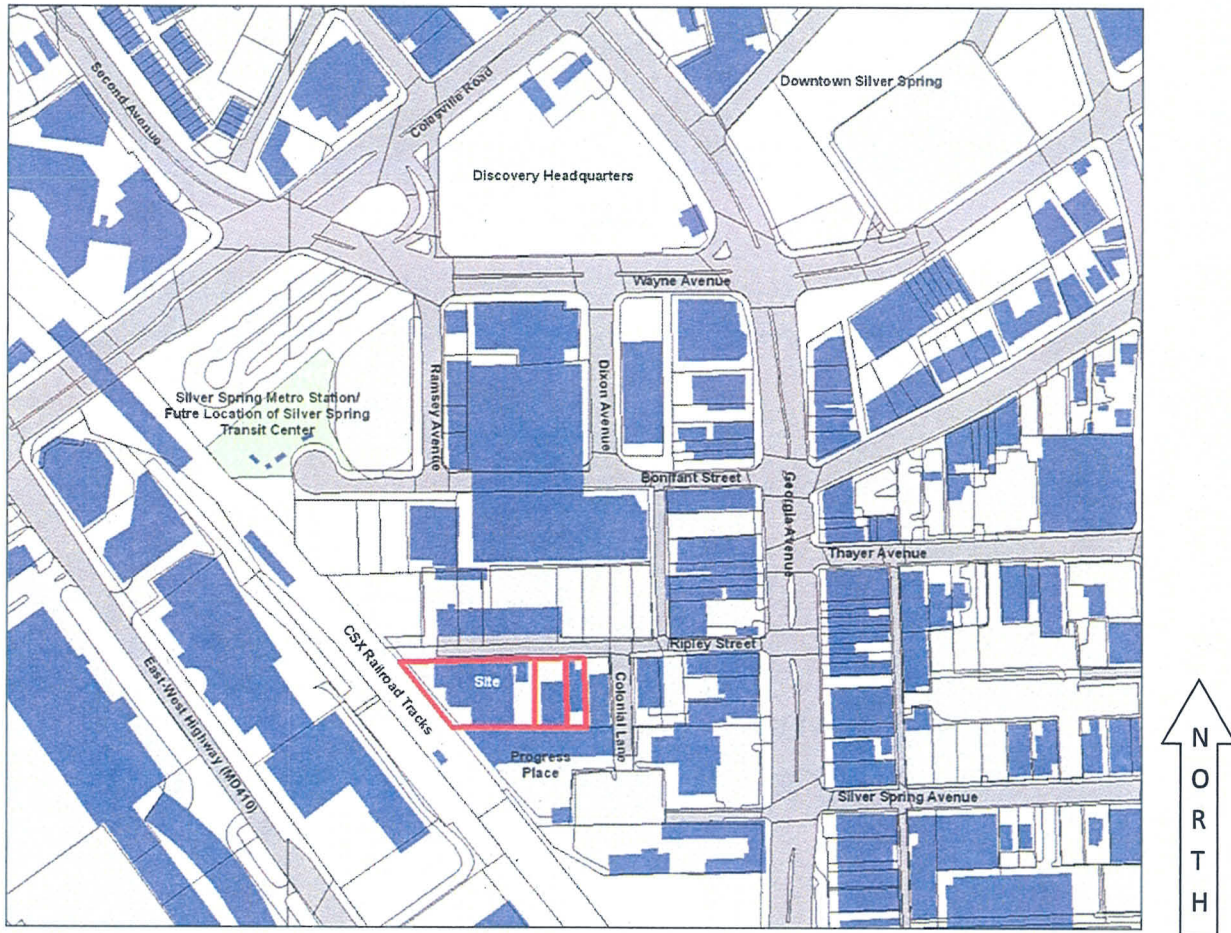
**FILING DATE:** September 15, 2010

**RECOMMENDATION:** Approval of the site plan amendment and adoption of the draft resolution.

## SITE DESCRIPTION

### Vicinity

The development is centrally located within the Ripley District of Silver Spring on the south side of Ripley Street, between Colonial Lane on the east and the railroad tracks on the west. The surrounding area is zoned CBD-2 and is currently occupied by an assortment of one- and two-story buildings, parking lots, and undeveloped parcels.



*Vicinity Map*

### Site Analysis

The 1150 Ripley Street site is on the south side of Ripley Street west of Georgia Avenue. The site is currently under construction.

## PROJECT DESCRIPTION

### Previous Approvals

The Planning Board approved Project Plan #920070040 on May 31, 2007, for a mixed use development of up to 306,258 gross square feet, including 305 multi-family units with 46

MPDUs, 15% of the total units, and up to 3,068 gross square feet of non-residential/retail uses. The Planning Board Opinion, dated June 22, 2007, is appended.

On July 3, 2008, the Planning Board approved a Project Plan Amendment 92007004A, Preliminary Plan 120080210, and Site Plan 820080150, for 318 multi-family dwelling units, including 48 MPDUs (15% of the total), and up to 7,460 square feet of retail uses.

On June 11, 2009, the Planning Director administratively approved Site Plan Amendment 82008015A, for modifications to landscaping and retail streetscape design on Ripley Street.

### **Description of Amendment**

The Applicant requests the following modifications to the Site Plan:

1. Revisions to unit mix within approved building envelope;
2. Minor revisions to elevations to accommodate revisions to unit mix and addition of balconies;
3. Widening of curb cut along Dixon Avenue to accommodate additional loading bay, thereby reducing the on-site public use space by 189 square feet, from 14,784 square feet (37.7% of net lot area) to 14,595 square feet (37.3% of net lot area), and reducing the off-site amenity space by 292 square feet, from 5,384 square feet (13.7% of net lot area) to 5,092 square feet (13% of net lot area);
4. Decrease size of the swimming pool and correspondingly increase the size of sundeck, and revise fence adjacent to swimming pool for better noise attenuation;
5. Shift location of bike path and planting changes within approved easement, with associated grading changes;
6. Install fence along WMATA right-of-way;
7. General modifications to landscape plantings;
8. Site and exterior building lighting modifications; shift in one street light;
9. Identification of on-street parking;
10. Modifications to site furniture: add 2 streetscape benches and remove 2 café tables and chairs and 2 metal bollards;
11. Revision to design of concrete piers on Ripley Street; and
12. Revision to skateboard deterrent joint at raised circular planter on northwest corner of site.

### **PUBLIC NOTICE**

A notice regarding the subject amendment was sent to all parties of record by the Applicant on September 17, 2010. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

## **STAFF RECOMMENDATION**

The majority of the proposed changes are minor enough that they might typically be addressed through an Administrative Amendment approved by the Planning Director. However, the proposed reconfiguration of the loading area along future Dixon Avenue will result in the reduction of the amount of public use and amenity space this project will provide.

The approved Site Plan requires 14,784 square feet of on-site public use space (37.7% of the net lot area) and 5,384 square feet of off-site amenity streetscaping (13.7% of net lot area), for a total of 20,168 square feet (51.5% of the net lot area). In addition, the Applicant is providing a significant public art installation in their on-site public space and, in cooperation with the Ripley North project, is constructing the extension of Ripley Street from Dixon Avenue to Bonifant Street, in coordination with the new Silver Spring Transit Center.

Given the project's significant contribution of the public amenities of the Ripley District, staff recommends approval of the reduction thereby reducing the on-site public use space by 189 square feet, from 14,784 square feet (37.7% of net lot area) to 14,595 square feet (37.3% of net lot area), and the reduction of the off-site amenity space by 292 square feet, from 5,384 square feet (13.7% of net lot area) to 5,092 square feet (13% of net lot area).

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.

Staff recommends approval of Site Plan Amendment 82008015B.

## **APPENDICES**

- A. Draft Planning Board Resolution

Appendix A: Draft Planning Board Resolution





# MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 10-154  
Site Plan No. 82008015B  
Project Name: 1150 Ripley Street  
Hearing Date: November 18, 2010

## RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 3, 2008, the Planning Board approved Site Plan 820080150 (MCPB Resolution 08-99) for 318 multi-family dwelling units, including 48 MPDU's (15% of the total), and up to 7,460 square feet of retail uses; and

WHEREAS, on June 11, 2009, the Planning Director administratively approved Site Plan Amendment 82008015A, for modifications to landscaping and retail streetscape design on Ripley Street; and

WHEREAS, on September 15, 2010, Washington Property Company ("Applicant") filed a site plan amendment application designated Site Plan No. 82008015B ("Amendment") for approval of the following modifications:

1. Revisions to unit mix within approved building envelope;
2. Minor revisions to elevations to accommodate revisions to unit mix and addition of balconies;
3. Widening of curb cut along Dixon Avenue to accommodate additional loading bay, thereby reducing the on-site public use space by 189 square feet, from 14,784 square feet (37.7% of net lot area) to 14,595 square feet (37.3% of net lot area), and reducing the off-site amenity space by 292 square feet, from 5,384 square feet (13.7% of net lot area) to 5,092 square feet (13% of net lot area);
4. Decrease size of the swimming pool and correspondingly increase the size of sundeck, and revise fence adjacent to swimming pool for better noise attenuation;
5. Shift location of bike path and planting changes within approved easement, with associated grading changes;
6. Install fence along WMATA right-of-way;
7. General modifications to landscape plantings;
8. Site and exterior building lighting modifications; shift in one street light;

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Approved as to  
Legal Sufficiency:

*Carol S. Rubin by DBL*

8787 Georgia Avenue, Silver Spring, Maryland 20910

Chairman's Office: 301.495.4605 Fax: 301.495.1320

M-NCPPC Legal Department  
[www.MCParkandPlanning.org](http://www.MCParkandPlanning.org) E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)

9. Identification of on-street parking;
10. Modifications to site furniture: add 2 streetscape benches and remove 2 café tables and chairs and 2 metal bollards;
11. Revision to design of concrete piers on Ripley Street; and
12. Revision to skateboard deterrent joint at raised circular planter on northwest corner of site; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated October 25, 2010, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on November 18, 2010, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing").

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby APPROVES Site Plan No. 82008015B, subject to the following conditions:

#### **Conformance with Previous Approvals**

1. Project Plan Conformance

The development must comply with the conditions of approval for Project Plan 920070040 (MCPB No. 07-77) and Project Plan Amendment 92007004A (MCPB 08-100), unless amended.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan 120080210 (MCPB 08-125), unless amended.

3. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan 820080150 (MCPB No. 08-99) and Site Plan Amendment 82008015A (Administrative Approval dated June 11, 2009), unless amended.

BE IT FURTHER RESOLVED, that the Montgomery County Planning Board FINDS, that with this Amendment as approved, the Amendment does not alter the findings of the previous approvals; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (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 within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

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 \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with Commissioners \_\_\_\_\_ (list) voting in favor of the motion, with Commissioner(s) \_\_\_\_\_ (list) dissenting, Commissioner(s) \_\_\_\_\_ (list) abstaining, Commissioner(s) \_\_\_\_\_ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, \_\_\_\_\_, 200., in Silver Spring, Maryland.