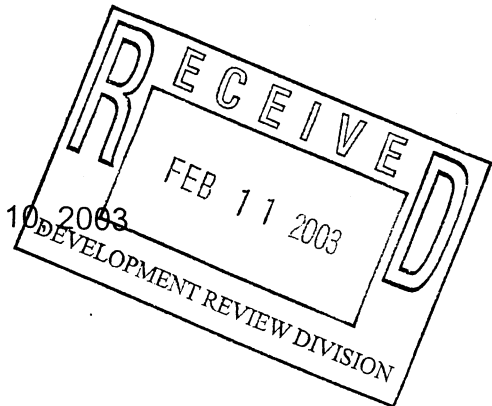



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

February 10, 2003

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Robert Kronenberg, Senior Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning 

FROM: Janet E. Gregor, Planner/Coordinator JEG  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-03021  
Project Plan No. 9-03000  
Newell Street Lofts  
Silver Spring CBD Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject concurrent project and preliminary plans.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the preliminary and project plans:

1. Limit the preliminary plan to no more than 120 condominium garden apartments and 3,000 square feet of office space.
2. Dedicate 70 feet of right-of-way along Newell Street as shown on the preliminary plan.
3. Dedicate 60 feet of right-of-way along Kennett Street as shown on the preliminary plan.
4. Provide five feet of sidewalk along Newell Street and eight feet of sidewalk along Kennett Street as shown on the preliminary plan. Provide sidewalk connections into the development.

5. Comply with all applicable streetscape standards as defined in the Silver Spring CBD Plan.
6. Participate in the Silver Spring Transportation Management District in accordance with the approved Traffic Mitigation Agreement.

## DISCUSSION

### Site Location, Access and Circulation

The site is located in the southeast quadrant of the intersection of Kennett Street and Newell Street. Access to the site will be via a two-way drive leading to an under ground parking garage off Newell Street.

Perimeter sidewalks provide pedestrian access with connections into the site as well as through paved public open space areas. A direct pedestrian connection is provided between the condominiums and Montgomery County Public Parking Garage No. 9. An existing pedestrian overpass across Kennett Street connects the Newell Street Lofts directly to the Discovery Communications Creative and Technical Center.

### Master Plan Roadways and Bikeways

The Silver Spring CBD Master Plan classifies Kennett Street as a business district street in the vicinity of the site with a recommended 60-foot right-of-way. Newell Street is also classified as a business district street, with a recommended 70-foot right-of-way. There are no master plan bikeways adjacent to the site. The Metropolitan Branch Trail, however, is easily accessed from the site.

### Local Area Transportation Review (LATR)

Newell Street Lofts is expected to generate 52 new peak-hour trips in the weekday morning peak period (6:30 to 9:30 a.m.) and 52 new trips during the evening weekday peak period (4:00 to 7:00 p.m.). A traffic study was required because the site trips exceed the 50-trip threshold established in the LATR Guidelines.

The traffic study indicated that, under total future traffic conditions (i.e., existing, background and site) no nearby intersection would exceed the Silver Spring CBD Policy Area Critical Lane Volume (CLV) of 1,800. The following table provides peak-hour intersection CLV values for local area intersections for existing, background and total future traffic.

Critical Lane Volume Analysis						
Intersection	Existing Traffic		Background Traffic		Total Future Traffic	
	AM	PM	AM	PM	AM	PM
Colesville Road and East West Highway	1,024	1,109	1,083	1,160	1,095	1,171
Blair Mill Road/ East West Highway and Newell Street	508	610	527	634	548	652
Georgia Avenue/Burlington Avenue/ 13 <sup>th</sup> Street and East West Highway	1,343	1,246	1,381	1,257	1,387	1,261
Kennett Street and 13 <sup>th</sup> Street	191	257	205	261	223	265
Eastern Avenue and Newell Street	457	424	457	424	463	430

Policy Area Review

The Newell Street Lofts are located in the Silver Spring CBD Policy Area. As of January 31, 2003, this policy area had a remaining capacity of 2,003 jobs and 5,375 housing units.

Cc: Greg Leck  
 Greg Cooke  
 Mary Goodman  
 Glenn Kreger

Item # 5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** February 21, 2003  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for February 27, 2003.

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Attached are copies of plan drawings for Items #05, #07, and #08. These subdivision items are scheduled for Planning Board consideration on February 27, 2003. The items are further identified as follows:

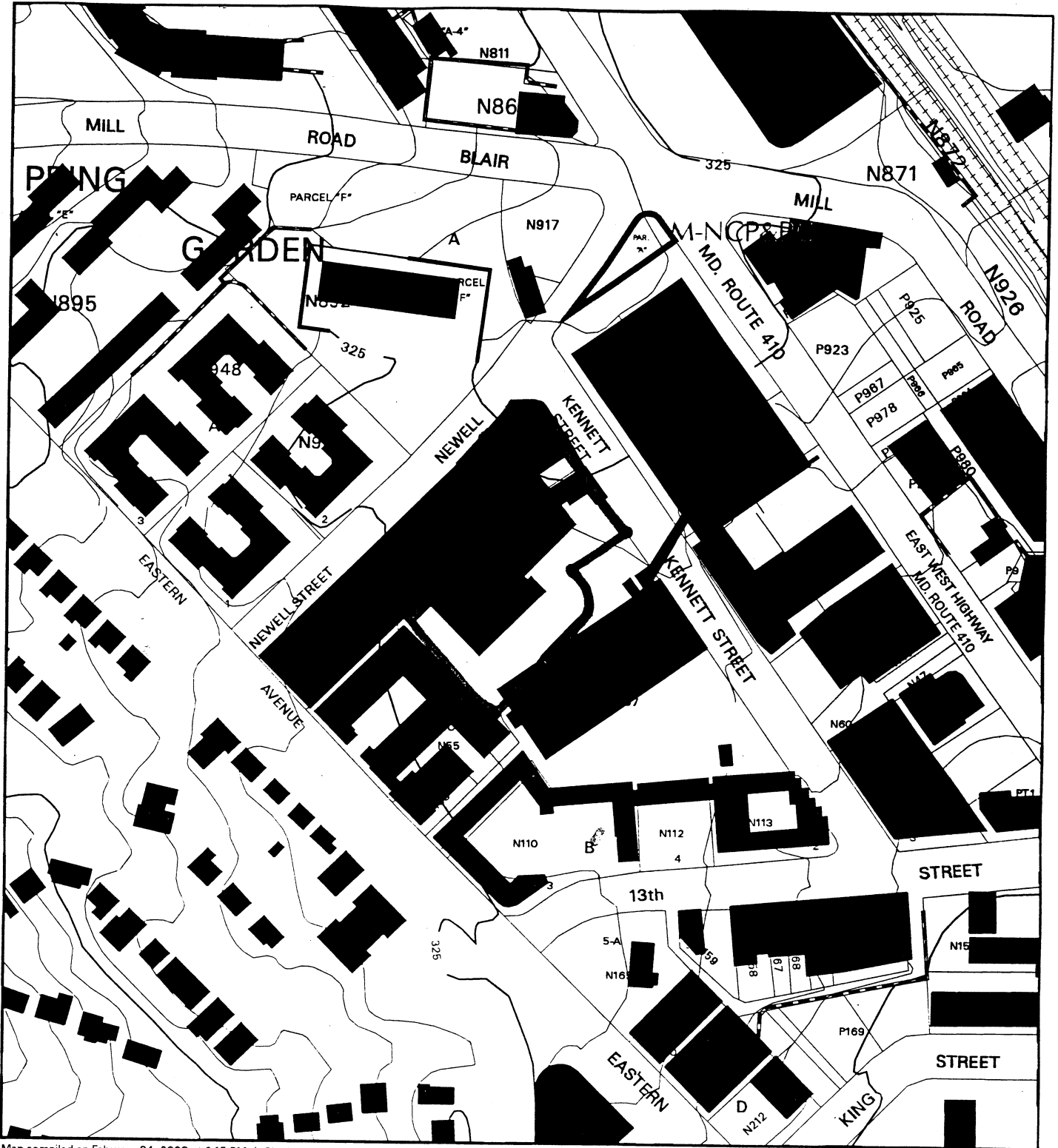
Agenda Item #05 - Preliminary Plan 1-03021  
Newell Streets Lofts

Agenda Item #07 - Preliminary Plan 1-03055  
Perkins & Burrows Add. to Linden

Agenda Item #08 - Preliminary Plan 1-03050  
Congressional Forest Estate

Attachment

VICINITY MAP FOR  
**NEWELL STREETS LOFTS (1-03021)**



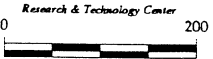
Map compiled on February 04, 2003 at 2:15 PM | Site located on base sheet no - 209NW01

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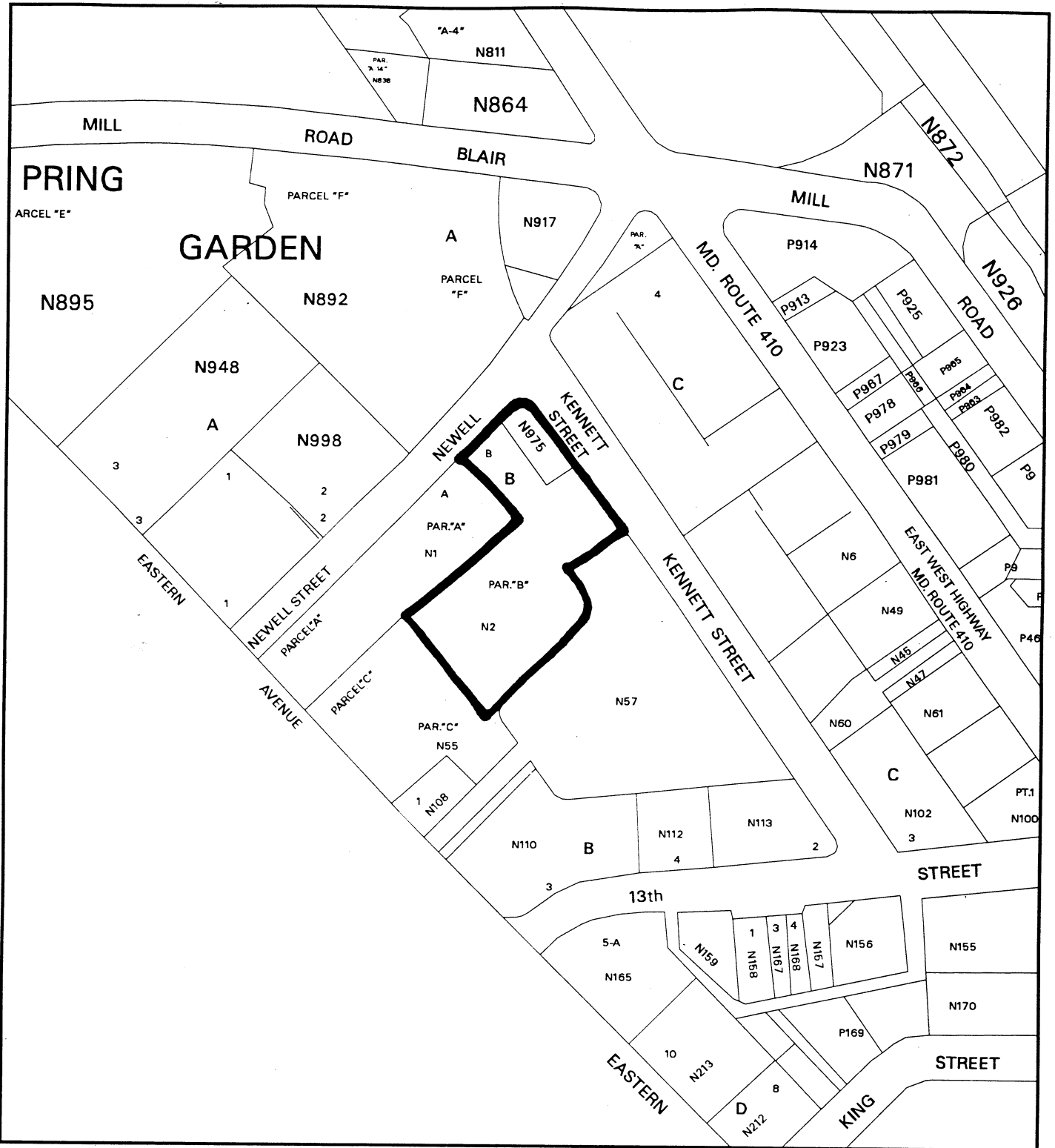
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VICINITY MAP FOR  
**NEWELL STREETS LOFTS (1-03021)**



Map compiled on February 04, 2003 at 2:12 PM | Site located on base sheet no - 209NW01

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Key Map



Research & Technology Center



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