



DOWNTOWN SILVER SPRING URBAN DISTRICT

Douglas M. Duncan
County Executive

Gary Stith
Director

November 20, 2003

Mr. Derick Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
1663
DEC 04 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chairman Berlage:

The JBG Companies have presented their concept plan for the development of the Silver Spring Gateway development project which is located between East-West Highway and Georgia Avenue on Blair Mill Road. This mixed use project will provide additional housing in the CBD along with some retail and office uses. The design has been coordinated with DHCA so that it will connect to and continue the South Silver Spring Pedestrian Pathways project. The developer, JBG Companies, has indicated that there will be attractive open spaces and public art as part of the amenity package. This project will be an important addition to the Downtown Silver Spring and will continue the incredible revitalization of South Silver Spring that is taking place.

The Silver Spring Urban District Advisory Board has recommended to the County that the tunnel under the railroad tracks from the B&O station be closed because it is a maintenance and security problem. It is no longer needed to provide access to the southbound train platform which is now closed. We would like to ask that public access to this tunnel not be made a requirement of the Silver Spring Gateway project.

The Silver Spring Urban District Advisory Board strongly supports this development plans for the Silver Spring Gateway project and recommends the approval of the project by the Montgomery County Planning Board.

Thank you for your consideration of this important project.

Sincerely,

Charles H. Atwell
Chair

cc: Pete Jervey, JBG

1



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan
County Executive

January 16, 2004

Elizabeth B. Davison
Director

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Silver Spring Gateway Project

Dear Mr. Berlage:

The Department of Housing and Community Affairs (DHCA) is pleased to send this letter of support for the Silver Spring Gateway Project. DHCA staff has been involved in numerous meetings with your development review staff and the developer, JBG to discuss the broader scope of the project plan and the mixed street as it relates to DHCA's C.I.P. project, the Arts Alley.

We believe that JBG's investment in South Silver Spring is consistent with Montgomery County's desire to revitalize the once abandoned and under-utilized industrial area into a vital new urban neighborhood. The proposed mixed use Gateway project will provide a mix of office and retail space as well as four hundred seventy-one housing units (fifty nine of those units are moderately priced dwelling units). This meets the Department's goals to offer a mix of affordable housing to those who want to live in the Silver Spring Central Business District (CBD).

The Gateway project provides the Silver Spring area with new public open space amenities, new public streetscaping and public art opportunities. The Gateway project will have a direct link to DHCA's proposed pedestrian pathway project, "Arts Alley" located behind Blair Mill Road and Georgia Avenue which will be under construction in the Spring of 2004. The Gateway project will compliment the improvements made in the Arts Alley and will reinforce DHCA's pedestrian linkages program within the South Silver Spring neighborhood. These linkages will improve circulation between new residential and commercial developments in the area.

The overall Silver Spring Gateway project will help create a new image and sense of place related to the high-tech, artistic and residential neighborhood that has emerged in South Silver Spring. We have enjoyed strong cooperation with the developer and the project will be a great benefit to the area.

Sincerely,

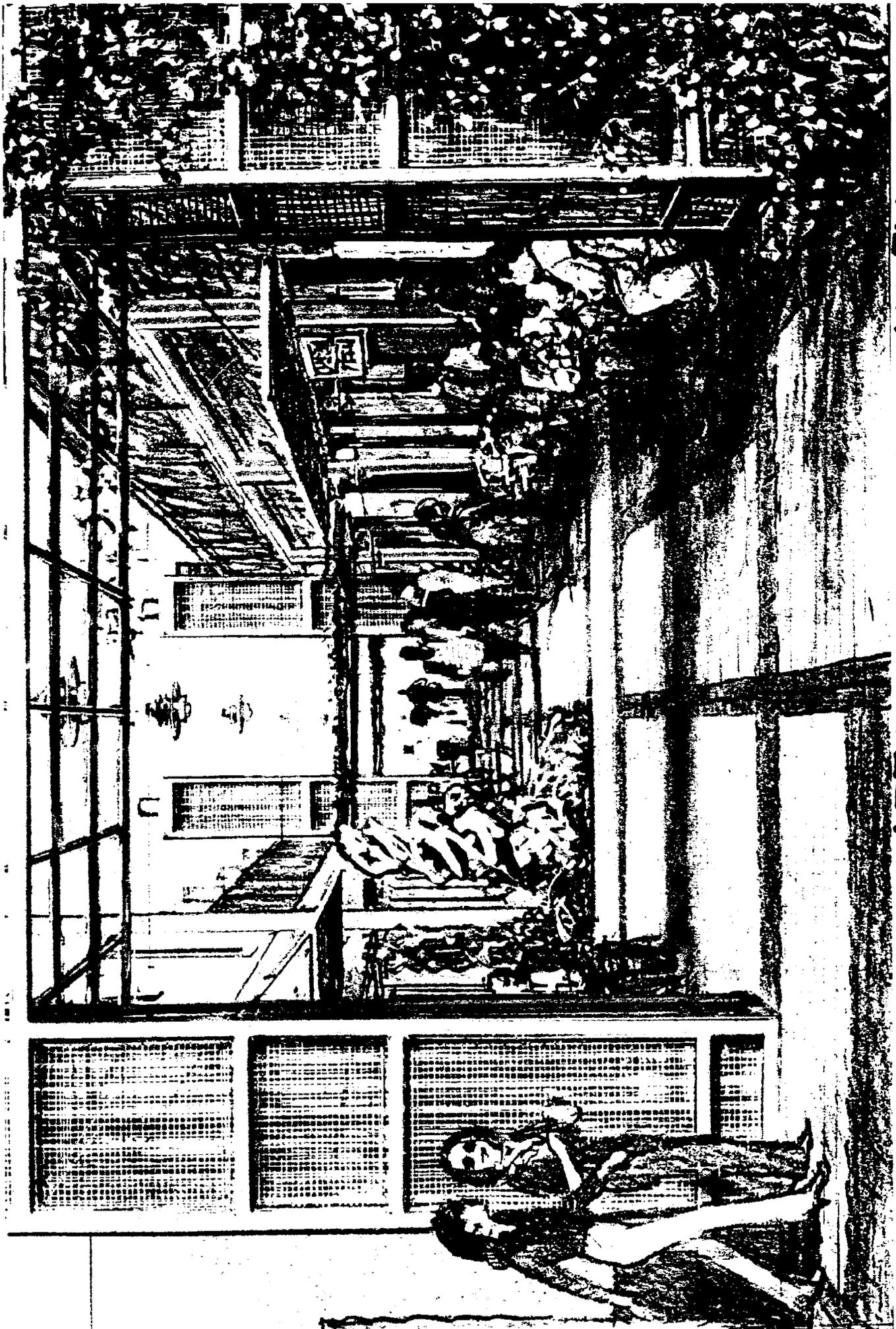
Elizabeth B. Davison
Director

EBD:pds

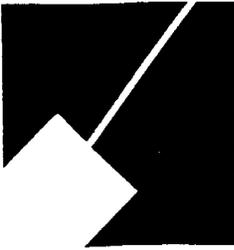


Office of the Director

2



② CONCEPT SKETCH · ARTS WALK · ARTS ALLEY ·



January 21, 2004

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division
Wynn Witthans, Coordinator
Community-Based Planning Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning 

FROM: Shahriar Etemadi, Coordinator
Transportation Planning

SUBJECT: Project Plan # 9-04002 and Preliminary Plan # 1-04039 Silver Spring
Gateway in Silver Spring CBD

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject application

RECOMMENDATION

Staff recommends the following conditions to support approval of the referenced plans:

1. Limit the development to 40,000 square feet of office, 20,000 square feet of Incubator Space of office, 2,5000 square feet of Retail, and 500 High-rise multi-family residential units.
2. Dedicate 15 feet to provide for 90 feet of right of way for MD 410 (East-West Highway)
3. Abandon a portion of Blair Mill Road and create a full movement intersection from a new driveway onto the site intersection with MD 410. This new access road will function as the connection from Blair Mill Road to MD 410.

4. Provide pedestrian crossings at the intersections MD 410 with Blair Mill Road and the new Mixed Use access road.
5. Enter into a Transportation Management Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to participate in the Silver Spring Transportation Management Organization.

DISCUSSION

Local Area Transportation Review (LATR)

A traffic study was submitted to assess the impact of this development on the local area transportation network and to meet the requirements of the LATR Guidelines. Transportation Planning Staff concurs with the overall conclusion of the study that all intersections operate within the congestion standard of 1800 Critical Lane Volume (CLV) for the Silver Spring CBD.

The generated site trips were added to the existing and background traffic (trips from approved but unbuilt projects) and assigned to seven intersections plus the site access to determine the impact of the total future traffic on the affected intersections. The results of that analysis are shown in the following table.

Intersections	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
MD 410 and Blair Mill/Newell	529	741	562	779	625	832
MD 410 and Georgia Ave/Burlington Ave/13 th Street	1,387	1,432	1,422	1,442	1,458	1,449
MD 410 and US 29	1,085	1,186	1,129	1,243	1,206	1,335
MD 410 and 16 th Street	1,551	1,461	1,567	1,468	1,574	1,473
Burlington Ave/Philadelphia Ave/Fenton Street	777	1,178	786	1,183	796	1,189
Georgia Ave and Sligo Avenue	829	1,022	840	1,022	861	1,022
US 29 and Wayne Ave/2 nd Ave	844	661	851	667	865	680
MD 410 and Site Access	N/A	N/A	N/A	N/A	684	739

Vehicular and Pedestrian Access and Circulation

The proposed development will be provided with safe and adequate vehicular and pedestrian access and circulation. There will be one full-movement access at the intersection of MD 410 and the new "Mixed-Use" street. Other access points, from each end of Blair Mill Road, are provided to the site. One is gaining access from Georgia Avenue and the other is gaining access from MD 410. The middle section of Blair Mill Road will be abandoned. Marked crosswalks must be provided at the intersections with MD 410 along the site frontage. The applicant needs to coordinate with DHCD's pedestrian linkage program for the new South Silver Spring pathway that includes improvements along Photogroup Alley. The applicant

should also provide bicycle racks or storage areas - at least 25 - for the 500 residential units (partly in the garage), eight for the office area and eight for the retail area.

Traffic Mitigation

A trip mitigation agreement has been submitted and is currently under review by M-NCPPC and DPWT. The agreement will be finalized prior to issuing a building permit.

Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring Central Business District policy area, which has a remaining capacity of 2,860 jobs, and 5,054 housing units as of December 31, 2003.

mms SSGateway



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 22, 2004

MEMORANDUM

TO: Wynn Witthans, Planner Coordinator
Development Review Division

Malcolm Shaneman, Supervisor
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team 
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator 
Community-Based Planning Division

SUBJECT: Preliminary Plan Review No. 1-04039
Project Plan Review No. 9-04002
Silver Spring Gateway

The Community-Based Planning staff has reviewed the above referenced Preliminary Plan and Project Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located at the south east quadrant of the intersection of Blair Mill Road and East-West Highway in South Silver Spring. Community-Based Planning recommends the approval of this Site Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide full width streetscape improvements on East-West Highway in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.
2. Amend the Silver Spring Square site plan (Site Plan No. 8-02040) to reflect the off-site improvements proposed and the public use space transfer calculations. This amendment should occur concurrently with the site plan submission for the Silver Spring Gateway project.
3. Collaborate with the Montgomery County Department of Housing and Community Affairs (DHCA), the planning staff, and other interested parties on the design development of the private street located between the proposed development and the buildings owned by Blair Mill LLC.

4. Coordinate with DHCA regarding the Blair Mill Road streetscape improvements.
5. Coordinate the Maryland State Highway Administration (SHA) regarding the proposed on-street parking along East-West Highway.

ZONING AND LAND USE:

The 129,160 square foot subject property is zoned CBD-2 (Central Business District, 2.0). The approved CBD Sector Plan recommends the CBD-2 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600. The property is within the Ripley/South Silver Spring overlay zone which provides for flexibility of development standards to encourage innovative design solutions.

The proposed mixed-use development is comprised of 471 residential units, office and retail space which are permitted uses under the CBD-2 Zone. The proposal will be implemented under the optional method of development. The project proposes 526,400 GSF (gross square feet) of development (466,400 GSF of residential and 60,000 GSF of non-residential) with a 4.08 FAR. The permitted maximum density for this site is 5.0 FAR or 645,800 gross square feet of mixed-use development per the CBD-2 zone.

The minimum required public use space for this project is 22,893 square feet (20% of the net lot). The applicant proposes to displace the approved public use area for the Silver Spring Innovation Center project (776 square feet) and will be replacing this requirement on-site as part of the Silver Spring Gateway proposal. The on-site public use space requirement is therefore a minimum of 23,669 square feet.

The applicant proposes to satisfy a portion of this requirement by using the provisions in the Ripley/South Silver Spring Overlay Zone [Sec. 59-C-18.202.(b)(3)] for the transfer of surplus public use space. The surplus space to be transferred (approximately 3,483 square feet) originates from the Silver Spring Square project located north of the proposed site and within the Overlay Zone area. The Zoning Ordinance allows this transfer pending Site Plan review and approval by the Planning Board for both the transferring and receiving properties.

An additional 24,591 square feet of public use space will be provided on-site. Including the area transferred from the Silver Spring Square site, the project proposes 28,074 square feet of on-site public use space project which equals to 24.5% of the net lot plus 15,799 square feet of off-site streetscape improvements. The applicant proposes a total of 43,873 square feet of public use space, amenities and off-site improvements or 38.3% of the net lot area.

SECTOR PLAN CONFORMANCE:

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes which articulate the shared goals

and vision for a revitalized Silver Spring. Four of these themes (i.e. a commercial downtown; a residential downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component to the revitalization efforts. This project is being developed under the optional method of development and proposes new opportunities for landscaped public open spaces and streetscapes. This project encourages the development of active urban streets by providing building entrances along the streets and easily accessible public spaces as activity generators. This improves the quality of the pedestrian environment by extending the East-West Highway promenade streetscape treatment and other amenities required for optional method projects.

The applicant proposes off-peak, on-street parking spaces on East-West Highway. The Sector Plan specifically endorses the provision of on-street parking for major arterials within the CBD. Staff is supportive of on-street parking for this proposal subject to review and approval by SHA.

- A. **Compatibility:** The proposed mixed-use development is adjacent to the Silver Spring Square residential development to the north, the CSX/Metrorail lines to the east and the Blair Mill LLC buildings to the south. The Discovery Communications Creative Technology Center is located across East-West Highway from the proposed development.

The CBD-2 Zone permits a maximum building height of 143 feet under the optional method of development. The Sector Plan recommends a maximum building height of 90' at the street along East-West Highway. The Sector Plan further suggests the building height step back at a 2:1 (vertical to horizontal) ratio after 90 feet. The proposed office building facing East-West Highway is approximately 65 feet in height and the building adjacent to the Metrorail tracks is approximately 143'. Staff feels that the proposed development satisfactorily meets the requirements of the Sector Plan in terms of building height and use.

- B. **Silver Spring Wayfinding System:** There are no wayfinding signs proposed in the vicinity of the existing street frontage.
- C. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a street right-of-way of 90 feet for East-West Highway. The applicant proposes to dedicate an additional 15 feet to meet the required right-of-way width.
- D. **Streetscape:** The applicant proposes to improve the East-West Highway streetscape including a promenade treatment consisting of a 10-foot wide brick sidewalk separated from the curb by an 8-foot grass panel/pedestrian access with street trees. The streetscape public amenities for the proposed project are in accordance with the standards of the *Silver Spring Streetscape* technical manual and are required of optional method projects.

- E. **Coordination with the Historic Preservation Commission:** There is no regulatory impediment to removing the former B&O waiting room located on the west side of the tracks across from the historic B&O train station. The pedestrian tunnel under the tracks is considered part of the historic site. Staff agrees with the applicant that closing access to the tunnel will improve pedestrian safety.

COMMUNITY OUTREACH:

The applicant has met with various community and historic preservation groups regarding this proposal. These groups have been generally supportive of the proposal.

BLAIR MILL ROAD ABANDONMENT:

The Planning Board reviewed Abandonment Petition No. AB-652 for Blair Mill Road on January 10, 2002. The Planning Board recommended approval with the condition that the abandonment of Blair Mill Road would not be implemented until the Board approves the preliminary plans and site plans for parcels affected by the abandonment. The properties affected include the subject property assemblage, the Silver Spring Square (Canada Dry) and the Silver Spring Innovation Center project (the incubator).

RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN:

The Montgomery County Department of Housing and Community Affairs (DHCA) has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. The Pedestrian Pathways Plan consists of a series of pedestrian-oriented linkages routed primarily through the larger blocks typical of South Silver Spring. The pathways most affected by this development proposal are identified as I-A and I-C in Phase 1 of the plan. A briefing was held on May 15, 2003 for the Planning Board on the DHCA Pedestrian Pathways Plan.

Pathway I-A is the proposed Art Alley located between several buildings owned by Blair Mill LLC. The Arts Alley is a private alley being implemented by DHCA that will provide a whimsical space for strolling and sitting as well as showcasing art. The proposed development will extend the notion of an arts-oriented space from the Arts Alley into the internal street within the project. The applicant, in coordination with DHCA, DPWT and the planning staff, has agreed to design and construct a private street (pathway I-C) located in the space between the proposed development and the existing buildings owned by Blair Mill LLC. The street improvements include a raised crosswalk leading to the Arts Alley (pathway I-A) special paving, ornamental lighting and street trees. Staff encourages an open dialog between the applicant, DHCA and other interested parties as the design of these spaces continues to evolve.

MI: G:\Iraola\regulatory\project\9-04002_SSGateway_CBPmemo

Resolution: 15-115
 Introduced: April 8, 2003
 Adopted: April 8, 2003

**COUNTY COUNCIL
 FOR MONTGOMERY COUNTY, MARYLAND**

By County Council

**SUBJECT: DPWT DOCKET NO. AB652
ABANDONMENT OF A PORTION OF BLAIR MILL ROAD, SILVER
 SPRING**

BACKGROUND

1. By letter dated November 1, 2002 the petitioner, The JBG Companies, petitioned the County to abandon a portion of Blair Mill Road, Silver Spring.
2. A Public Hearing to consider the abandonment proposal was conducted on January 16, 2002, by the Designee of the County Executive.
3. The Department of Police has no objection to the proposed abandonment.
4. The Department of Fire and Rescue Services has no objection to the proposed abandonment provided that adequate water supply is maintained, and that accessibility to railroad track bed for large fire apparatus is maintained.
5. By letter dated January 16, 2002, the Maryland-National Capital Park and Planning Commission approved the proposed abandonment conditioned upon Montgomery County Planning Board, prior approval of preliminary plan(s) of subdivision and site plan(s) for parcels affected by the abandonment, and a final plat reflecting the approved plans is recorded in the land records.
6. Washington Suburban Sanitary Commission approved the proposed abandonment conditioned upon easements were to be provided and costs of relocating their existing facilities be borne by the Petitioner.
7. Washington Gas has no objection to the proposed abandonment.
8. Verizon has no objection to the proposed abandonment.
9. Potomac Electric Power Company has no objection to the proposed abandonment.
10. The Department of Public Works and Transportation recommended approval subject to the Petitioner's granting the necessary easements for public purposes; including utilities.

5

Abandonment of a Potion of Blair Mill Road, Silver Spring
AB652

Resolution No. 15-115

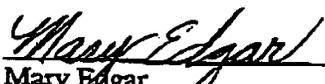
- 11. The County Executive recommends approval of the proposed abandonment subject to the following:
 - a. Petitioner's shall grant easements for all existing and relocated utilities and access easements for vehicular and pedestrian traffic.
 - b. the abandonment not be effective until the Montgomery County Planning Board approves preliminary plan(s) of subdivision and site plan(s) for parcels affected by the abandonment, and a final plat reflecting the approved plans is recorded in the land records.

ACTION

The County Council for Montgomery County, Maryland, finds that the portion of Blair Mill Road, proposed for abandonment is no longer necessary for public use, pursuant to Section 49-63 of the Montgomery County Code, and approves the abandonment, subject to the following conditions:

- 1. The Petitioner shall convey and record all necessary easements for affected existing and relocated public utility facilities, for purposes of repair and maintenance.
- 2. The Abandonment shall not become effective until the following conditions have been met:
 - a. Approval of preliminary plan(s) of subdivision and site plan(s) for parcels affected by the abandonment, by the Montgomery County Planning Board, and a final plat reflecting the approved plans is recorded in the land records.
 - b. All public utility and access easements are recorded
- 3. Petitioner shall bear all costs for the preparation and recordation of all necessary legal easement documents and plats.
- 4. The County Attorney shall record among the Land Records of Montgomery County, Maryland, a copy of this Resolution approving the abandonment of the subject area.
- 5. Any person aggrieved by the action of the Council for abandonment may appeal to the Circuit Court within 30 days after the date such action is taken by Council.

This is a correct copy of Council Action.



Mary Edgar
Clerk of the Council



850 Hungerford Drive • Rockville, Maryland • 20850-1747

Phone: 301-279-3333

January 9, 2004

Ms. Wynn E. Witthans
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Witthans:

This letter is sent in response to Project Plan Number 9-04002, known as Silver Spring Gateway. This property is located west of Georgia Avenue, between East West Highway and Blair Mill Road, in Silver Spring, Maryland. The applicant's requested plan includes 471 multi-family units in a high rise building. Based on average yield factors for comparable housing units, the impact of this project is estimated to be approximately 32 elementary, 11 middle, and 8 high school students.

This property is located within the East Silver Spring Elementary School (Grades K-2), Piney Branch Elementary School (Grades 3-6), and Takoma Park Middle School service areas. At the high school level the property is within the base area for Montgomery Blair High School, and part of the Downcounty High Schools Consortium area. Enrollment at East Silver Spring and Piney Branch elementary schools is projected to be within capacity throughout the six year forecast period. Enrollment at Takoma Park Middle School is projected to exceed capacity for the next two years, and then be within capacity for the last four years of the forecast period. Enrollment at Montgomery Blair High School is currently over capacity and is projected to exceed capacity through 2006-07. Thereafter enrollment at Montgomery Blair High School is projected to be within capacity.

Choice patterns among high schools in the Downcounty High Schools Consortium may affect enrollment trends at Montgomery Blair High School in the future. Please see the enclosed information from the Requested FY 2005 Capital Budget and the FY 2005-2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Montgomery Blair cluster. In addition, a new AGP schools test takes affect in July, 2004. A determination of school capacity adequacy under the new AGP schools test will be made after the Requested FY 2005-2010 CIP is funded.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph J. Lavorgna".

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to:

Mr. Bowers,
Mr. Crispell
Ms. Turpin

6

DOWNCOUNTY CONSORTIUM

Projected Enrollment and Space Availability Effects of Recommended FY 2005-2010 CIP and Non-CIP Actions on Space Available

Schools	Actual	Projections								2015	2020
		03-04	04-05	05-06	06-07	07-08	08-09	09-10			
Montgomery Blair HS	Program Capacity	2,812	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830
	Enrollment	3,347	3,225	3,074	2,984	2,748	2,704	2,701	2,650	2,630	
	Available Space	-534	-394	-244	-154	80	126	130	180	200	
	Comments		-2 LAD								
Albert Einstein HS	Program Capacity	1,447	1,447	1,447	1,488	1,488	1,488	1,488	1,488	1,488	
	Enrollment	1,829	1,742	1,698	1,664	1,553	1,584	1,552	1,488	1,488	
	Available Space	-382	-295	-251	-176	-65	-96	-64	140	160	
	Comments		Planning For Improvements		Sign. Improve. Complete	-3 ED					
John F. Kennedy HS	Program Capacity	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	
	Enrollment	1,582	1,606	1,607	1,603	1,581	1,621	1,604	1,600	1,600	
	Available Space	145	121	120	124	146	106	123	127	127	
	Comments										
Northwood HS	Program Capacity	0	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	
	Enrollment	0	397	746	1,111	1,488	1,487	1,482	1,566	1,566	
	Available Space	0	1,169	820	455	78	79	84	150	150	
	Comments		Opens	Modifications Complete	+5 ED				66	16	
Wheaton HS	Program Capacity	1,537	1,517	1,517	1,517	1,517	1,517	1,517	1,517	1,517	
	Enrollment	1,539	1,509	1,465	1,390	1,310	1,296	1,273	1,250	1,300	
	Available Space	-2	8	52	127	207	221	244	267	217	
	Comments	+1 SCB	+1 LFI								
Argyle MS	Program Capacity	850	850	850	850	850	850	850	850	850	
	Enrollment	605	604	667	690	668	624	612	650	650	
	Available Space	246	246	184	160	182	226	238	200	200	
	Comments										
Downcounty Consortium MS #9 (Beth)	Program Capacity	0	0	850	850	850	850	850	850	850	
	Enrollment	0	0	0	0	0	0	0	0	0	
	Available Space	0	0	850	850	850	850	850	850	850	
	Comments		Recommend Boundary Study	Opens +KIPP	+1 LAD						
Eastern MS	Program Capacity	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	
	Enrollment	906	923	894	929	930	938	885	950	950	
	Available Space	138	121	150	115	114	106	159	94	94	
	Comments	-1 ED									
Col. E. Brooke Lee MS	Program Capacity	726	726	726	726	726	726	726	726	726	
	Enrollment	676	665	649	625	611	609	604	650	650	
	Available Space	50	61	77	100	115	117	122	76	76	
	Comments										
Newport Mill MS	Program Capacity	801	801	801	801	801	801	801	801	801	
	Enrollment	662	658	690	689	726	711	697	750	750	
	Available Space	139	143	111	112	75	90	104	51	51	
	Comments	+1 LAD									
Parkland MS	Program Capacity	1,036	1,036	1,045	1,045	820	820	820	820	820	
	Enrollment	1,205	1,218	1,172	1,130	1,151	1,219	1,215	1,250	1,250	
	Available Space	-169	-182	-127	-85	-331	-399	-395	-430	(430)	
	Comments	Recommend Boundary Study	Planning For Mod.	@ Tilden Center -1 LAD	@ Tilden Center	Modem. Complete Sept. 07					
Sigo MS	Program Capacity	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	
	Enrollment	659	650	693	691	690	662	645	700	700	
	Available Space	445	454	411	413	414	442	459	404	404	
	Comments	+1 SCB	Marantz & Todd Staff								
Silver Spring International MS	Program Capacity	1,269	1,269	1,269	1,179	1,179	1,179	1,179	1,179	1,179	
	Enrollment	876	860	860	851	851	887	882	900	900	
	Available Space	393	409	409	328	328	292	297	279	279	
	Comments		Facility Planning For Mod.		Facility Improvements Complete						
Takoma Park MS	Program Capacity	922	922	922	922	922	922	922	922	922	
	Enrollment	1,001	977	963	880	871	877	884	900	900	
	Available Space	-78	-54	-40	-42	52	45	38	22	22	
	Comments										

(6)

DOWNCOUNTY CONSORTIUM

Schools		Actual	Projections						2015	2020
		03-04	04-05	05-06	06-07	07-08	08-09	09-10		
Bel Pre ES Grades PK-2 Paired With Strathmore ES	Program Capacity	496	496	496	496	496	496	496		
	Enrollment	465	472	472	473	475	475	475		
	Available Space	51	24	24	23	17	17	17		
	Comments					+Gym			Facility Planning For Mod.	
Brookhaven ES	Program Capacity	424	424	424	424	424	424	424		
	Enrollment	344	387	397	415	410	406	438		
	Available Space	67	37	27	9	14	18	-15		
	Comments		+1 PEP +1 PreK						+Gym	
Downcounty Consortium #27 ES Connecticut Park	Program Capacity	0	0	0	640	640	640	640		
	Enrollment	0	0	0	0	0	0	0		
	Available Space	0	0	0	640	640	640	640		
	Comments		Plan for Reopen Rec.Bound. Study			Opens +Gym +2 ELC				
Downcounty Consortium #28 ES Arcola	Program Capacity	0	0	0	630	630	630	630		
	Enrollment	0	0	0	0	0	0	0		
	Available Space	0	0	0	630	630	630	630		
	Comments		Planning For Reopening			Opens +Gym				
East Silver Spring ES Grades (K-3) Paired With Piney Branch ES	Program Capacity	479	479	479	479	479	479	479		
	Enrollment	361	277	286	305	313	313	315		
	Available Space	118	202	193	174	166	166	164		
	Comments				Grade 3 to Piney Branch					
Forest Knolls ES	Program Capacity	471	471	621	621	621	621	621		
	Enrollment	547	523	524	539	545	558	563		
	Available Space	-76	-52	97	82	76	63	58		
	Comments			+6 Rooms (+6 RmAlt CSR)						
Georgian Forest ES	Program Capacity	420	420	420	420	420	420	420		
	Enrollment	498	462	458	470	472	466	482		
	Available Space	-78	-42	-38	-50	-52	-46	-62		
	Comments		Facility Planning For Add.							
Glenallen ES	Program Capacity	384	404	404	404	404	404	404		
	Enrollment	409	422	416	422	429	428	439		
	Available Space	-25	-18	-12	-18	-25	-24	-35		
	Comments		+1 PreK					Facility Planning For Mod.		
Glen Haven ES	Program Capacity	582	582	582	582	582	582	582		
	Enrollment	519	561	577	575	591	607	616		
	Available Space	63	21	5	7	-9	-25	-34		
	Comments		Mod. Comp. Jan. 04 +3 SCB							
Harmony Hills ES	Program Capacity	480	480	480	480	480	480	480		
	Enrollment	501	490	494	508	520	527	536		
	Available Space	-21	-10	-14	-29	-40	-47	-56		
	Comments		-2 Lang +2 LAD							
Highland ES	Program Capacity	611	668	666	668	668	668	668		
	Enrollment	745	725	727	744	732	743	783		
	Available Space	-134	-57	-39	-56	-44	-55	-95		
	Comments		-3 SCB							
Highland View ES	Program Capacity	369	369	369	369	369	369	369		
	Enrollment	334	329	333	336	347	354	360		
	Available Space	35	40	36	33	22	15	9		
	Comments									
Kemp Mill ES	Program Capacity	607	607	607	607	607	607	607		
	Enrollment	667	654	663	668	668	670	676		
	Available Space	-60	-47	-56	-61	-61	-63	-69		
	Comments									
Montgomery Knolls ES Grades (K-2) Paired With Pine Crest ES	Program Capacity	346	346	346	346	346	346	346		
	Enrollment	382	377	374	387	393	393	393		
	Available Space	-36	-31	-28	-41	-47	-47	-47		
	Comments								+Gym	

6

DOWNCOUNTY CONSORTIUM

Schools		Actual 03-04	Projections						2015	2020
			04-05	05-06	06-07	07-08	08-09	09-10		
New Hampshire Estates ES Grades (K-2) Paired With Oak View ES	Program Capacity	611	611	611	611	611	611	611		
	Enrollment	393	456	474	486	494	495	494		
	Available Space	218	155	137	125	117	116	117		
	Comments									
Oak View ES Grades (3-5) Paired With New Hampshire ES	Program Capacity	321	328	328	325	325	328	325		
	Enrollment	321	343	343	315	323	336	351		
	Available Space	-6	-15	-15	-13	5	-8	-26		
	Comments		@ Fairland +2 PreK	Core Improvements Complete						
Oakland Terrace ES	Program Capacity	651	651	651	651	651	651	651		
	Enrollment	734	722	728	730	723	724	722		
	Available Space	-83	-71	-77	-79	-72	-73	-71		
	Comments	+ FSM								
Pine Crest ES Grades (3-5) Paired With Montgomery Knolls ES	Program Capacity	366	366	366	366	366	366	366		
	Enrollment	394	406	419	395	383	380	392		
	Available Space	-6	-18	-27	-7	5	8	-4		
	Comments	-2 sess. HS								
Piney Branch ES Grades (3-5) Paired With East Silver Spring ES Takoma Park ES	Program Capacity	612	612	612	612	612	612	612		
	Enrollment	511	561	574	573	583	567	605		
	Available Space	102	52	38	40	30	26	8		
	Comments		+Grade 3 from E. Silver Spring							
Rock View ES	Program Capacity	487	487	487	487	487	487	487		
	Enrollment	517	497	487	488	496	495	496		
	Available Space	-30	-10	0	-1	-9	-8	-9		
	Comments									
Rolling Terrace ES	Program Capacity	814	814	814	814	814	814	814		
	Enrollment	717	712	737	743	758	749	772		
	Available Space	97	102	77	71	56	65	42		
	Comments	-2 ED								
Sigo Creek ES	Program Capacity	613	613	613	613	613	613	613		
	Enrollment	647	645	666	675	679	695	700		
	Available Space	-34	-5	-72	-62	-66	-82	-92		
	Comments	-3 LANG +1 Aspergers	+1 Aspergers		+4 Rooms					
Strathmore ES Grades (3-5) Paired With Bel Pre ES	Program Capacity	483	483	483	483	483	483	483		
	Enrollment	511	479	441	426	438	443	449		
	Available Space	-28	4	42	57	45	40	34		
	Comments						+Gym			
Takoma Park ES Grades (K-2) Paired With Piney Branch ES	Program Capacity	321	321	321	321	321	321	321		
	Enrollment	389	404	400	410	406	405	406		
	Available Space	-78	-73	-79	-89	-85	-84	-85		
	Comments		+1 PreK							
Viers Mill ES	Program Capacity	515	515	515	515	515	515	515		
	Enrollment	711	698	725	736	745	738	753		
	Available Space	-196	-183	-210	-223	-230	-223	-238		
	Comments	Recommend Boundary Study								
Weller Road ES	Program Capacity	432	432	432	432	432	432	432		
	Enrollment	611	602	604	618	619	622	637		
	Available Space	-179	-170	-172	-166	-87	-90	-105		
	Comments	Recommend Boundary Study	Planning for Addition			+4 Rooms (+7 Alt. CSR)	Facility Planning For Mod.			
Wheaton Woods ES	Program Capacity	464	464	464	464	464	464	464		
	Enrollment	653	663	689	698	695	697	702		
	Available Space	-189	-199	-225	-234	-231	-233	-238		
	Comments	Recommend Boundary Study								
Woodin ES	Program Capacity	512	512	512	512	512	512	512		
	Enrollment	485	445	469	480	501	499	506		
	Available Space	27	67	43	32	11	13	6		
	Comments									
Cluster Information	HS Utilization	110.4%	93.3%	94.5%	95.9%	95.1%	95.2%	94.8%	94.1%	96.4%
	HS Enrollment	8,297	8,475	8,590	8,752	8,682	8,692	8,612	8,550	8,800
	MS Utilization	85.0%	84.5%	76.5%	76.1%	78.3%	76.7%	77.2%	81.3%	81.3%
	MS Enrollment	6,590	6,555	6,588	6,486	6,498	6,527	6,424	6,750	6,750
	ES Utilization	103.8%	102.7%	102.6%	93.9%	94.0%	94.5%	96.3%	97.2%	97.2%
	ES Enrollment	13,366	13,314	13,477	13,620	13,742	13,811	14,066	14,200	14,200

6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

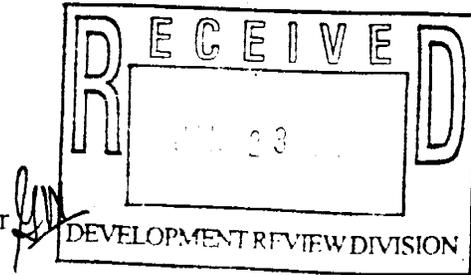
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 22, 2004

MEMORANDUM

TO: Wynn Witthans, Urban Designer
Development Review Division

FROM: Gwen Wright, Historic Preservation Supervisor
Countywide Planning Division



SUBJECT: Gateway Project – Historic Preservation Issues

There are several historic preservation issues associated with this project. First, the project requires the demolition of the existing Southbound Waitingroom Building. This structure is not part of the county historic designation of the Silver Spring Train Station; however, it is part of the National Register designation of the site. As a way of commemorating and recalling the building which is to be demolished, historic preservation staff supports the applicant's current proposal to commission and install a piece of public art on the wall of the new parking garage that will face the CSX tracks. The art is intended to be a trompe l'oeil mural that will represent the demolished building and its function in the context of the train station. In addition, the applicant has agreed to provide a financial donation to Montgomery Preservation, Inc. to assist in the long-term maintenance of the recently-restored Silver Spring Train Station. The amount of that donation is being negotiated and additional information on it will be presented at the Project Plan public hearing.

A second historic preservation issue involves the tunnel underneath the CSX tracks which connects the Silver Spring Train Station to the project site. This tunnel is included in the county historic designation of the Silver Spring Train Station and in the National Register designation of the entire site. The tunnel had provided a pedestrian connection from the Train Station to the Southbound tracks but since the train station has functionally moved, the tunnel is no longer needed.

Staff held a series of meetings to establish the position of Historic Preservation staff, the Urban District, The M-NCPPC Park Police, the developer and other Planning Staff. There was a great concern about the safety of pedestrians in such an out-of-the-way place – which would be even more isolated given the location of the parking garage. There was a desire by historic preservation staff to maintain the tunnel as part of the historic site and to keep the option open to utilize it for potential occasional historic/cultural events. The Urban District was concerned about issues of pedestrian safety if anyone used the tunnel for unintended purposes. They wanted the tunnel closed permanently.

The issue was resolved with the proposal to have the applicant install new gates at each end of the tunnel opening that were open bars but stronger than the currently installed chain link fence. It was felt this would not require Historic Preservation Commission approval under the Historic Area Work Permit process for this alteration. As part of this project, there will a small landing at the tunnel opening on the west side of the tracks, but no path or access to the public streets.