

June 2, 2004

MEMORANDUM

TO: Joel Gallihue, Planner
Community-Based Planning Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Shahriar Etemadi, Coordinator
Transportation Planning

SUBJECT: Rezoning # G-817, RT-60 to RT-12.5, Woodside Court, twenty-seven townhouses replacing two single-family homes, Silver Spring

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

RECOMMENDATION

Transportation Planning staff recommends the following conditions for approval of this application:

1. Limit the number of townhouses to 27 units.
2. Dedicate 20 feet from the centerline to provide for a total of 120 feet of right-of-way for Georgia Avenue.
3. Two aligned access points will be provided on Noyes Drive to provide access to both developments on each side of Noyes Drive.

Local Area Transportation Review

A traffic statement was submitted to evaluate the impact of this development on the local area transportation system. It is estimated that the proposed development will generate a total of 11 and 20 additional net peak hour trips during the morning and evening weekday peak periods.

The estimated number of trips generated from the site will not require a Local Area Transportation Review. The traffic statement provided to us indicates that the trip generations are low and impact on intersections in the vicinity of the site will be minimal. Most recent data indicates that the nearest intersection to the site, Georgia Avenue and Spring Street, is operating within the congestion standard of 1,800 Critical Lane Volume for the Silver Spring Central Business District.

The Woodside Civic Association conducted 24-hour traffic counts in the 8800 block of Second Avenue in March of 2003. This traffic count will provide a base line for future reference to determine if this development will increase traffic on Second Avenue. If so, the data will be used to request the County Department of Public Works and Transportation to provide for traffic calming and other measures to reduce the potential cut-through traffic. It is staff's professional opinion that the proposed Woodside Court development will not have a negative Impact on Second Avenue.

Site Access, Circulation and Pedestrian Facilities.

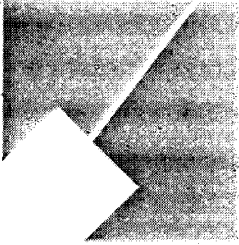
The site will gain two access points from Noyes Drive. These access points will be aligned in mid-point of the site's frontage along Noyes Drive to maximize the safety of the vehicular and pedestrian movements. There will be adequate sidewalks along Georgia Avenue, Noyes Drive, and on First Avenue.

Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring/Takoma Park policy area, which has a remaining capacity of 4,583 housing units and 2,860 jobs, as of April 30, 2004. The petition therefore passes the Policy Area Review test.

SE:gw

mimo to Gallihue re G-817 - Woodside Court

**MEMORANDUM**

DATE: June 8, 2004

TO: Joel Gallihue, Community Based Planning Division

VIA: Mary Dolan, Environmental Planning Division *MD*

FROM: Marion Clark, Environmental Planning Division *MC*

SUBJECT: Zoning Application No. G-817
Woodside Courts

Environmental Planning staff recommends **approval** of this zoning application and associated development plan.

The following comments must be addressed in subsequent reviews:

- Applicant must submit a Preliminary Forest Conservation Plan (FCP) addressing all staff comments at time of preliminary plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.
- A detailed Tree Save Plan shall be prepared by an ISA certified arborist as part of the FCP which fully meets the directives of MNCPPC Forest Conservation regulations #1-01, Section 109B. The Tree Save Plan shall include the delineation and determination of significant impacts (>30%) to their critical root zones (CRZ) based on the proposed site plan and grading.
- Where significant impacts on specimen trees occur, consideration shall be given to relocating/removing/consolidating sidewalks and reducing the amount of cut and fill within the CRZ's.

- After disturbance has been minimized, stress reduction measures shall be identified on the plan as recommended by the arborist. The plan shall identify construction techniques and schedules, in addition to other appropriate stress reduction measures, designed to minimize root destruction and maximize root growth. Tree save measures shall include, but not be limited to, pre-construction watering and fertilizing, fencing, root pruning and dead wood pruning of any trees impacted by construction activities.
- Extraordinary measures such as grid aeration/hydration systems should be examined for specimen trees excessively affected by surrounding imperviousness. Based on the arborist's recommendations and Environmental Planning staff evaluation, trees that can be saved, through application of preservation techniques, should be saved.

Discussion

The most pressing environmental concern on this application is tree save. There are eight specimen trees on site and approximately thirteen significant trees. Three of the eight specimen trees are in very good condition. These are trees 44 (43" Tulip Poplar), 69 (34" Sugar Maple), and 71 (33" Horse Chestnut). All of these trees are not only in very good health, but possess other valuable attributes. They have an excellent aesthetic form with full-headed canopies, straight trunks, and complete branching structures. Furthermore, they are located in positions that contribute to the historic value and beauty of the streetscape.

Environmental staff recommends that every effort be made to preserve these trees. The applicant has agreed to preserve tree nos. 44 and 71, however tree 69 will be considerably more difficult to preserve with the arrangement shown on the proposed development plan. The applicant has agreed to either retain the Sugar Maple by revisiting tree protection techniques for this tree at the time of preliminary or site plan approval or to transplant an existing 15" American Holly to an area of the site with adequate growing area. The Holly is another existing beautiful tree of very large size located on site. The remainder of the specimen and significant trees will likely not be saved. A 55" Tulip Tree in fair to poor condition is located just outside of the property line on Lot 26 fronting First Ave. Staff recommends that the applicant make arrangements with the property owner to remove this tree. The tree may become a potential hazard to the property owner as a result of construction activity.

Forest Conservation

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) has been submitted and approved. A Preliminary Forest Conservation Plan has been submitted that conceptually meets the requirements of the Forest Conservation Law. The plan will be refined and approved during further review processes.

Environmental Guidelines

This site is not located within a Special Protection Area or the Patuxent River Primary Management Area. There are no steep slopes, wetlands, streams or floodplains or associated buffers impacting the site.

Water Quality

This site is located in the Lower Sligo Creek subwatershed of the Sligo Creek watershed. Sligo Creek is rated a Use I by the Maryland Department of the Environment. A Use I classification indicates waters suitable for activities where the human body may come in direct contact with the surface water and fishing.

The *Countywide Stream Protection Strategy* (CSPS) assesses this subwatershed as having poor stream and fair habitat conditions with bank stability problems and high levels of sediment deposition. CSPS recommends continuing efforts to restore aquatic habitat within seriously degraded stream reaches.

MEMORANDUM

TO: Joel Gallihue, Zoning Analyst

FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*

SUBJECT: Zoning Application G-817

DATE: December 11, 2003

The August 2000 *Approved and Adopted North and West Silver Spring Master Plan* sought to preserve and enhance the stable residential neighborhoods outside the Silver Spring Central Business District (CBD). It accomplished this by reconfirming the existing residential zoning in most places; limiting commercial zoning; and recommending needed community facilities. The Plan also sought to provide neighborhood-friendly circulation systems by limiting the impact of commercial and through traffic in the neighborhoods and creating a pedestrian-friendly environment.

With regard to the subject property, the Master Plan reconfirmed both the recommended land use (single family residential) and the existing zoning (R-60). While the Plan did not recommend rezoning, it did provide guidance for the possible development of townhouses along Georgia Avenue in recognition of the fact that a property owner could apply for RT zoning at any time. The Master Plan stipulated that any such rezoning should occur through the optional method application of the local map amendment process, which requires a schematic development plan. It also stated that any redevelopment must maintain the residential character along Georgia Avenue and protect the interior neighborhoods from increased development pressure.

The guidelines on page 21 of the Master Plan were intended to apply to any rezoning application for townhouses along Georgia Avenue. They include:

- Limit the development of townhomes to the blocks along Georgia Avenue and do not encroach into the interior blocks.
- Buildings should front on Georgia Avenue, where possible, in order to maintain an attractive residential appearance and enhance the urban boulevard character.
- Along Georgia Avenue, ends of a townhouse row should be designed to be or appear to be fronts, rather than blank facades along Georgia Avenue.
- A minimum front yard setback of 25 feet should be provided along Georgia Avenue.
- Vehicular access points should be minimized along Georgia Avenue to reduce pedestrian/auto conflicts.
- Attractive landscaped open spaces and streetscaping should be provided, including a sidewalk separated from the curb with a tree panel.
- Parking and/or garage access should be oriented to the rear of the buildings and sufficiently screened from adjoining properties.

The property that is the subject of the pending rezoning application is within the Woodside Historic District (36/4) identified in the *Locational Atlas and Index of Historic Sites*. Evaluation of this resource was begun in 1992 but curtailed at the request of the Woodside Civic Association. The *North and West Silver Spring Master Plan* identifies the Woodside Historic District as a potential historic resource and recommends that it remain on the Locational Atlas for future consideration. A future evaluation of the Woodside Historic District could result in designation of the entire district or individual resources. The Master Plan notes that some properties "may ultimately be included in a Woodside Historic District" once they are evaluated; these could include properties that are included within the pending rezoning application. This issue should be resolved before proceeding further with the rezoning application in order to ensure that the proposed development plan could actually be implemented if the rezoning is approved.

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