



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 20, 2004

MEMORANDUM

TO: Mary Beth O'Quinn, AIA, Staff Reviewer
Development Review Division

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

FROM: Joel Gallihue, AICP, Senior Planner
Community-Based Planning Division

SUBJECT: Site Plan Application #8-04032, Parcel A-1, "Hanley Addition to Langley Park" – ezStorage

The Community-Based Planning staff has reviewed the above referenced Site Plan for conformance with the Takoma Park Master Plan (Approved December 2000). The subject property is located at the terminus of Holton Lane on the north side of Holton and adjacent to the Prince George's County boundary. Community-Based Planning recommends the approval of this Site Plan.

ZONING AND LAND USE:

The property is zoned C-2 (General Commercial) and is within the Commercial Revitalization Overlay Zone. The Takoma Park Master Plan recommends flexibility regarding parking requirements and also addresses site design issues related to vehicular and pedestrian circulation.

The proposed commercial use is permitted under the C-2 Zone. The proposal will be implemented under the Commercial Revitalization Overlay Zone (CROZ) requirements (Sec. 59-C-18.21) which require a site plan review in accord with the provisions of Division 59-D-3, for new construction.

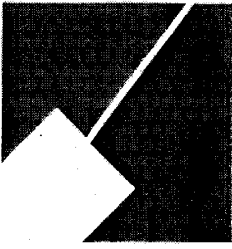
MASTER PLAN CONFORMANCE

The Takoma Park Master Plan, approved by the County Council December 2000, has recommendations for commercial revitalization applicable to this proposal:

- A. **Diverse Range of Commercial Services:** The Plan supports neighborhood, highway commercial and regional serving businesses. This use is consistent with highway commercial and permitted in the zone.
- B. **CROZ:** The Master Plan recommended the CROZ, which has been implemented in the subsequent sectional map amendment. The proposal is consistent with the purpose of the CROZ.

COMMUNITY OUTREACH:

The Applicant has presented the development proposal to the Takoma Park City Council. The Council has passed a resolution in support of the proposal and has provided comments to the Applicant.



July 21, 2004

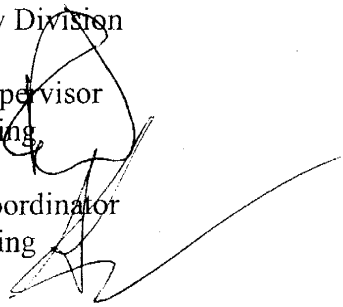
MEMORANDUM

TO: Mary Beth O'Quinn, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Shahriar Etemadi, Coordinator
Transportation Planning

SUBJECT: Site Plan # 8-04032
E-Z Storage
Takoma Park



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

RECOMMENDATION

Transportation Planning staff recommends no condition for approval of this application as it relates to the requirements of Local Area Transportation Review.

Local Area Transportation Review

A traffic statement was submitted to determine the impact of the proposed development on the local area transportation network.

The proposed development includes 143,160 square feet of mini-warehouse (self storage) and 4,500 square feet of retail use on the site replacing an existing 27,000 square feet of warehousing and 15,900 square feet of retail use. The proposed development is expected to generate a total of 26 trips in the morning peak hour and 54 trips in the evening peak hour of the weekday peak period. As shown in the following table, the proposed development will generate fewer trips than what exists today. Therefore, there will be no negative impact on the local area transportation network.

Existing Use	Morning Peak hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
27,000 S.F. Warehousing	27	6	33	6	17	23
15,900 S.F. Retail	10	6	16	29	31	60
Total	37	12	49	35	48	83
4,500 S.F. Retail	3	2	5	8	9	17
143,160 S. F. Mini-Storage	12	9	21	19	18	37
Total	15	11	26	27	27	54
Trip Difference	-22	-1	-23	-8	-21	-29

The existing warehousing on the site is primarily devoted to the storage of materials that can be used as a distributing center and include the office and maintenance area. The proposed development contains a number of small storage areas rented for storage of goods. The proposed development by definition and studies contained in the Institute of Transportation Engineers *Trip Generation Manual* generates fewer trips than one large warehouse used for storing and distributing materials. As shown in the above table, there will be less traffic generated from the proposed development than what exists today. Therefore, it satisfies the LATR requirements.

Site Access, Circulation and Pedestrian Facilities.

The site will have one access from Holton Lane that is adequate for safe and efficient operation.

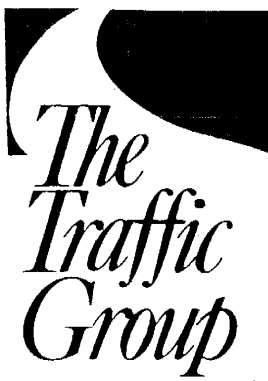
There will be retail sites along Holton Lane with sufficient sidewalks. The plan shows parking in the Holton Lane right-of-way in front of the building. This road is owned and maintained by the City of Takoma Park and they have indicated that they will continue maintaining the road and the planned parking spaces along the frontage of the building. A planting area separates the parking spaces from the sidewalk and the buildings. This will provide for a safe use of the sidewalk along Holton Lane.

Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring/Takoma Park Policy area, which has a remaining capacity of 1,220 jobs and 146 housing units, as of June 30, 2004. The petition therefore passes the Policy Area Review test.

SE/gw

nno to O'Quinn re e-zstorage



June 17, 2004

Mr. Craig Pittinger
Siena Corporation
8221 Snowden River Parkway
Columbia, Maryland 21045

RE: Takoma Park Self Storage
Traffic Analysis
Montgomery County, Maryland

Dear Mr. Pittinger:

As requested, The Traffic Group, Inc. has conducted an evaluation of the projected traffic impacts for the proposed Self Storage Facility to be located along the north side of Holton Lane in Takoma Park, Maryland. The site is currently developed with a retail/warehousing facility and the proposed self storage facility will replace that use. Therefore, a Trip Generation Analysis was conducted to determine how the proposed use would impact traffic conditions in the area considering the existing use of the site.

The existing site is developed with 27,000 square feet of warehouse space and 15,900 square feet of retail space. Exhibit A, attached to this letter, shows the trip generation that would be expected for the site based upon the existing use.

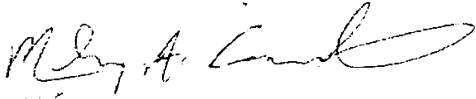
The proposed development is for 143,160 square feet of self storage space plus 4,500 square feet of retail space. Trip Generation Analyses were also conducted for the proposed development and the projected peak hour trips are shown on Exhibit A.

Comparing the trip generation for the existing use to the proposed development, it is shown that the proposed self storage and retail uses are projected to generate 23 fewer trips during the weekday morning peak hour and 29 fewer trips during the weekday evening peak hour. Therefore, the proposed development will result in a decrease in peak hour traffic and will not adversely impact surrounding area traffic conditions.

Mr. Craig Pittinger
June 17, 2004
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If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Mickey A. Cornelius". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mickey A. Cornelius, P.E., P.T.O.E.
Senior Vice President

MAC/clg

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TRIP GENERATION FOR TAKOMA PARK SELF STORAGE

Morning Peak Hour			Evening Peak Hour		
In	Out	Total	In	Out	Total

Existing Use

Warehousing (ksf, ITE-150)

27,000 sf Warehousing	27	6	33	6	17	23
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Retail (ksf, ITE-820)

15,900 sf Retail	10	6	16	29	31	60
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Total Trips	37	12	49	35	48	83
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Proposed Development

Retail (ksf, ITE-820)

4,500 sf Retail	3	2	5	8	9	17
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Mini-Warehouse (ksf, ITE-151)

143,160 sf Mini-Warehouse	12	9	21	19	18	37
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Total Trips	15	11	26	27	27	54
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Trip Difference	-22	-1	-23	-8	-21	-29
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Note: Trip generation rate derived from ITE Trip Generation, 7th Edition, 2003.



EXHIBIT A
TRIP GENERATION ANALYSIS FOR
TAKOMA PARK SELF STORAGE

Introduced by: Councilmember Barry

RESOLUTION # 2004 - 37

Resolution to Support ezStorage Development Proposal

WHEREAS, the Siena Corporation is proposing to construct a 147,660 square building at 1352 Holton Lane; and

WHEREAS, this building will be comprised mostly of self-storage space but also contain five retail storefronts on Holton Lane; and

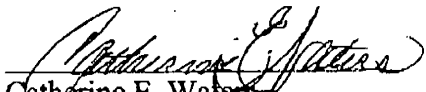
WHEREAS, Siena Corporation has worked with City staff to refine the development plans so that the building and site will create a vibrant and attractive streetscape on Holton Lane and significantly increase the overall tree cover in the area; and

WHEREAS, the City of Takoma Park recognizes the importance of attractive, well-designed properties in maintaining the livability and economic health of the community; and

WHEREAS, the Takoma Langley/Crossroads Development Authority, which represents the surrounding property owners, has supported this project.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park supports this proposal and encourages its approval by the Montgomery County Planning Board.

Attest:


Catherine E. Waters
City Clerk

Voting For: Porter, Austin-Lane, Mizeur, Williams, Elrich, Barry

Voting Against:

Abstaining:

Absent: Seamens