**MEMORANDUM**

DATE: October 21, 2004

TO: Montgomery County Planning Board
Rick Hawthorne, Chief *RCH*

VIA: Michael Ma, Supervisor *Ma*
Development Review Division

FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187

REVIEW TYPE: Site Plan Review

APPLYING FOR: Approval of 143 multi-family dwelling units, including 18 MPDUs, and 1,741 square feet of retail on 0.48 acres

PROJECT NAME: **The Crescent**

CASE #: 8-05004

REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance

ZONE: CBD-2

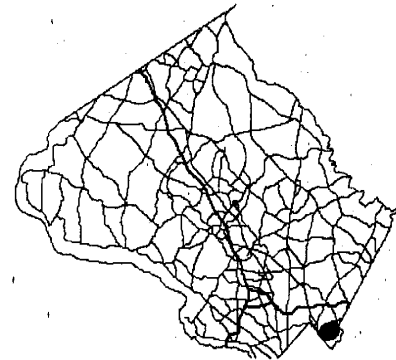
LOCATION: 930 Wayne Avenue in downtown Silver Spring

MASTER PLAN: Silver Spring Central Business District

APPLICANT: 930 Wayne Avenue, LP

FILING DATE: August 2, 2004

HEARING DATE: October 21, 2004



STAFF RECOMMENDATION FOR SITE PLAN: **Approval** of 143 multi-family dwellings including 18 MPDUs and 1,741 square feet of retail, on 0.48 acres with the following conditions:

1. Project Plan

The proposed development shall comply with the conditions of approval for Project Plan (9-04005) as listed in the Planning Board opinion dated April 30, 2004 [Appendix A].

- a. Public use space must be easily accessible to the general public and used for public enjoyment. All streetscape improvements shall be done in accordance with the Silver Spring Streetscape Plan (April 1992) Technical Manual or as amended. On-site public use space shall consist of a public plaza with pavers that match the Wayne Avenue Streetscape. Banding to consist of 8" granite pavers as shown on the site plan. Total on-site public use space shall be no less than 4,999 square feet. Off-site public use space shall consist of streetscape improvements within the Wayne Avenue right-of-way directly in front of the proposed site and extended west to include the front of the WRIT building (962 Wayne Avenue). Total off-site public use space shall be no less than 4,985.
 - b. Streetscape improvements shall consist of the right-of-way improvements on the south side of Wayne Avenue, including the undergrounding of all utilities, from the subject site to the front of the WRIT building (962 Wayne Avenue) in accordance with the Silver Spring Streetscape Plan (April 1992) Technical Manual or as amended. The applicant shall continue the streetscape improvements, specifically the pavers, if granted permission by the respective property owners, on private property in front of 938, 940, 942, 944, 946 and 948 Wayne Avenue, from the Wayne Avenue right-of-way to the building face. The applicant shall provide the letters of acceptance or denial from the property owners.
 - c. Public Art shall consist of a stainless steel structure measuring 85-feet-wide, 22-feet-tall and 34-feet-deep. The sculpture will be designed as an open latticework and curvilinear geometry of stainless steel pipe.
2. Site Design
 - a. Relocate the bike rack away from the loading space.
 - b. The loading space shall contain the same paver treatment as the public plaza. Loading space shall be signed to indicate pedestrian and vehicular circulation.
3. Landscaping
 - a. Provide flowering trees and groundcover in the raised planter boxes in the public plaza.
 - b. Brick pavers in the public plaza shall be 'Beldon Paver' with 8" x 8" granite paver banding "deep red granite".
 - c. Provide details of the "movable" tables, chairs, as well as the benches that are representative of the public art.
 - d. Provide a detail of the aluminum picket fence that is representative of the public art. The fence shall be painted black.
 - e. Provide additional freestanding planters in the rear entry of the building.
 - f. Provide details of the garage door facing Wayne Avenue that is representative of the public art.
4. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
 - b. All light fixtures shall be full cut-off fixtures, with the exception of accent lighting on the artwork.
 - c. Deflectors/Refractors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.

- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
 - e. The height of the on-site light poles shall not exceed 10-feet including the mounting base.
 - f. The light fixtures within the Wayne Avenue streetscape shall conform to the Silver Spring Streetscape Plan (April 1992) Technical Manual or as amended
5. Recreation Facilities
The applicant shall provide four outdoor picnic/sitting areas within the plaza, an indoor community space and an indoor fitness facility on the site to satisfy the requirements of the Recreation Guidelines.
 6. Maintenance Responsibility
The applicant, and subsequently the condominium association, shall be responsible for maintaining the on-site public amenity features including the public plaza, the public art, planters and seating areas and the landscaping and lighting.
 7. Moderately Priced Dwelling Units (MPDUs)
Applicant shall provide (18) eighteen (12.5% of the total number of proposed units) Moderately Priced Dwelling Units (MPDUs) on the site pursuant to the signed Memorandum of Understanding between the applicant and the Department of Housing and Community Affairs (DHCA) [Appendix B].
 8. Forest Conservation
The property is exempt from the Forest Conservation requirements by letter dated November 5, 2003 [Appendix B].
 9. Stormwater Management
Applicant shall conform to the conditions of the Montgomery County Department of Permitting Services stormwater management concept approval dated July 16, 2004 [Appendix B].
 10. Common Open Space Covenant
Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the first building permit that Applicant's recorded Condominium Association Documents incorporate by reference the Covenant.
 11. Development Program
Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:
 - a. All elements of the site plan shall be installed prior to issuance of all occupancy permits for the first seven floors or seventy (70) percent occupancy of the units, whichever comes first. Applicant shall provide the use and occupancy permits to M-NCPPC staff in order to inspect the site for streetscape in the Wayne Avenue right-of-way, including the street trees, street lights and pavers, construction of the public plaza and art, on-site landscaping and lighting and recreation and paver materials.
 - b. Street tree planting for Wayne Avenue shall progress, as site construction is completed, but no later than six months after completion of the building.
 - c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

- d. Phasing of dedications, stormwater management, sediment/erosion control, recreation, public facilities and amenities or other features.
- e. Off-site streetscape improvements within the Wayne Avenue right-of-way shall be completed prior to issuance of all occupancy permits for the building for the first seven floors or seventy (70) percent occupancy of the units, whichever comes first, unless approved by M-NCPPC staff.
- f. Notification of the Wayne Avenue streetscape improvements shall be provided to the confronting property owners, in writing, 30 days prior to the installation of the streetscape elements.

12. Clearing and Grading

The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the Sediment Control Plans have been approved. Signature set of plans shall be approved by M-NCPPC prior to issuance of any building permit or recording of plat(s).

13. Signature Set

Prior to signature set approval of the site and landscape/lighting plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. MPDU and recreation facility calculations.
- d. Details of ornamental fencing, benches, public art, lighting, landscaping and hardscape elements.
- e. All of the items specified in the site design, landscape, lighting and recreation conditions of approval.

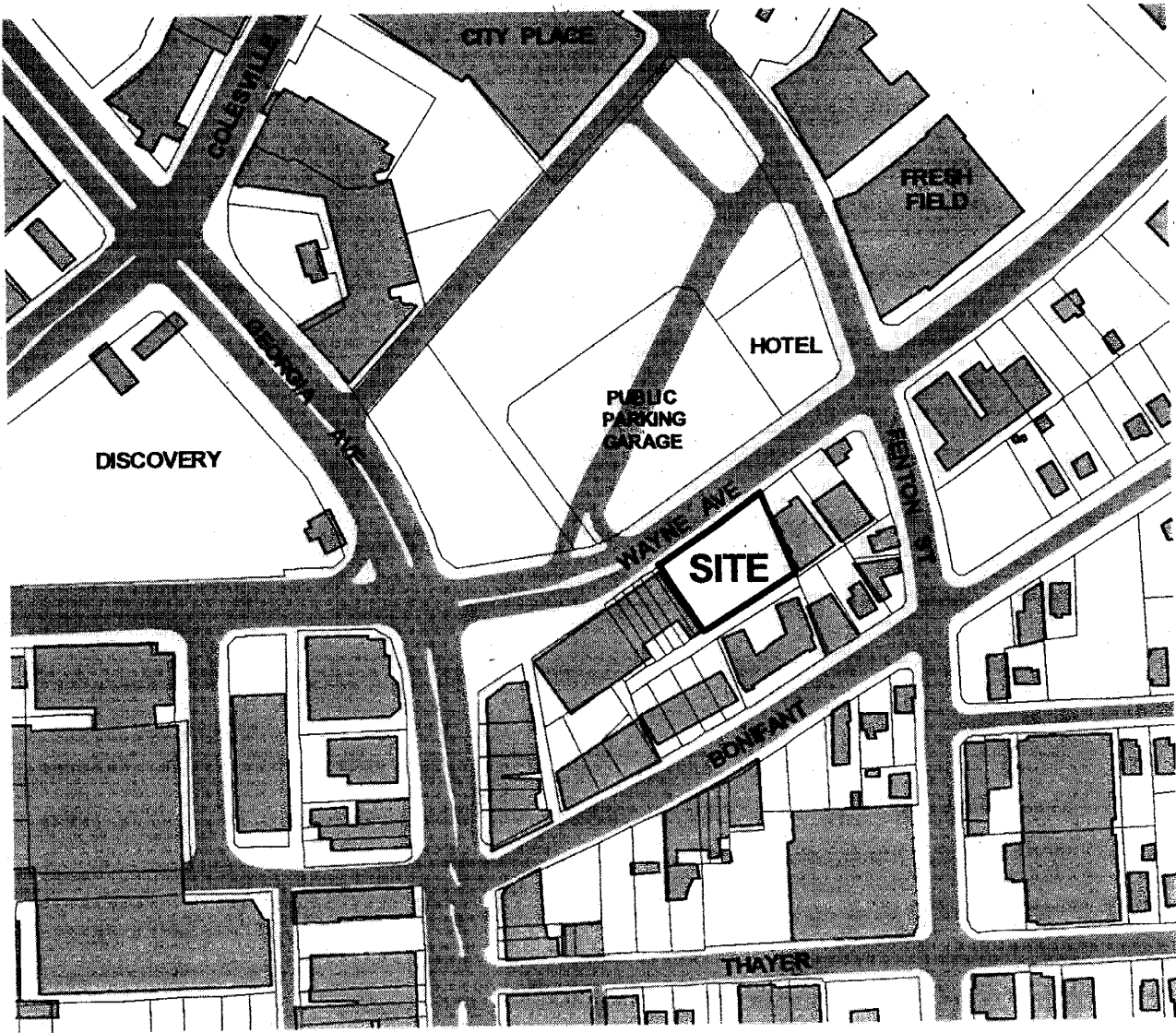
Summary of Issues:

During the course of Site Plan review and discussion, staff reviewed the building location, access to and from the site, on and off-site public use space, the Wayne Avenue streetscape and the landscaping and lighting associated with the public and private use spaces. Details of the landscaping, lighting and amenity features were reviewed for their design content in relation to the art and public plaza.

The previous Project Plan (9-04005) addressed concerns with regard to setbacks from the adjacent two-story building to the west, as well as the public art component and amenities within the public use space. In addition, the project plan proposed off-site public use space within the Wayne Avenue right-of-way and beyond the right-of-way in front of the existing buildings, which, of course would require approval from the property owners. Two of the property owners have already agreed to permit the applicant to complete the streetscape improvements across their property.

PROJECT DESCRIPTION: Surrounding Vicinity

The 930 Wayne Avenue, LP development is within the CBD-2 Zone in downtown Silver Spring. The site is surrounded by CBD-2 property to the west toward Georgia Avenue for the properties fronting on Wayne Avenue. The properties directly east of the site, across Wayne Avenue and directly behind the property to the south are zoned CBD-1. These properties are within the Fenton Village Overlay Zone and consist of a mix of retail and commercial buildings. Located to the north, is the downtown Silver Spring project (8-99002) consisting of eight-level commercial retail buildings along the Wayne Avenue and Georgia Avenue frontage, with the retail portion on the first two levels. Directly across from the subject property is the completed seven-level county parking garage with an eleven-story hotel site adjacent to the garage. The office component and hotel is currently under construction. The properties to the east on Wayne Avenue are comprised of primarily existing one and two-story retail and commercial buildings. The property to the west on Wayne Avenue is an existing one-story retail building.



PROJECT DESCRIPTION: Site Description

The site consists of one recorded lot (Lot 30, Block I) of Jordan and Smith's Addition to Silver Spring (Plat Book 590, Page 39), recorded in January 1993 (Preliminary Plan 1-89288A). The original property consisted of nine lots in Block I of the same tract. The property is a vacant site with concrete sidewalks along the frontage of the property and two concrete lead-walks into the site. There are no structures on the site. An 8" sewer and associated easement located on the eastern boundary of the lot, connecting Wayne Avenue and Bonifant Street.

The topography on the property slopes from north to south by approximately 7 feet. The high point of the site is at the northwest corner adjacent to Wayne Avenue. There is no significant vegetation on the property with the exception of some larger shade and evergreen trees near Wayne Avenue. The property is presently fenced around the entire perimeter.



PROJECT DESCRIPTION: Proposal

The 930 Wayne Avenue, L.P. development proposes to construct an approximately 151,000 gross square foot building, including 143 residential condominium dwelling units, of which (12.5%) 18 will be MPDUs, and 1,741 square feet of retail. An FAR of 5.0 is proposed for the building, consistent with the 5.0 FAR permitted in the CBD-2 Zone for projects utilizing the optional method of development.

Building Design

The “L” shaped building is proposed for fourteen stories with the residential units starting on the second floor. The maximum height of 143 feet is also proposed for the building, which conforms to the CBD-2 Zone. The main entry into the building is from Wayne Avenue and will be at street grade. The proposed lobby is located at the Wayne Avenue entry to provide access for the residents. The fitness room, office and party room are also located on the first floor and situated around the lobby. The retail component is on the first floor with a separate access from Wayne Avenue and an additional access through the lobby area. The retail space slightly protrudes into the public use space to provide more visibility, interaction and greater access for pedestrians. The building has been sited as far to the east as possible, adjacent to the sewer easement to address concerns of proximity to the adjacent retail building. Outdoor seating for the retail space has been designated on the site plan to activate the public plaza.



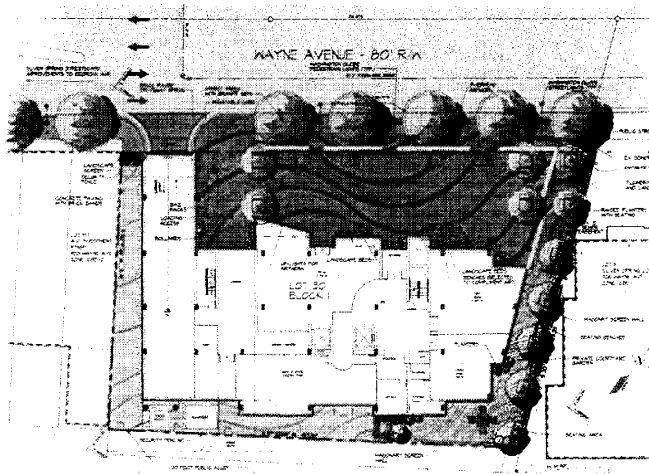
Vehicular Access/Parking

Vehicular access for the residents will consist of a below-grade parking structure accommodating 140 parking spaces, including 3 handicapped spaces. The applicant is actively pursuing an agreement with Montgomery County for the space under the right-of-way to make the parking layout more economically feasible. The site is in the Silver Spring Parking Lot District and is not required to provide a specific amount of parking spaces to encourage pedestrian circulation and the use of the public facilities within the Central Business District. However, the applicant is assessed a fee from the Parking Lot District for the balance of the spaces not provided, consistent with parking requirements for multi-family development. The access to the garage is from Wayne Avenue adjacent to the one-story commercial building to the west. The apron to the garage will contain the same brick pavers and granite sets as proposed within the Wayne Avenue right-of-way for a continuous Silver Spring streetscape. A separate loading entrance to serve the residents and ground floor retail will be located directly adjacent to the residential entrance from the structured parking. The pavers and banding will be continued through this access area to visually enlarge and accentuate the plaza.

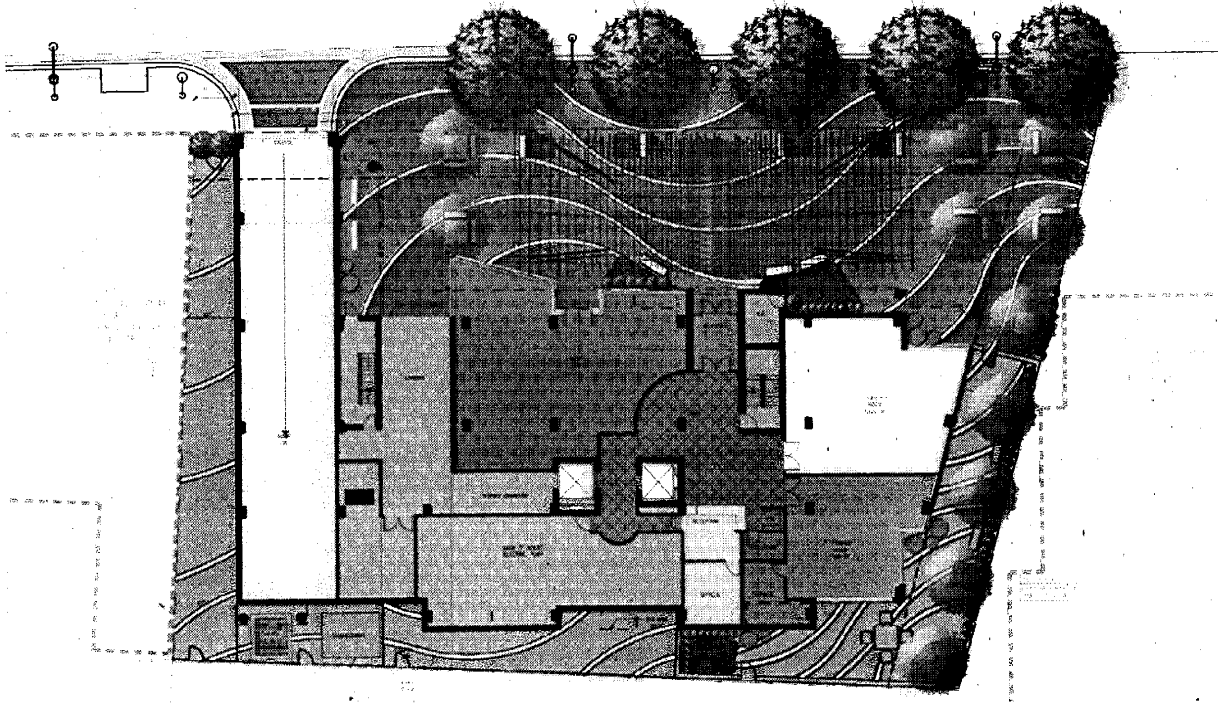
Public Use Space

The on-site public use space consists of a plaza located directly in front of the building, expanding the streetscape of Wayne Avenue and incorporating the public art as an element of the design. The plaza will activate the plaza area for pedestrians and residents of the building, as well as the patrons of the retail space. The plaza will consist of a Beldon paver to match the building with granite and brick banding to accentuate movement within the plaza. This paving pattern will continue in the Wayne Avenue right-of-way to the west and follow the eastern portion of the building in the private amenity space. Private amenity lighting will include 10-foot tall poles to accent the steel artwork and illuminate the pedestrian walkway on the eastern side of the building. Removable bollards are also proposed in the plaza area to emphasize the pedestrian scale as well as provide a safe demarcation of the loading area, which will appear as part of the plaza area with respect to the continuous paving.

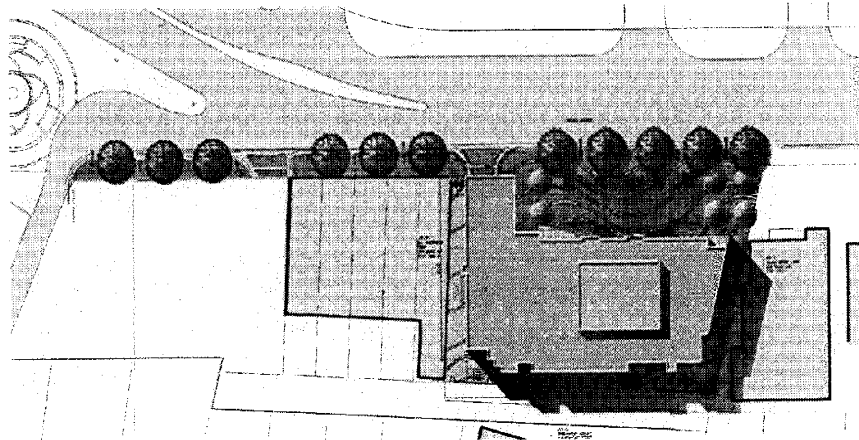
Lighting, landscaping and other design elements such as benches, planters and the public art will invite the public into the space and blend architectural features relating to the building design with the public use space. The same aluminum picket fence design is being incorporated at the eastern edge of the public plaza adjacent to the Moose Lodge. A note has been placed on the site plan allowing for removal of the fence if the public use space is expanded with future development along Wayne Avenue.



The optional method of development requires a minimum of 20% public use space on the site. The total on-site public use space being provided with this proposal is 4,999 square feet or 24% of the net lot area.



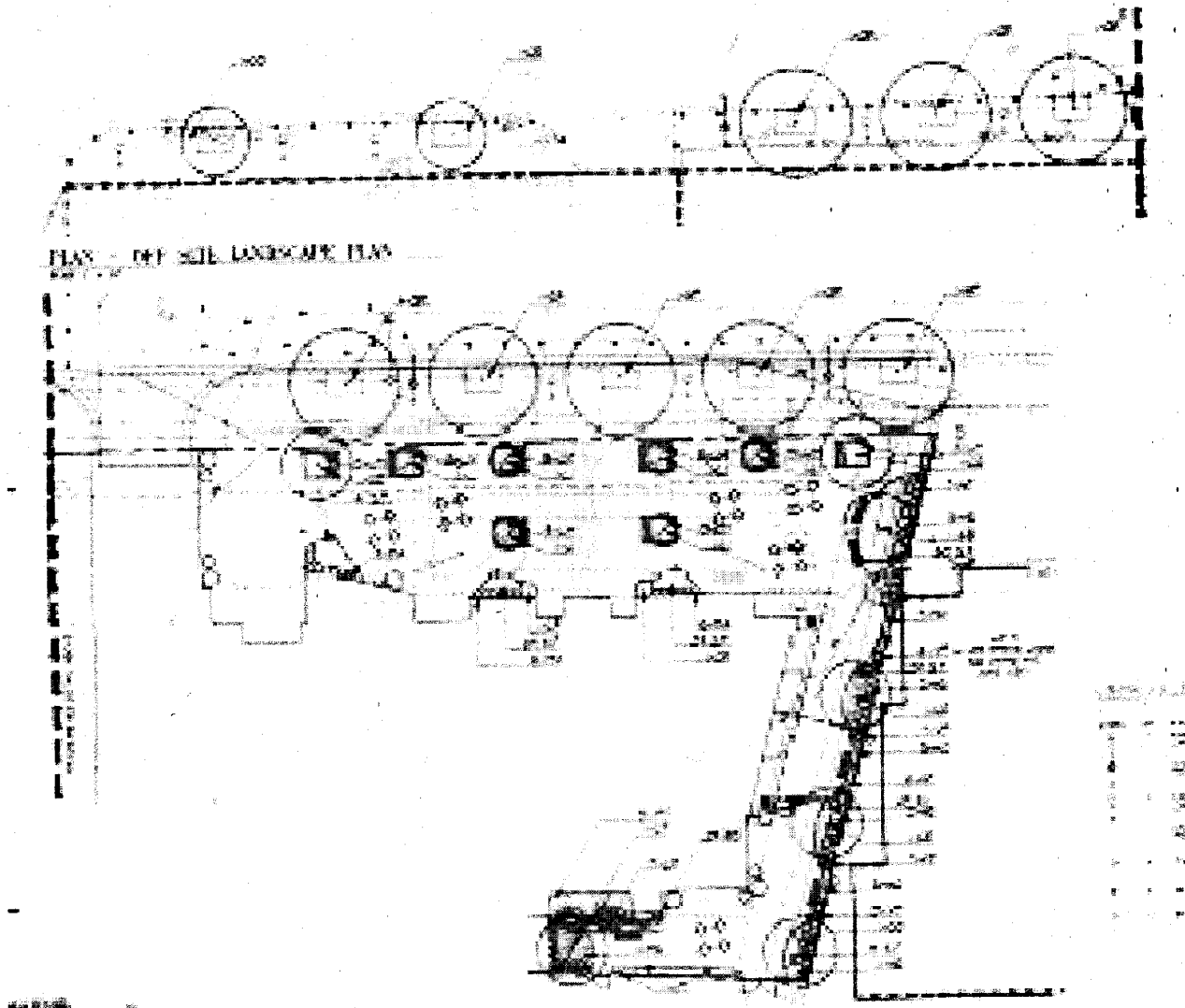
Off-site improvements include streetscape improvements along the south side of Wayne Avenue directly in front of the property continuing to the public alley that is parallel with Georgia Avenue. Street trees have been changed in front of the WRIT building (962 Wayne Avenue) to accommodate their building renovations and first floor retail visibility. The applicant was obligated to install the full streetscape in front of the properties within the Wayne Avenue right-of-way as part of the Project Plan approval, if amenable by the property owners. Two of the property owners have agreed in writing to permit the applicant to install the additional four to five feet of paving along their property frontage. All of the on and off-site improvements will consist of street trees, specialty pavers and specialty lighting as outlined in the *Silver Spring Streetscape Plan (April 1992) Technical Manual, as amended*. The applicant is also undergrounding the utilities within the Wayne Avenue right-of-way that correspond to the off-site improvements, including all electric and phone lines that currently exist on ground level. The total off-site improvement being provided is 4,985 square feet or 23.9% of the net lot area. The combined totals for on



and off-site improvements equal 47.9%, which exceeds the requirement of 20% in the CBD for optional method developments and complements the combined totals for other projects in the CBD with similar requirements.

Landscaping and Lighting

In addition to the streetscape improvements in the Wayne Avenue right-of-way, flowering trees and groundcover have been proposed in the planters within the public plaza. Foundation planting is proposed at the entrance to the building to highlight and frame the access points to the retail and lobby areas and free standing planters have been placed on the eastern side of the building. The private amenity area on the east side of the building is more of an informal walkway and seating area with shade trees and shrub massing to articulate pedestrian movement. This informal walkway will also include seating areas, low-level lighting and continuous brick pier and aluminum picket fence at the property line. The paver treatment and banding has been expanded in the private amenity areas to blend with and complement the public plaza and provide uniformity.

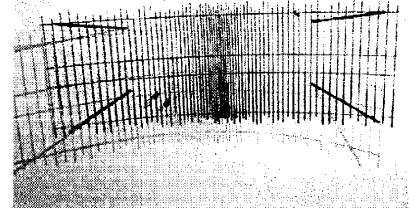
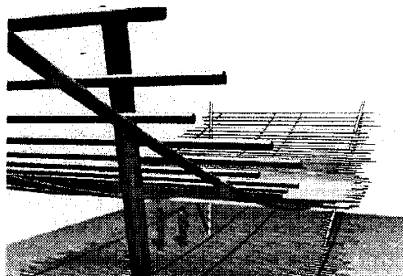
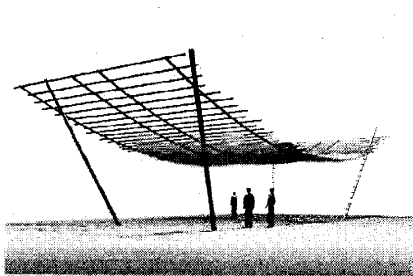
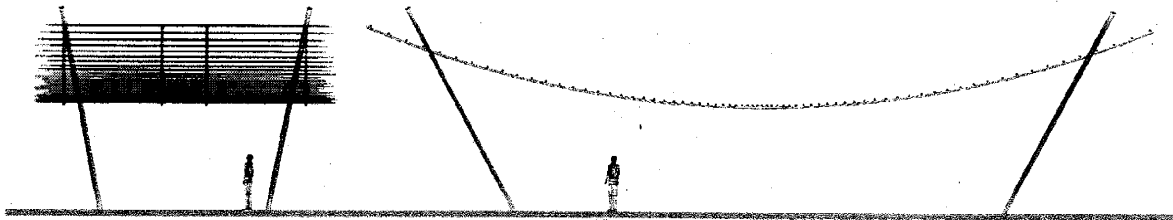


Recreation

Recreation amenities consist of outdoor seating areas, an indoor community space and indoor fitness facility. The material specifications of the outdoor seating and tables will be representative in nature and design to the artwork located in the plaza. Off-site credit has been taken to satisfy the recreation requirements.

Public Art

A stainless steel structure measuring 85 feet wide, by 22 feet tall and 34 feet deep, was presented to the Art Review Panel on February 6, 2004 at the project plan stage for review. The Art Review Panel approved the overall concept, location and material associated with the art. The approved sculpture will be designed as an open latticework and curvilinear geometry of stainless steel pipe to complement the height and mass of the building. The art has been integrated into the design of the public plaza to activate the pedestrians, residents of the building and patrons of the retail space. The design further accentuates the building design, purposely separated from the building to engage the public while appearing as a connected element of the building. Shadows from the steel pipes will also provide an interactive element within the public plaza. In addition, benches, tables and lighting have been selected to complement the material and form of the sculpture and highlight the public space.



PROJECT DESCRIPTION: Prior Approvals

The proposed development is zoned CBD-2 (Central Business District-2). On March 8, 1990, a Project Plan (#9-89004) was approved for a 182-room hotel and 3,200 foot retail building. The Preliminary Plan (#1-89288) was approved on May 10, 1990 and the Site Plan (#8-91014) was approved on November 21, 1991 for the same use. The Planning Board approved project Plan 9-04005 on April 29, 2004 for 143 multi-family dwelling units, including 18 MPDUs.

Preliminary Plan (#1-89288A) has been submitted and is being reviewed concurrently with the site plan. The Preliminary Plan is being revised to change the use and number of units approved by the original plan.

ANALYSIS: Conformance to the Master Plan

The 30,228 square foot subject property is zoned CBD-2 (Central Business District, 2.0). The approved CBD Sector Plan recommends retaining the CBD-2 zoning for this site, which was reconfirmed through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600.

The proposed mixed-use development is comprised of 143 residential units and 1,740 square feet of retail space, which are permitted uses under the CBD-2 zone. The Sector Plan specifically identifies this property as a potential housing site. The proposal will be implemented under the optional method of development. The project proposes 150,993 GSF (gross square feet) of development (149,252 GSF of residential and 1,741 GSF of non-residential) with a 5.0 FAR. The permitted maximum density for this site under the optional method of development is 5.0 FAR or 151,140 GSF of mixed-use development per the CBD-2 zone. The minimum required on-site public use space for this project is 4,166 square feet (20% of the net lot).

The applicant proposes to satisfy this requirement by providing 4,999 square feet of on-site public use space or 24.0% of the net lot area. In addition, the applicant proposes 4,985 square feet of off-site streetscape improvements for a total of 9,984 square feet of on-site and off-site public use space, or 47.9% 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 proposed mixed-use building will provide retail space on the ground floor. The Sector Plan encourages housing as an important component to the revitalization efforts. This project is being developed under the optional method of development and proposes a new public space with public art as well as the optional method streetscape treatment. This project encourages the development of active urban streets by providing building entrances fronting

Wayne Avenue and the clearly accessible public space as activity generators. This proposal improves the quality of the pedestrian environment by extending the optional method streetscape treatment along Wayne Avenue to the west and also improves access to transit.

- A. **Silver Spring Wayfinding System:** There are no wayfinding signs proposed in the vicinity of the existing street frontage.
- B. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a street right-of-way of 80 feet for Wayne Avenue. Street right-of-way dedications to Wayne Avenue were required and recorded from a previously approved optional method proposal on this property. No additional street right-of-way will be required. Staff also supports the abandonment of the existing ten foot public utility easement (PUE) along Wayne Avenue in order to facilitate the implementation of the Type "B" streetscape treatment and amenities in the public use space.
- C. **Streetscape:** The applicant proposes to improve the sidewalk with the Type "B" streetscape treatment along Wayne Avenue frontage west to the existing alley that parallels Georgia Avenue. The streetscape design proposed for the project should be in accordance with the standards of the *Silver Spring Streetscape* technical manual or as amended. The applicant has agreed to relocate all overhead utilities underground along the Wayne Avenue frontage.

COMMUNITY OUTREACH:

The applicant met with and received positive endorsements from various community and civic groups regarding this proposal during Project Plan review earlier this year. These groups included the Greater Silver Spring Chamber of Commerce and the Silver Spring Citizens Advisory Board. Staff has contacted representatives from both of these groups and confirmed that their positions remain in favor of the proposal subject to the current proposal having no significant changes from what was proposed at Project Plan.

The applicant has made significant outreach efforts to the property owners affected by the proposed streetscape improvements along Wayne Avenue west of the project. In particular, the applicant has coordinated with the Washington Real Estate Investment Trust, owners of the building at 962 Wayne Avenue.

ANALYSIS: Conformance to Development Standards

The following table demonstrates the conformance of the Site Plan with the development standards under the Optional Method of Development.

PROJECT DATA TABLE FOR CBD-2 ZONE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Min. Area of Lot:	22,000 sf	30,228* sf
Net Site Area (after dedication)	N/A	20,828 sf
Max. Density Calculations: Residential Apartments		143 d/u (includes 18 MPDU's/12.5%)
Floor Area Ratio (FAR): Optional Method	5 (151,140 sf)	5 (151,140 sf)
Min. Building Height (ft.):	143	143
Parking:	N/A**	140 (incl. 4 H/C)
Min. Public Use Space (% of net lot area):		
On-Site	20% or 4,166 sf	24% or 4,999 sf
Off-Site		<u>23.9% or 4,985 sf</u>
Total		47.9% or 9,984 sf
Private Amenity Space	N/A	11.6% or 2,424 sf

* Previous dedication (7,738 sf for Wayne Avenue right-of-way and 1,662 sf for the rear alley) exceed the lot size requirements for optional method of development projects within the CBD-2 Zone (See letter from Linowes and Blocher dated February 5, 2004 with regard to calculation of land area-Appendix D)

** The proposed development is within the Silver Spring Parking District and is not required to provide any parking on site if they are subject to the Parking District Tax.

RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
<i>Demand Points (Required per 100 d.u.'s)</i>					
Hi-Rise (143)	<u>5.72</u>	<u>5.72</u>	<u>5.72</u>	<u>110.11</u>	<u>65.78</u>
Total Demands Pts.	5.72	5.72	5.72	110.11	65.78
<i>Supply Points</i>					
<u>On-Site Facilities:</u>					
Picnic/Sitting (4)	4.00	4.00	6.00	20.00	8.00
Indoor Comm. Space	0.57	0.86	1.72	33.03	26.31
Picnic/Sitting (4)	<u>0.00</u>	<u>0.57</u>	<u>0.57</u>	<u>22.02</u>	<u>9.86</u>
Total On-Site	4.57	5.43	8.29	75.05	44.17
<u>Off-Site Facilities:</u>					
Off-Site Total*	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>38.53</u>	<u>23.02</u>
Total Points	6.57	7.43	10.29	113.58	67.19
Difference	+0.85	+1.71	+4.57	+3.47	+1.41
Percent of Requirements	115%	130%	180%	103%	102%

*The credit for each off-site facility must not exceed 35% of its supply value for each population category. These numbers reflect that limitation. Credit includes Sligo Creek Park, Bullis Park, Jessup Blair Park, Ellsworth Park and East Silver Spring Elementary School.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The Site Plan is consistent with the conditions of approval for Project Plan 9-04005.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the CBD-2 Zone as demonstrated in the Project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

Location of Buildings and Structures

- a. The placement of the building on the site is adequate and efficient. The “L” shaped building will be fourteen stories with the residential units starting on the second floor. The height of the building is the maximum permitted at 143 feet and conforms to the setbacks required in the CBD-2 Zone. The main entry into the building is from Wayne Avenue and will be at street grade and consists of a lobby, fitness room, office and party room are also located on the first floor and situated around the lobby. The retail space is also on the first floor with a separate access from the Wayne Avenue plaza and an additional entry through the lobby area. The retail space slightly protrudes into the public use space to provide more visibility and greater access for pedestrians. The building has been sited as far to the east as possible, adjacent to the sewer easement to address concerns of proximity to the adjacent retail building.

The public art structure has been designed and placed in a location encompassing the public plaza that will highlight the public use space, provide accessibility to the public and complement the architecture of the proposed building.

- b. **Open Spaces**

The public use space is generously laid out to provide an attractive, efficient and accessible area for the residential component and pedestrian interaction in downtown Silver Spring.

The on-site public use space consists of a plaza located directly in front of the building, expanding the streetscape of Wayne Avenue and incorporating the public art as an element of the design. The plaza will be interactive for pedestrians and residents of the building, as well as the patrons of the retail space. The proposed plaza will consist of a Beldon paver to match the building with

granite and brick banding to encourage movement within the plaza. This paving pattern will continue in the Wayne Avenue right-of-way to the west and follow the eastern portion of the building in the private amenity space. The proposed plaza will consist of specialty paving and lighting, landscaping and other design elements such as art to invite the public into the space and blend architectural features relating to the building design. The public space will also include seating and table areas, landscaping and lighting to enhance pedestrian activity. The total on-site public use space being provided is 4,999 square feet or 24% of the net lot area.

Off-site improvements will include streetscape improvements along the south side of Wayne Avenue directly in front of the property that continue to the intersection with Georgia Avenue. All of the on and off-site improvements will consist of street trees, specialty pavers and specialty lighting as outlined in the *Silver Spring Streetscape Plan (April 1992) Technical Manual, as amended*. The applicant has coordinated with the property owners that front on Wayne Avenue to extend the public streetscape, primarily pavers, on their properties up to the building footprint. The applicant has agreed to provide the additional pavers, approximately four to five feet from the building, on the private properties with permission from the owners. The applicant is also undergrounding all of the utilities within the Wayne Avenue right-of-way that correspond to the off-site improvements. The total off-site improvement being provided is 4,985 square feet or 23.9% of the net lot area. The combined totals for on and off-site improvements equal 47.9%, which exceeds the requirement of 20% in the CBD for optional method developments and complements the combined totals for other projects in the CBD with similar requirements.

c. Landscaping and Lighting

The landscaping and lighting provides safety, efficiency and visual enhancement for residents and visitors in this urban setting.

Landscaping consists of a formal streetscape treatment for Wayne Avenue to repeat and complement the existing Silver Spring streetscape in front of the parking garage, office complex and hotel site. The streetscape continues from the subject property to the alley near the intersection with Georgia Avenue. Willow Oaks, Beldon pavers and Washington Globe light fixtures make up the streetscape in the public right-of-way. Continuous granite banding is proposed within the plaza and Wayne Avenue right-of-way and continued within the right-of-way to the alley.

Curved landscape beds are also included along the sewer easement to provide a separation of the adjacent Moose Lodge and circulate pedestrians through the walkway that may eventually lead to Bonifant Road. Shade trees have been selectively placed near the benches along the sewer right-of-way to provide

necessary shade and direction for pedestrians. The entrance to the building and retail space will also include planter beds with flowering trees and groundcover and large freestanding planters have been selectively placed around the exterior of the building where planter beds do not exist.

Lighting in the plaza consists of low-level contemporary 10-foot poles and luminaries to complement the artwork in terms of material and height, as well as removable bollards near the western edge of the plaza.

d. Recreation.

Recreational amenities are accessible to the residents of the building complex. Facilities consist of outdoor seating areas, an indoor community space and an indoor fitness facility. Benches and seating areas have been provided in the public use space and private amenity space to complement the artwork in terms of material. Off-site credit has been taken for nearby park facilities and public school facilities.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular access for the residents will consist of a below-grade parking structure accommodating 140 parking spaces, including 3 handicapped spaces. The access to the garage will be from Wayne Avenue adjacent to the one-story commercial building to the west. The apron to the garage will contain the same brick pavers and granite sets for a continuous treatment within the Wayne Avenue right-of-way as provided in the public plaza and private amenity area. A separate loading entrance to serve the residents and ground floor retail will be located directly adjacent to the residential entrance from the structured parking. The pavers and banding will be continued through this access area to visually enlarge and accentuate the plaza, however, removable bollards have been located at the edge of the loading area to provide for safety while still providing the continuous flow of pavement from the plaza.

This plan encourages the development of active urban streets and improves the quality of the pedestrian environment through the enhancement to the streetscape as prescribed in the Silver Spring Streetscape Plan (April 1992) Technical Manual, as amended.

Vehicular circulation is enhanced with improved right-of-way along the south side of Wayne Avenue and aligning the entry to the parking garage with the channelization of vehicular traffic on Wayne Avenue. The loading space is separate from the parking garage, so as not to interfere with vehicular traffic in the garage and to provide a separate area for the retail space and infrequent

deliveries. Signs indicating traffic circulation in and out of the garage will promote safety for pedestrian activity in the public use space.

The proposed development is located less than a quarter mile (5 minute walking distance) from the Silver Spring Metro Station. The proximity to transit facilities as well as the downtown employment core will reduce the dependency on the automobile for the residents of the development. The streetscape improvements along Wayne Avenue facilitate the desire for pedestrian connectivity to the bus and metro station.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The structure and use is compatible with other uses and with existing and proposed development adjacent to the property.

The proposed project strengthens this core area by complementing the scale and mix of existing design elements across Wayne Avenue within the redevelopment area of the downtown Silver Spring project. The proposed design, building façade, streetscape improvements, public use space and amenities integrate the existing framework of downtown Silver Spring with the design intent of this project. The 143-foot building will blend well with the mix of mid-rise and high-rise office, parking and hotel buildings along the north side of Wayne Avenue. The proposal seeks a height of 143 feet along the street frontage for an optional method project, and is compatible with the adjacent zones and uses.

The compatibility of the building is enhanced by the existing mix of residential and commercial retail buildings to the south and west of the property. The improved streetscape will complete a portion of an improved pedestrian link on the south side of Wayne Avenue. The design provides an effective relationship with adjacent uses and amenities and allows for a more interactive pedestrian and vehicular pattern. This development also promotes the redevelopment of the existing uses surrounding the site and creates a framework for the edge of the core area for downtown Silver Spring.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential or commercial uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The property is exempt from the forest conservation requirements due to the size of the lot and amount of clearing being conducted on the site.

APPENDIX

- A. Opinion from Project Plan (9-04005) and original Preliminary Plan (1-89288)
- B. Memorandums from other Divisions/Agencies
- C. Letters to adjacent property owners regarding streetscape improvements and maintenance