

MEMORANDUM

DATE: March 11, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RLK*
Catherine Conlon, Acting Supervisor *CAC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision Amendment

PROJECT NAME: Silver Spring Gateway

CASE #: 1-04039A

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: CBD-2

LOCATION: Located on the east side of East West Highway (MD 410), at the east terminus of Blair Mill Road

MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: JBG/Silver Spring Gateway Residential, LLC

HEARING DATE: March 17, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 468 multiple family dwelling units and 53,027 square feet of retail.
- 2) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 3) Compliance with conditions of MCDPWT letter dated, March 1, 2005 unless otherwise amended.
- 4) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 5) Provide full width streetscape improvements on East-West Highway in accordance with the Silver Spring Streetscape (April 1992) technical manual or as amended along the entire site frontage.
- 6) Coordinate with the Montgomery County Department of Housing and Community Affairs (DHCA), and planning staff and other interested parties on the design and development of the private street located between the proposed development and the building owned by Blair Mill LLC.
- 7) Coordinate with the Maryland State Highway Administration (SHA) regarding the proposed on street parking along East-West Highway.
- 8) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined at site plan.
- 9) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 10) Other necessary easements.

SITE DESCRIPTION:

The property, identified as Parcels 925, 926, 965, 966, 967 and N871 (Subject Property), is located adjacent to the Silver Spring Marc Station, on the east side of East West Highway (MD 410), at the east terminus of Blair Mill Road (Attachment A). The Subject Property contains a total tract area of 3.04 acres and is zoned CBD-2.

PROJECT DESCRIPTION:

This is an amendment to an approved preliminary plan application to create two (2) parcels and two (2) outlots. The preliminary plan was approved on February 5, 2004 for 471 multiple family dwelling units, 40,000 square feet of office, 20,000 square feet incubator and 25,000 square feet of retail. This amendment reduces the number of dwelling units from 471 to 468 multiple family dwelling units, eliminates the office component, provides 53,027 square feet of retail and incorporates a portion of the adjacent property, which contains the Montgomery County Innovation Center (Attachment B).

The project will have direct access from Georgia Avenue (MD 97) and East West Highway (MD 410). The preliminary plan depicts the abandonment of the Blair Mill Road public right-of-way, which was granted by the Montgomery County Council Resolution #15-115 and adopted on April 8, 2003, subject to the approval of the

preliminary and site plan, and recordation of the plat. The abandoned right-of-way will be consolidated into the site, a portion of which will be constructed as a private street as development proceeds.

The Subject Property will be developed with a mixed-use commercial and residential project, comprised of 468 multi-family residential dwelling units and 53,027 square feet of retail space. It will also include public use space and other on and off site amenities, streetscape and landscape, and parking on and off site sufficient to accommodate these uses, the SSIC and adjacent commercial uses.

ANALYSIS

Staff's review of Preliminary Plan Amendment #1-04039A, Silver Spring Gateway, indicates that the plan conforms to the Silver Spring CBD Sector Plan. The proposed preliminary plan is consistent with the master plan goal to encourage revitalization and high density, mixed use development in the central business district. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

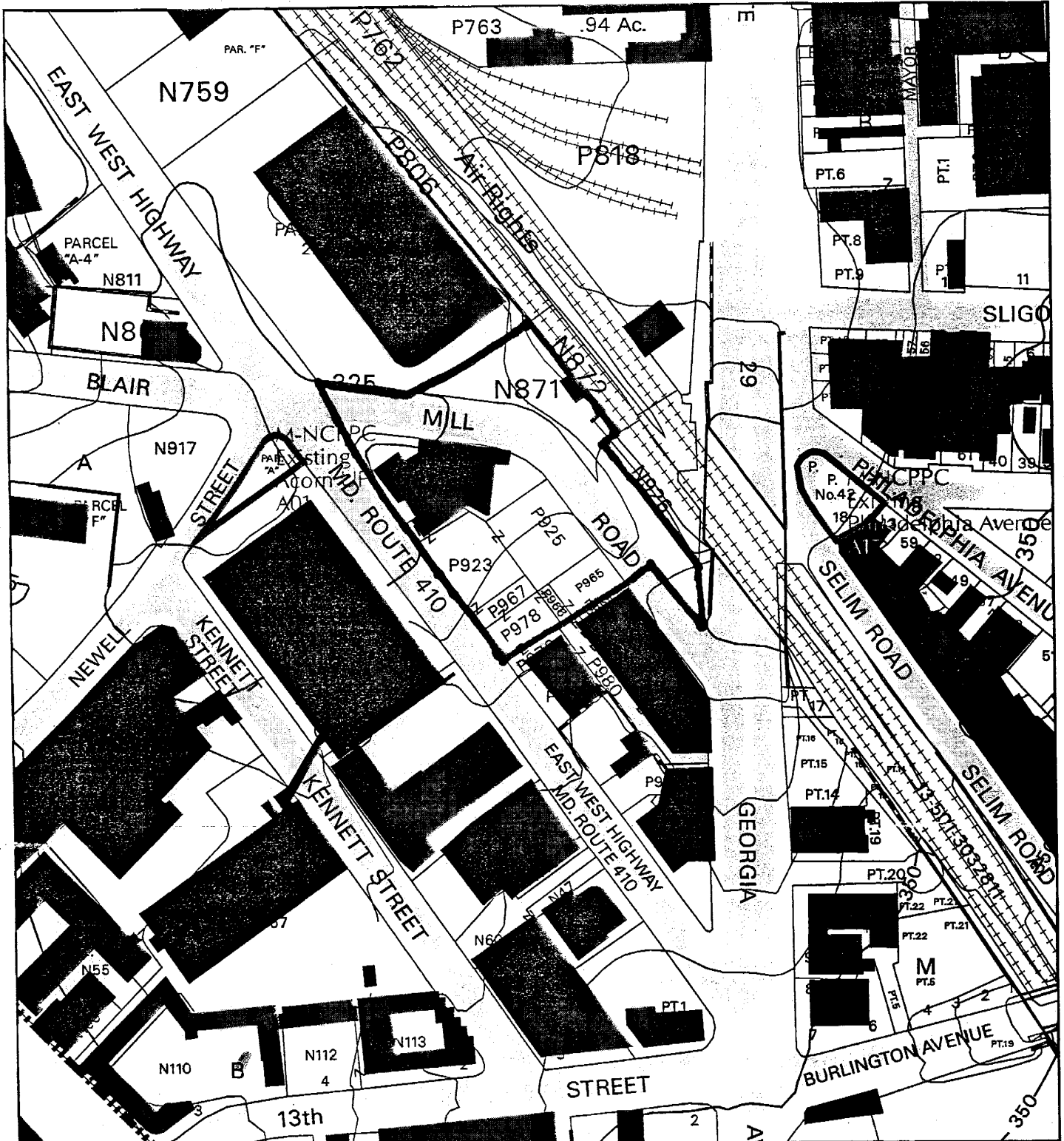
CONCLUSION:

Staff finds that Preliminary Plan #1-04039A, Silver Spring Gateway, conforms to the land use objectives of the Silver Spring CBD Sector Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan

SILVER SPRING GATEWAY (1-04039A)



Map compiled on March 11, 2005 at 9:56 AM | Site located on base sheet no - 210NW01

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Key Map



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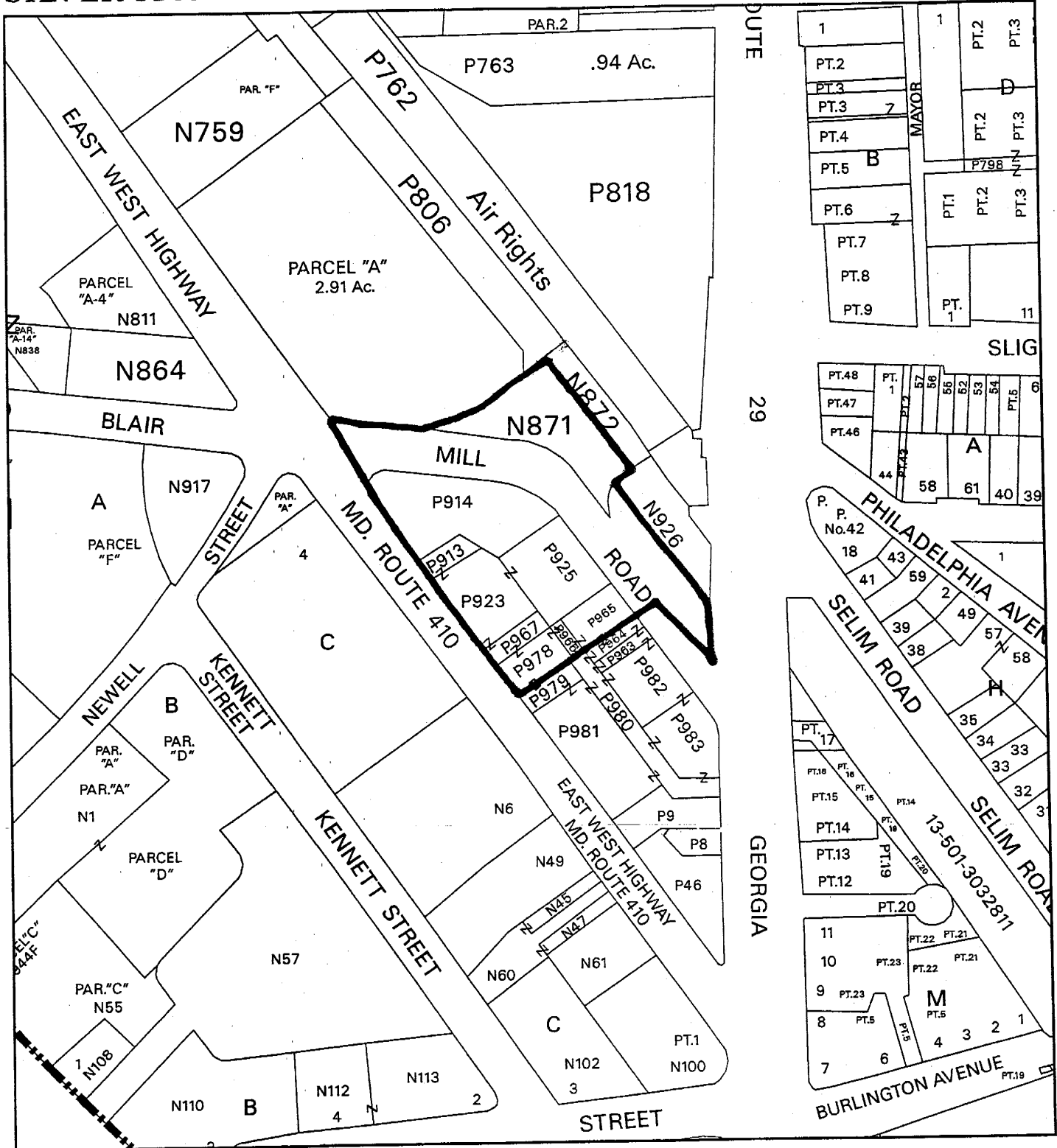


Research & Technology Center



1 inch = 200 feet
1 : 2400

SILVER SPRING GATEWAY (1-04039A)



Map compiled on March 11, 2005 at 9:28 AM | Site located on base sheet no - 210NW01

NOTICE

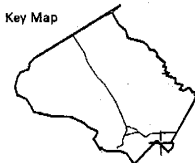
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



Research & Technology Center



1 inch = 200 feet
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