**MEMORANDUM**

DATE: June 17, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores Kinney, Senior Planner (301) 495-1321 *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Lots 10, Pt. 5, 6 and 7

PROJECT NAME: Easley Subdivision ("The Adele")

CASE #: 1-05077

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: CBD-1 (Optional Method)

LOCATION: Located at the southwest quadrant of the intersection of Thayer Avenue and Fenton Street

MASTER PLAN: Silver Spring

APPLICANT: Fenton Street Development, LLC

FILING DATE: March 9, 2005

HEARING DATE: June 23, 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 96 multi-family dwelling units, 18,200 square feet of office use and 15,020 square feet of retail.
- 2) Dedicate 30 feet from the centerline of Thayer Avenue along the frontage of the property, as shown on the plan, to provide for a total of 60 feet of right-of-way.
- 3) Dedicate 40 feet from the centerline of Fenton Street along the frontage of the property, as shown on the plan, to provide for a total of 80 feet of right-of-way.
- 4) Provide for an area free from any obstructions at the corner of the Fenton Street and Thayer Avenue intersection where the truncation would have been delineated to provide for sufficient sight distance at the intersection.
- 5) Provide full width streetscape improvements on Thayer Avenue in accordance with the Silver Spring Streetscape (April 1992) technical manual or as amended.
- 6) Expand the existing streetscape improvements on Fenton Street to conform with the Silver Spring Streetscape (April 1992) technical manual or as amended.
- 7) Coordinate with the Silver Spring Regional Center on the placement of the proposed Type C2 wayfinding sign (Sign #73) located on Thayer Avenue prior to Site Plan Review.
- 8) Dedicate an additional 8 feet of additional street right-of-way dedication along the west side of Fenton Street for a total of 80 feet.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated March 10, 2005.
- 10) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 11) Other necessary easements.
- 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

SITE DESCRIPTION:

The property, identified as Lots 10, Pt. 5, 6, and 7 (“Subject Property”), was depicted on the plat entitled, “Map of Building Sites for Sale at Silver Spring”, which was recorded in 1904. The Subject Property is located at the southwest quadrant of the intersection of Thayer Avenue and Fenton Street. It currently contains an automobile service facility, which will be removed. The property contains 0.67 acres (29,185 square feet) and is zoned CBD-1.

PROJECT DESCRIPTION:

This is an application to create one (1) lot for a proposed development, which will contain 96-multi-family dwelling units, 15,020 square feet of retail and 18,200 square feet of office. The plan also proposes a public plaza at the northeast corner of the site

with streetscape improvements along Fenton Street and Thayer Avenue. A below grade parking structure will be provided and accessed from Fenton Street via a public alley. The preliminary plan is being reviewed concurrently with the associated Project Plan #9-05005.

Local Area Transportation Review

A traffic study was submitted to evaluate the effect of the proposed development on the area transportation system. A total of five intersections were included in the analysis in the traffic study. Site generated trips were added to the existing and the background traffic (trips from approved but unbuilt developments in the area) to form the total future traffic. All traffic was assigned to the five intersections in the study area and the result shows that all intersections operate within the congestion standard of 1,800 Critical Lane Volume (CLV). The following table shows the result of CLV analysis for all five intersections.

Intersections	EXISTING		BACKGROUND		TOTAL FUTURE	
	AM	PM	AM	PM	AM	PM
1. Georgia Avenue/Bonifant Street	929	826	948	897	953	903
2. Georgia Avenue/Thayer Avenue	866	898	892	937	915	984
3. Fenotn Street/Bonifant Street	607	870	621	922	632	933
4. Fenton Street/Thayer Avenue	640	832	654	875	688	940
5. Fenton Street/Silver Spring Avenue	620	807	634	840	635	842

As shown in the above table, all intersections operate within the congestion standard for Silver Spring Central Business District (CBD) and, therefore, the application passes the LATR test.

ANALYSIS

Preliminary Plan #1-05077 is being reviewed by staff in conjunction with Project Plan #9-05003. Staff's review of Preliminary Plan #1-05077, Easley Subdivision, indicates that the plan is consistent with the project plan and conforms to the recommendations of the Silver Spring CBD Sector Plan. The proposed preliminary plan is consistent with the master plan goal to continue transitional mixed-use retail, residential and office uses and encourages new development, which is compatible with surrounding residential communities.

Staff's review of the proposed preliminary plan indicates that the 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 has further determined that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

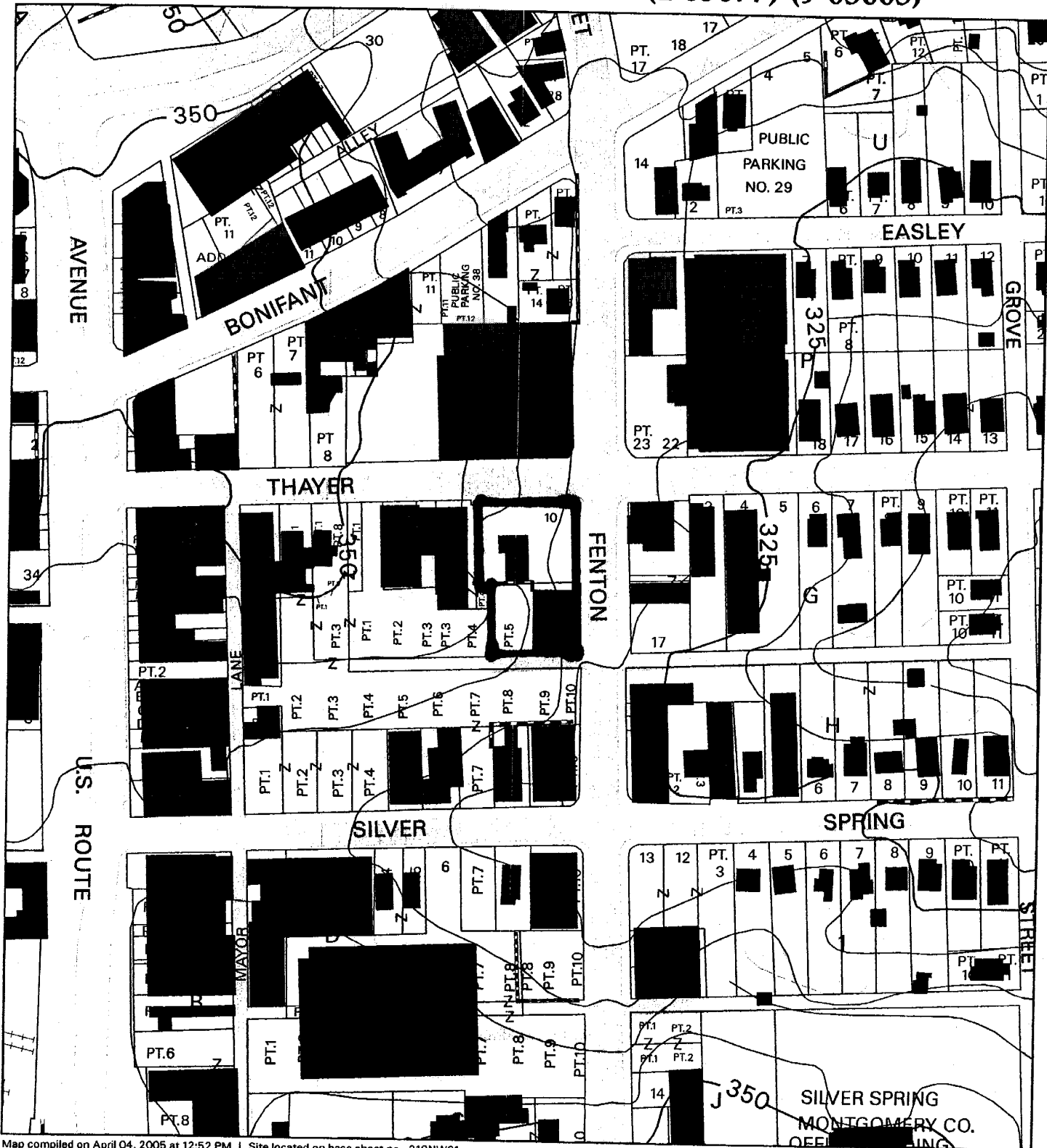
CONCLUSION:

Staff's review of Preliminary Plan #1-05077, Easley Subdivision, indicates that the plan is consistent with the project plan, conforms to 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

EASLEY SUBDIVISION "THE ADELE" (1-05077) (9-05003)



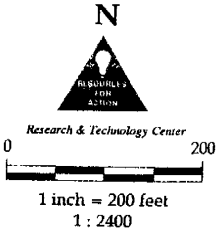
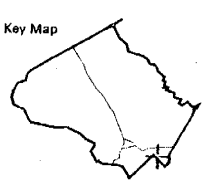
Map compiled on April 04, 2005 at 12:52 PM | Site located on base sheet no - 210NW01

NOTICE

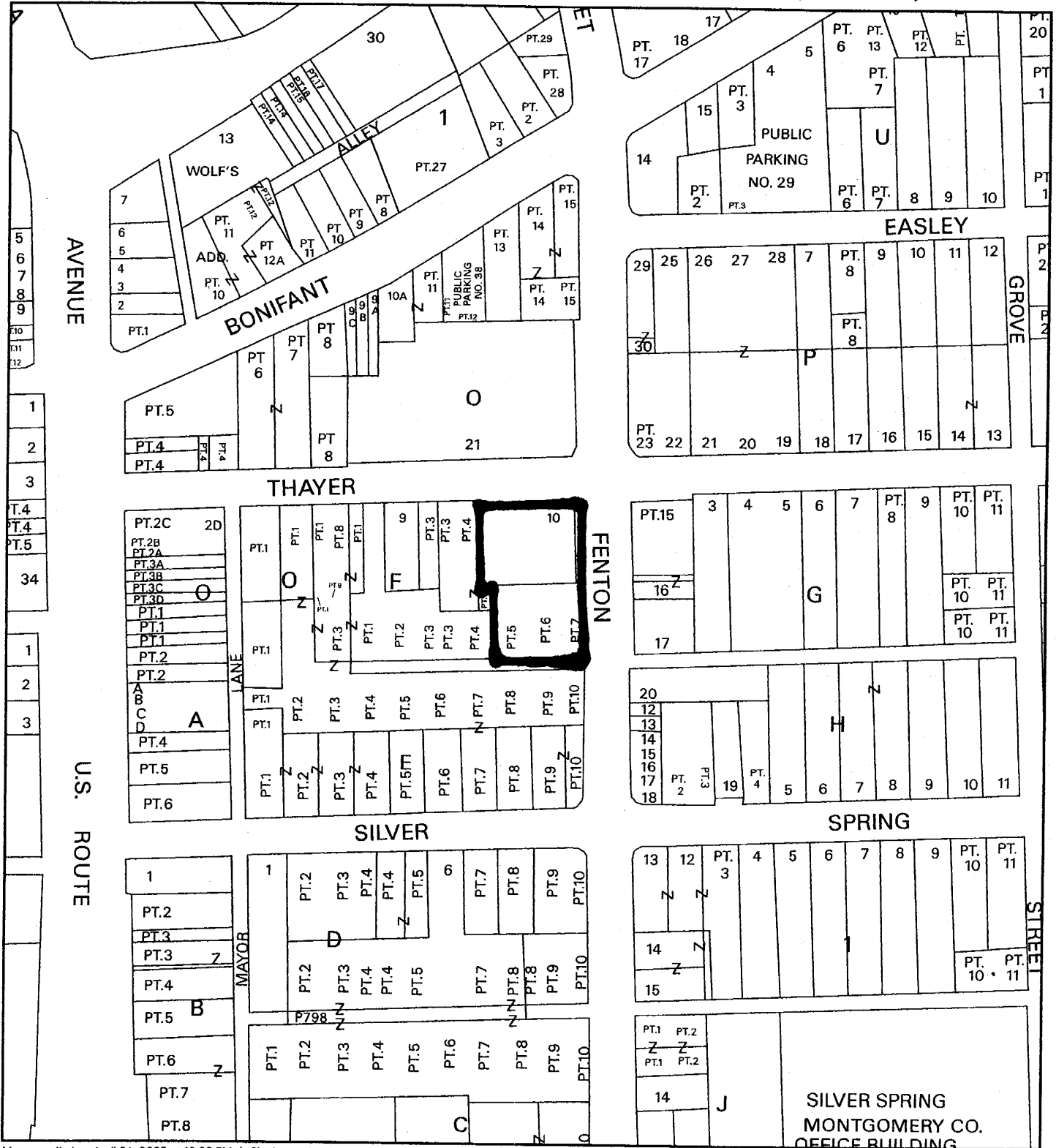
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EASLEY SUBDIVISION "THE ADELE" (1-05077) (9-05003)



Map compiled on April 04, 2005 at 12:23 PM | Site located on base sheet no - 210NW01

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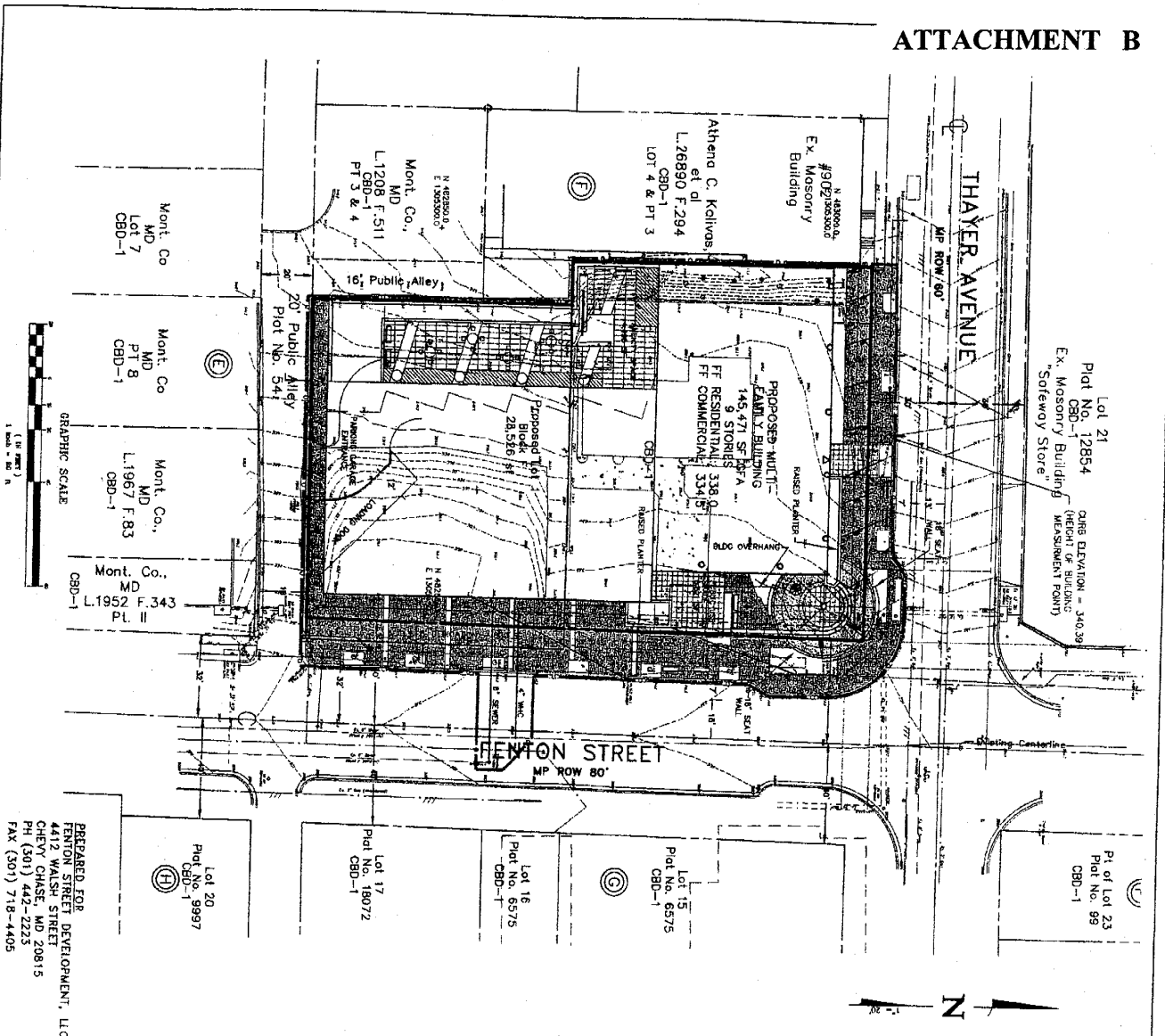
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Key Map



Research & Technology Center





PREPARED FOR
 RENTON STREET DEVELOPMENT, LLC
 4412 WALSH STREET
 CHEVY CHASE, MD 20815
 PH (301) 442-2225
 FAX (301) 718-4405

GENERAL NOTES

1. Name of lot as proposed by this plan.
2. This plan is not for construction purposes.
3. Property lines and areas are subject to adjustment as final survey is completed.
4. Final lot lines and areas shall be determined by a final survey.
5. Final lot lines and areas shall be determined by a final survey.

TABLE 1 - FABRICATING TABLE

Item	Description	Quantity	Unit
1	Concrete	100	cu yd
2	Rebar	100	lb
3	Formwork	100	sq ft
4	Steel	100	lb
5	Brick	100	sq ft
6	Paint	100	gal
7	Plaster	100	sq ft
8	Insulation	100	sq ft
9	Roofing	100	sq ft
10	Windows	100	sq ft
11	Doors	100	sq ft
12	Stairs	100	sq ft
13	Elevators	100	sq ft
14	Handrails	100	sq ft
15	Signage	100	sq ft
16	Lighting	100	sq ft
17	Security	100	sq ft
18	Fire	100	sq ft
19	Alarm	100	sq ft
20	Communication	100	sq ft
21	Accessibility	100	sq ft
22	Energy	100	sq ft
23	Water	100	sq ft
24	Sewer	100	sq ft
25	Storm	100	sq ft
26	Drainage	100	sq ft
27	Landscaping	100	sq ft
28	Site	100	sq ft
29	Grading	100	sq ft
30	Excavation	100	sq ft
31	Foundation	100	sq ft
32	Structure	100	sq ft
33	Interior	100	sq ft
34	Exterior	100	sq ft
35	Roof	100	sq ft
36	Foundation	100	sq ft
37	Structure	100	sq ft
38	Interior	100	sq ft
39	Exterior	100	sq ft
40	Roof	100	sq ft
41	Foundation	100	sq ft
42	Structure	100	sq ft
43	Interior	100	sq ft
44	Exterior	100	sq ft
45	Roof	100	sq ft
46	Foundation	100	sq ft
47	Structure	100	sq ft
48	Interior	100	sq ft
49	Exterior	100	sq ft
50	Roof	100	sq ft

SEQUENCE OF CONSTRUCTION

Item	Description	Quantity	Unit
1	Excavation	100	cu yd
2	Foundation	100	sq ft
3	Structure	100	sq ft
4	Interior	100	sq ft
5	Exterior	100	sq ft
6	Roof	100	sq ft
7	Foundation	100	sq ft
8	Structure	100	sq ft
9	Interior	100	sq ft
10	Exterior	100	sq ft
11	Roof	100	sq ft
12	Foundation	100	sq ft
13	Structure	100	sq ft
14	Interior	100	sq ft
15	Exterior	100	sq ft
16	Roof	100	sq ft
17	Foundation	100	sq ft
18	Structure	100	sq ft
19	Interior	100	sq ft
20	Exterior	100	sq ft
21	Roof	100	sq ft
22	Foundation	100	sq ft
23	Structure	100	sq ft
24	Interior	100	sq ft
25	Exterior	100	sq ft
26	Roof	100	sq ft
27	Foundation	100	sq ft
28	Structure	100	sq ft
29	Interior	100	sq ft
30	Exterior	100	sq ft
31	Roof	100	sq ft
32	Foundation	100	sq ft
33	Structure	100	sq ft
34	Interior	100	sq ft
35	Exterior	100	sq ft
36	Roof	100	sq ft
37	Foundation	100	sq ft
38	Structure	100	sq ft
39	Interior	100	sq ft
40	Exterior	100	sq ft
41	Roof	100	sq ft
42	Foundation	100	sq ft
43	Structure	100	sq ft
44	Interior	100	sq ft
45	Exterior	100	sq ft
46	Roof	100	sq ft
47	Foundation	100	sq ft
48	Structure	100	sq ft
49	Interior	100	sq ft
50	Exterior	100	sq ft

CONTRACTOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the preliminary plan of subdivision as shown to me by the applicant, and that I am a duly licensed professional engineer in the State of Maryland.

 Professional Engineer
 License No. _____
 State of Maryland

PRELIMINARY PLAN OF SUBDIVISION

EASLEY SUBDIVISION

Lot 10 & p/o Lots 5, 6 & 7

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

TAX MAP NO. 543

ISSUED 210 NW 01

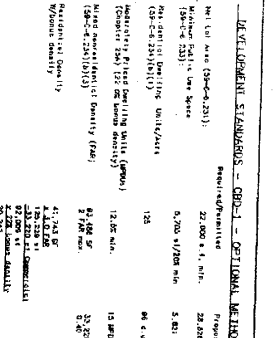
DATE: 09/25/04

PROJECT NO. 1-207

SHEET 1 OF 1

MHC Masonry, Interiors & Glasswork, P.A.
 1300 Rockville Pike, Suite 200
 Rockville, MD 20850
 Phone: 301-981-1100
 Fax: 301-981-1101
 Email: info@mhc.com

Prepared by: MHC
 Date: 09/25/04
 Project No. 1-207
 Sheet 1 of 1



YVICINITY MAP
 SCALE 1" = 2,000'