

June 9, 2005

MEMORANDUM

TO: Michael Ma, Supervisor
Robert Kronenberg, Coordinator
Development Review Division

FROM: Shahriar Etemadi, Supervisor
Transportation Planning

SUBJECT: Project Plan # 9-05004 and Preliminary Plan # 1-05084, 1200 East West Highway, Silver Spring Central Business District

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

RECOMMENDATION

Transportation planning staff recommends the following conditions as part of APF test for transportation requirements related to Local Area Transportation Review (LATR).

1. The proposed development shall be limited to 250 High-Rise residential Units and 10,600 Square Feet of retail use.
2. Dedicate an additional 25 feet of Right-of-Way from the existing property line to provide for a total of 100 feet Right-of-Way, as shown on the plan, for East-West Highway (MD 410).
3. Dedicate an additional three feet of Right-of-Way from the existing property line to provide for a total of 63 feet of Right-of-Way for Blair Mill Road.
4. Provide a minimum of 12 feet shared-use bikeway and sidewalk along the frontage of the property on East-West Highway.

5. Provide a minimum of 12 feet sidewalks along the frontage of the property on Blair Mill Road.
6. Provide two 14-foot outside lanes and an 11-foot turn lane on Blair Mill Road at its intersection with East-West Highway for a total of 39 feet pavement section along the frontage of the property.
7. The traffic Mitigation agreement currently under review must be finalized and executed before the site plan is presented to the Planning Board.

Local Area Transportation Review

The proposed development is for a 250 High-Rise Residential units and 10,600 Square Feet of Retail use. A traffic study was submitted to evaluate the effect of this development on area transportation system. A total of three intersections were included in the study area. The site-generated trips were added to the existing and background traffic (traffic from approved but unbuilt developments) to form the total future traffic. All traffic was assigned to three intersections and the result shows that they are operating within the congestion standard of 1,800 Critical Lane Volume (CLV) for the Silver Spring Central Business District (CBD) Policy Area. Therefore, the proposed development will pass the LATR test.

The following table shows the result of CLV analysis for the effected intersections.

	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
East-West Highway/Blair Mill/ Newell Street	504	649	569	741	600	789
East-West Highway/Georgia Avenue/Burlington Avenue/13 th Street	1,418	1,191	1,542	1,248	1,547	1,250
East-West Highway/Collesville Road	1,056	1,130	1,128	1,186	1,143	1,205

Road Classifications

1. East West Highway (MD 410) is a four-lane Arterial Road with recommended 110 feet of right-of-way.
2. Blair Mill Road is a two-lane road with the recommended 70 feet of Right-of-Way.
3. Georgia Avenue (MD 97) is a six-lane Major Highway with the recommended variable Right-of-Way of 110 feet to 140 feet.
4. Collesville Road (US 29) is a six-lane Major Highway with the recommended variable Right-of-Way of 120 to 125 feet.

Site Access, Circulation and Pedestrian Facilities.

The only access to the site will be provided from Blair Mill Road and is located to the farthest point away from the intersection of Blair Mill Road and East–West Highway, providing for a safe operation of traffic on Blair Mill Road.

Adequate sidewalks and bikeways recommended in the sector plan will be provided along the site frontage on Blair Mill Road and East West Highway. A 12-foot shared bikeway (eight-foot wide) and sidewalks (four-foot wide) is provided along the frontage of the property on East West Highway. These facilities are connected to a comprehensive network of sidewalks and bikeways within the CBD area. Safe crosswalks with pedestrian signals are provided at all signalized intersections in the CBD.

Reduced Right-of-Ways

The applicant has requested, and staff recommends granting them the request to reduce the right-of-way along both East-West Highway and Blair Mill Road. The Sector Plan recommended Right-of-Way for East-West Highway at this location is 100 feet.

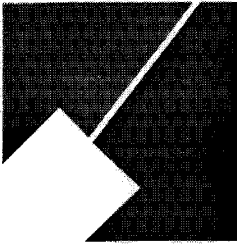
Staff held meetings and discussed reduction of Right-of-Way for East-West Highway with Maryland State Highway Administration. Based on our analysis and recommendations, the applicant shall provide an additional 25 feet of Right-of-Way along their property frontage to provide for a total of 100-foot Right-of-Way. Within the 100-foot Right-of-Way, standard vehicular travel ways, bikeway, sidewalk, and streetscapes recommended in the Sector Plan will be provided. The proposed plan submitted by the applicant shows those requirements being met. There is also a consensus that East-West Highway is not planned for widening so the additional right of way are not required in the foreseeable future.

Staff also agreed that the applicant provide an additional three feet of Right-of-Way along their property frontage on Blair Mill Road to provide for a total of 63 feet. The Sector Plan recommended Right-of-Way for Blair Mill Road is 70 feet. Again, within 63 feet of Right-of-Way, there will be three travel ways, class III (on-road) bikeways and 12–foot sidewalk along the site frontage on Blair Mill Road. This meets the requirements of the Sector Plan total circulation needs.

With those conditions, staff recommends approval of applicant’s request to provide a reduced Right-of-Way for both roadways along the periphery of site.

SE:gw

mno to Ma re 1200 East West Highway



June 14, 2005

MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator
Development Review Division

Catherine Conlon, Acting Supervisor
Development Review Division

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

FROM: Miguel Iraola, ASLA, Planner Coordinator
Community-Based Planning Division

SUBJECT: Project Plan Review No. 9-05004
Preliminary Plan Review No. 1-05084
1200 East-West Highway

The Community-Based Planning staff has reviewed the above referenced Preliminary Plan and Project Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located at the north west quadrant of the intersection of Blair Mill Road and East-West Highway in South Silver Spring. Community-Based Planning recommends the approval of this Preliminary Plan Amendment, Project Plan Amendment and Site Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Dedicate approximately 25 feet of additional street right-of-way for East-West Highway for a total of 100 feet.
2. Dedicate a minimum of 3 feet of additional street right-of-way for Blair Mill Road for a total of 63 feet.
3. Provide a 10-foot wide Class I bikeway (off-road, shared use path) plus a 5 foot sidewalk for a total width of 15 feet along the East-West Highway frontage.
4. Provide a Class III bikeway (on-road, signed shared bikeway) along both sides of Blair Mill Road.

5. Coordinate with the Silver Spring Regional Center and verify the location and type of proposed wayfinding signs (#40- Type C1 and #210- Type D2) per the Silver Spring Wayfinding Master Plan. Locate these signs within the public right-of-way.
6. Provide full width streetscape improvements on East-West Highway (Type "B" modified) and Blair Mill Road (Type "B") in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended along the entire site frontage.
7. Coordinate with the Maryland State Highway Administration (SHA) regarding the approved changes to the pedestrian crosswalks, curb ramps and other street improvements resulting from the Silver Spring Gateway and Silver Spring Square (The Silverton) projects.

ZONING AND LAND USE:

The 40,659 square foot (61,034 square foot gross tract area for determining density) subject property is zoned CBD-2 (Central Business District, 2.0). The approved CBD Sector Plan recommends the CBD-2 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600. The property is within the Ripley/South Silver Spring overlay zone which provides for flexibility of development standards to encourage innovative design solutions.

The proposed mixed-use development is comprised of 250 residential units and retail space which are permitted uses under the CBD-2 Zone. The proposal will be implemented under the optional method of development. The project proposes 275,000 GSF (gross square feet) of development (264,400 GSF of residential and 10,600 GSF of non-residential) with a 4.5 FAR. The permitted maximum density for this site is 5.0 FAR or 305,170 gross square feet of mixed-use development.

The minimum required public use space for this project is 6,360 square feet (20% of the net lot). The applicant is proposing 7,658 square feet of public use space and amenities provided on-site which equals 24.1% of the net lot. The applicant also proposes an additional 11,511 square feet of off-site streetscape improvements. In total, the applicant proposes 19,169 square feet of on-site public use space, amenities and off-site improvements or 60.3% 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. This project expands the employment base

within the CBD by providing new retail opportunities to serve the surrounding neighborhood. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component of the revitalization efforts. This project is being developed under the optional method of development and proposes new opportunities for landscaped public open spaces, public art and streetscapes. This project encourages the development of active urban streets by providing building entrances along East-West Highway and easily accessible public space with a significant public art component as an activity generator. This proposal improves the quality of the pedestrian environment by extending the East-West Highway streetscape treatment and other amenities required for optional method projects as well as providing a shared use path.

- A. **Compatibility:** The proposed mixed-use development is adjacent to the Blair East high-rise apartment building to the north, the Blair East parking structure to the west and the Spring Garden apartment building to the south. The Silver Spring Square (The Silverton) condominium and the Bennington apartment buildings are located across East-West Highway from the proposed development. Staff feels that the proposed development meets the intent of the Sector Plan and the zoning Ordinance in terms of building height and will not adversely affect surrounding properties, the streetscape or the adequacy of providing light and air.
- B. **Silver Spring Wayfinding System:** The Silver Spring Wayfinding Master Plan indicates 2 signs (#40- Type C1 and #210- Type D2) proposed along East-West Highway. Staff suggests that the applicant verify the location and type of proposed wayfinding signs with the Silver Spring Regional Center and locate these signs on the plans within the public right-of-way.
- C. **Sector Plan Street Rights-of-Way:** The existing street right-of-way for East-West Highway is approximately 75 feet and has an asymmetrical (street not centered) cross section. Although the Sector Plan recommends a street right-of-way of 110 feet for East-West Highway, the applicant is requesting that the right-of-way be reduced to 100 feet. The applicant proposes to dedicate 25 feet of right-of-way for a total of only 100 feet. The applicant's justification for the 10-foot reduction is that the 100-foot right-of-way more than adequately accommodates any current or future road width (per the State Highway Administration), streetscaping and the Class I bikeway. Additionally, the reduction would allow for window fenestration on the western (rear) property line that greatly enhances the appearance and livability of the building. Community-Based Planning staff agrees with the applicant's justification and recommends a 10-foot right-of-way reduction on East-West Highway.

Blair Mill Road has an existing 60-foot street right-of-way and is symmetrical (street centered). The Sector Plan recommends a street right-of-way of 70 feet for Blair Mill Road. The applicant is proposing to dedicate 3 feet to Blair Mill Road for a total right-of-way of 63 feet. The additional 3 feet will provide for the Class II bikeway recommended in the Sector Plan. Blair Mill Road west of East West Highway

currently functions as a residential street and appears to satisfy the neighborhood's needs for circulation and on-street parking. Community-Based Planning staff expects that Blair Mill Road will continue to function this way and recommend the 3 feet of additional dedication.

- D. **Sector Plan Bikeways:** The Sector Plan recommends a Class I bikeway (off-road, shared use path) along the west side of East-West Highway and a Class II or III bikeway (on-road, bike lanes or signed shared roadway). Staff recommends a 10-foot Class I bikeway (off-road, shared use path) along the East-West Highway frontage and a Class III bikeway (on-road, signed shared bikeway) along Blair Mill Road.
- E. **Streetscape:** The applicant proposes to improve the East-West Highway streetscape treatment consisting of a combined 15-foot wide sidewalk and shared use path separated from the curb by street trees. The Blair Mill Road frontage will be improved with the Type "B" streetscape treatment. The streetscape public amenities for the proposed project should be in accordance with the standards of the *Silver Spring Streetscape* technical manual or as modified to include the bikeway.

COMMUNITY OUTREACH:

The applicant has met with two community and civic groups including the Commercial and Economic Development subcommittee of the Silver Spring Citizens Advisory Board and the Urban District Advisory Board. The applicant has contacted the Gateway Coalition, Shepherd Park and the Greater Silver Spring Chamber of Commerce for comments regarding this proposal. The Silver Spring Urban District Advisory Board has sent a letter in support of the proposal.

RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN:

Montgomery County Department of Housing and Community Affairs has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. There are no proposed pathways planned near the subject property.

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Robert L. Ehrlich, Jr., Governor
Michael S. Steale, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

March 11, 2005

Mr. William Landfair
VIKA, Incorporated
20250 Century Boulevard
Suite 220
Germantown, MD 20874

Re: Montgomery County
MD 410
1200 & 1212 East-West Highway

Dear Mr. Landfair:

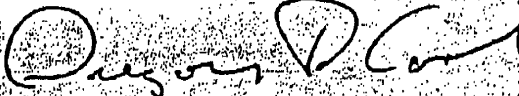
Thank you for your conceptual plan submittal, which we received on February 11, 2005, for the subject property. We have reviewed these plans, and have the following comments:

- Please coordinate the necessary right-of-way dedication with the Maryland National Capital Park and Planning Commission (M-NCPPC).
- SHA is in support of one right-in, right-out access point to the site along MD 410 (East-West Highway).
- SHA will require that a concrete median be provided along MD 410 from the Blair Mill Road intersection to the northern limits of the subject property. The minimum width of the median shall be 4'.
- Please provide a 15'-wide curb lane along southbound MD 410 to accommodate on-street bicycles.
- Intersection improvements at the MD 410/Blair Mill Road intersection (median location, crosswalks, signal modification, etc.) shall be coordinated with the Silver Spring Square and Gateway Square developments.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke of this office at 410-545-5602, Mr. John Borkowski of this office at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Mr. William Landfair
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Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Shahriar Etemadi (M-NCPPC via E-mail)