



## MEMORANDUM

**DATE:** June 23, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *R&K*  
Development Review Division

**FROM:** Catherine Conlon, Supervisor (301-495-4542) *CC*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** Preliminary Plan Approval for 250 multi-family dwelling units, including a minimum of 12.5 percent MPDUs, and 10,600 square feet of retail use

**PROJECT NAME:** 1200 East West Highway

**CASE NO.** 1-05084

**REVIEW BASIS:** Pursuant to Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance

**ZONE:** CBD-2

**LOCATION:** In the northwest quadrant of the intersection of East-West Highway (MD 410) and Blair Mill Road

**MASTER PLAN:** Silver Spring Central Business District

**APPLICANT:** Goodman East-West I, LLC

**ENGINEER:** VIKA, Inc.

**ATTORNEY:** Linowes and Blocher

**FILING DATE:** March 31, 2005

**HEARING DATE:** June 30, 2005

---

**Staff Recommendation:** Approval, including a waiver of Section 50-26(a) to permit reduced-width road rights-of way for Blair Mill Road and East-West Highway along the property frontage, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 275,000 square feet of gross floor area, consisting of 264,400 square feet of residential (up to 250 multi-family dwelling units, including 12.5% MPDUs) and 10,600 square feet of retail space.
- 2) Applicant shall dedicate an additional 25 feet of right-of-way from the existing property line to provide for a total of 100 feet of right-of-way for East-West Highway (MD 410).
- 3) Applicant shall 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) Applicant shall provide a minimum 10-foot Class I bikeway plus a 5-foot sidewalk along the frontage of the property on East-West Highway
- 5) Applicant shall provide a Class III (on-road) bikeway plus a minimum 12-foot sidewalk along the frontage of the property on Blair Mill Road.
- 6) Applicant shall 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 a 39-foot pavement section along the frontage of the property.
- 7) Prior to approval of site plan, the traffic mitigation agreement currently under review must be finalized and executed.
- 8) Compliance with the conditions of the MCDPS approval of the stormwater management plan dated June 24, 2005.
- 9) Compliance with conditions of MCDPWT letter dated, June 17, 2005 unless otherwise amended.
- 10) Record plat to reflect "denial of access" along East-West Highway (MD 410).
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 12) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 13) 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.
- 14) Other necessary easements.

## **SITE DESCRIPTION**

The subject property consists of 1.4 acres of land located at the corner of East-West Highway (MD 410) and Blair Mill Road within the Silver Spring Central Business District (see Attachment A). The property is zoned CBD-2 and lies within the Sligo Creek watershed which is designated as Use Class I. There are no environmentally sensitive areas or significant trees located on the site.

## **PROJECT DESCRIPTION**

This is an application to create a multi-family residential community using the optional method of development in the CBD-2 zone, consisting of up to 250 dwelling units, with below-grade structured parking (see Attachment B). The housing will contain a mix of efficiencies,

one-bedroom, two-bedroom, and two-bedroom plus den units. A minimum of 12.5% of the units (approximately 31 units) will be Moderately Priced Dwelling Units (MPDUs). In addition to the residential dwellings, the 14-story building will contain up to 10,600 square feet of ground-floor retail use. Site plan review per Section 59-D-3 of the Zoning Ordinance is required for this project.

## **RELATIONSHIP TO THE 1990 WHEATON CENTRAL BUSINESS DISTRICT SECTOR PLAN**

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. The 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.

## **TRANSPORTATION**

### Local Area Transportation Review

A traffic study was submitted to evaluate the effect of this development on the area transportation system. A total of three intersection were included in the study area (East-West Highway/Blair Mill Road/Newell Street, East-West Highway/Georgia Avenue/Burlington Avenue/13<sup>th</sup> Street, and East-West Highway/Colesville Road). The site-generated trips were added to the existing and background traffic (traffic from approved but unbuilt developments) to develop the total future traffic. All traffic was assigned to the three intersections and the results show 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.

### Site Access, Circulation and Pedestrian Facilities

The only vehicle access to the site will be provided from Blair Mill Road and is located at the farthest point away from the intersection of Blair Mill Road and East-West Highway, providing for 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. 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.

### Right-of-way Width Waiver

The applicant has requested a waiver of Section 50-26(a) pursuant to Section 50-38 to permit reduced-width road rights-of-way along the Blair Mill Road and East-West Highway frontages of the property. The Sector Plan stipulates right-of-way widths of 70 feet and 110 feet, respectively. The plan proposes a right-of-way width of 63 feet for Blair Mill Road and 100 feet for East-West Highway.

Planning staff, in collaboration with the State Highway Administration, has agreed that an additional 25 feet of right-of-way dedication along East-West Highway, for a total right-of-way of 100 feet is acceptable. Standard vehicular travel ways, bikeway, sidewalk, and streetscape recommended in the Sector Plan will be provided. There was also consensus that East-West Highway is not planned for widening so the additional right-of-way is not required in the foreseeable future.

Staff also agree that three additional feet of right-of-way dedication along Blair Mill Road, for a total right-of-way of 63 feet is acceptable. Again, within the 63 feet, there will be three travel ways, a Class III (on-road) bikeway, and a 12-foot sidewalk along the frontage of Blair Mill Road. These improvements meet the requirements of the Sector Plan for total circulation needs.

Staff believes the waiver is the minimum necessary to provide relief from the section, is not inconsistent with the purposes and objectives of the General Plan, and is not adverse to the public interest.

### **ENVIRONMENTAL:**

As previously noted, the subject site contains no environmentally sensitive areas, forest, or significant individual trees. The property is exempt from forest planting requirements because of its small size.

### **CONCLUSION:**

Staff finds the proposed preliminary plan to be in conformance with the requirements of Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance, and recommends approval of the plan with the specified conditions.

### **Attachments:**

Attachment A – Site Vicinity Map  
Attachment B – Preliminary Plan

*No citizen correspondence has been received as of the date of this report.*