



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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Item # 6  
MCPB 10/10/05

**MEMORANDUM**

**DATE:** September 27, 2005  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RAK*  
Michael Ma, Supervisor *Ma*  
Development Review Division  
**FROM:** Robert A. Kronenberg, RLA *RAK*  
Planning Department Staff  
(301) 495-2187



**PROJECT NAME:** 1200 Blair Mill Road Condominiums  
**CASE #:** 920060010 (9-06001)  
**REVIEW TYPE:** Project Plan Review

**ZONE:** CBD-1  
**APPLYING FOR:** Approval of a maximum of 96 multi-family dwelling units, of which 12 (or 12.5% of the total number of units) will be MPDUs, under the optional method of development, on 0.77 gross acres

**LOCATION:** Located in the western quadrant of the intersection of Blair Mill Road and Newell Street in Silver Spring  
**MASTER PLAN:** Silver Spring Central Business District

**REVIEW BASIS:** Division 59-D-2 of the M. C. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the optional method of development for a CBD zoned property.

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

**FILING DATE:** July 12, 2005

**HEARING DATE:** October 10, 2005

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Attached is the staff report for the proposed 1200 Blair Mill Road Condominium Project Plan. The Planning Board public hearing for this application is scheduled for October 10, 2005. The Staff recommends **Approval** with conditions as delineated in the Staff Recommendation Section.

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## **SUMMARY**

The application proposes approximately 107,095 square feet of gross floor area, including 88,100 square feet of residential space consisting of a maximum of 96 multi-family dwelling units, of which 12 (or 12.5% of the total number of units) will be MPDUs, on 0.77 gross acres of CBD-1-zoned land in the Silver Spring Central Business District. The applicant also filed a Preliminary Plan, application 120060060 (#1-06006), which is being processed concurrently with the Project Plan and will be heard by the Planning Board on the same day. The building is proposed for a maximum of 90 feet and nine stories, including a 2-level underground parking garage for the residents. Amenities and facilities proposed include public use space at the intersection of Blair Mill Road, East-West Highway and Newell Street with associated streetscape improvements. The urban green will consist of ornamental plantings, a pergola and low fencing to complement the adjacent Acorn Park and soften the edge of the hardscape elements associated with the surrounding properties. Staff recommends approval of the Project Plan with the conditions listed in the Recommendation section below.

The Applicant has sent letters to the Gateway Coalition, Shepherd Park Citizens Association, the Silver Spring Regional Center and the Greater Silver Spring Chamber of Commerce outlining their proposal.

The issues addressed during review include public use space and the amenity package as well as the contextual relationship of this site to the surrounding developments recently approved by the Planning Board and under construction.

## STAFF RECOMMENDATION

The staff recommends **Approval** of Project Plan 92006001 (#9-06001), which includes a maximum of 96 multi-family dwelling units, of which 12 (or 12.5% of the total number of units) will be MPDUs, on 0.77 gross acres with the following conditions:

### 1. Development Ceiling

The proposed development shall be limited to a maximum of 96 multi-family dwelling units or 124 dwelling units per acre.

### 2. Building Height/Mass

The height of the proposed building shall not exceed 9 stories or 90 feet, as measured from Newell Street.

### 3. Transportation Improvements

- a. Dedicate additional street right-of-way along the Newell Street frontage to provide a total width of 52 feet.
- b. Provide a 10-foot-wide Class I bikeway (off-road, shared use path) plus a 5-foot-wide sidewalk, for a total width of 15 feet, along the East-West Highway frontage.
- c. Provide a Class III bikeway (on-road, signed, shared bikeway) along both sides of Blair Mill Road along the property frontage.
- d. Provide standard full width Silver Spring streetscape improvements on Newell Street (Type "B") 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.
- e. Ensure conformance with the Maryland State Highway Administration approved changes to pedestrian crosswalks, curb ramps and other approved street improvements near the intersection with East-West Highway.

### 4. Moderately Priced Dwelling Units (MPDUs)

The applicant shall provide 12 MPDUs (or 12.5% of the total number of units) on-site, consistent with the requirements of Chapter 25A. An executed MPDU agreement with DHCA must be attached and included with the first building permit application.

### 5. Public Use Space

- a. The Applicant shall provide no less than 24.7 percent (4,387 sf) of on-site public use space and no less than 23.8 percent (4,235 sf) of off-site public use space.
- b. The proposed public use space must be easily and readily accessible to the general public and used for public enjoyment. All streetscape improvements shall be in accordance with the *Silver Spring Streetscape* (April 1992) Technical Manual or as amended.

### 6. Streetscape

The Applicant shall provide the full streetscape improvements along the Blair Mill Road and Newell Street frontages using the *Silver Spring Streetscape* (April 1992) Technical Manual. The following elements are proposed: brick pavers, street trees, lighting, and any other details that are

necessary, including the undergrounding of utilities, to fulfill the Silver Spring streetscape standards.

**7. Public Art**

A public art element shall be provided to include an art-inspired pergola that defines the space between the curvilinear walk and the eastern front of the building in the public use space. The space defining art shall visually link and integrate the path, landscaping and proposed building.

**8. Staging of Amenity Features**

- a. The proposed project shall be developed in one phase.
- b. Streetscape improvements, on-site landscaping and the artwork shall be installed prior to occupancy of the building.

**9. Maintenance and Management Organization**

Initially, the Applicant, and subsequently, within ninety days of formation, the Condominium Association shall become a member and enter into an agreement with the Silver Spring Urban District for the purpose of maintaining public open spaces and participating in community events.

**10. Coordination for Additional Approvals Required for Site Plan Approvals**

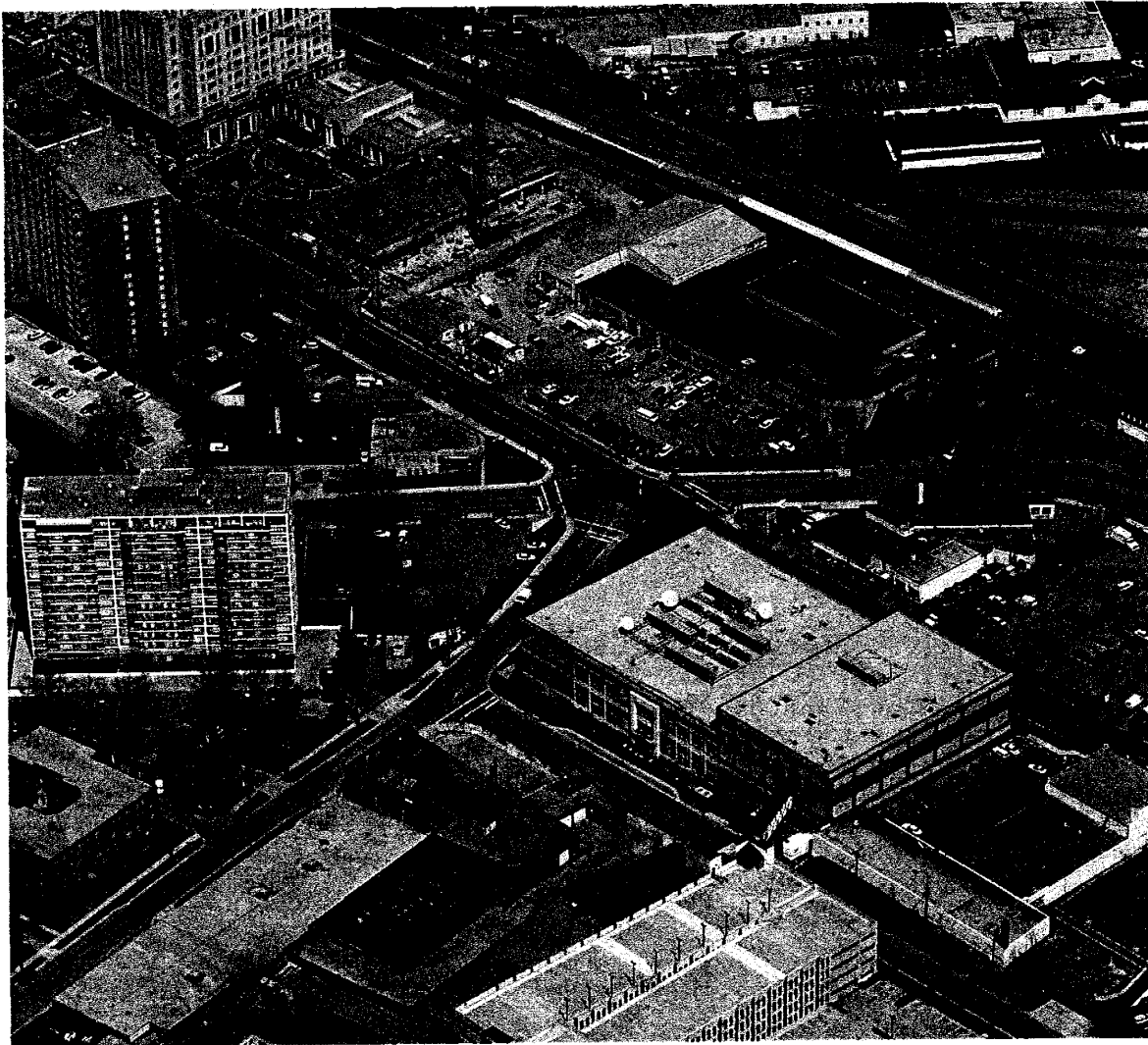
The applicant shall secure the following additional approvals:

- a. Prior to the site plan hearing, the Applicant shall present the detailed public art components to the Planning Board Art Review Panel for review and comment that will be available to the Planning Board.
- b. Prior to submittal of the site plan, the Applicant shall obtain written documentation from the Montgomery Department of Public Works and Transportation (MCDPWT) staff accepting the non-standard elements as part of the proposed streetscape improvements within the public right-of-way.
- c. Prior to signature set approval of the site plan, the Applicant shall enter into a maintenance agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements.
- d. Prior to signature set approval, the Applicant shall finalize and execute the Traffic Mitigation Agreement.

**PROJECT DESCRIPTION: Surrounding Vicinity**

The proposed development is located in the northwest quadrant of the intersection of Blair Mill Road and East-West Highway in south Silver Spring. The site is surrounded by CBD-2 properties to the north and east across East-West Highway and CBD-R2 to the north and west. The zoning pattern transitions to the CBD-1 Zone from Blair Mill Road to the south, including the subject property. The apartment complexes west of the subject site toward Eastern Avenue are zoned R-10.

The property is surrounded by residential properties, including the Barrington Towers, a 15-story apartment complex, and the 4-story Silverton/Canada Dry condominium project directly to the north across East-West Highway. The 15-story Blair Towers is located further north and west on East-West Highway. 1200 East-West Highway (9-05004), a recently approved mixed-use project plan, is located across Blair Mill Road and includes the property adjacent to Blair Towers. Springwood Apartments, a 4-story mid-rise apartment complex, is located directly adjacent to and west of the site along Blair Mill Road. A Discovery Channel Communications building is situated southeast of the site at East-West Highway and Kennett Street. Acorn Park is nestled between the Discovery Channel building and the subject property, separated by Newell Street.

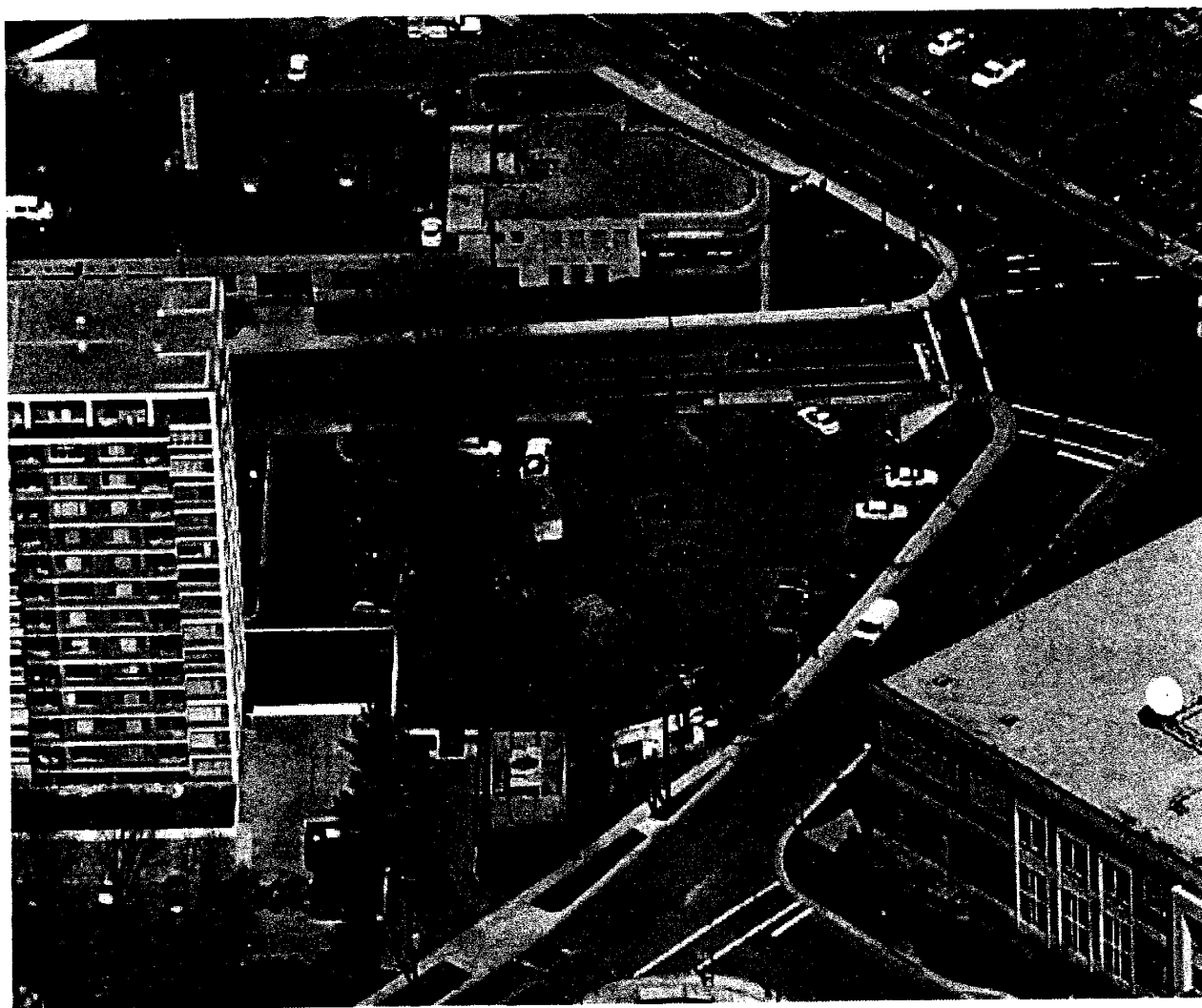


**PROJECT DESCRIPTION: Site Description**

The site is located at 1200 Blair Mill Road at the apex of Blair Mill Road, East-West Highway and Newell Street. The property consists of Lot 917, an unrecorded lot. The property is currently improved with a vacant, one-story, auto-related building in the southwest corner with ancillary parking framing the remainder of the site up to the property lines. Access points to the site are located from Blair Mill Road and Newell Street.

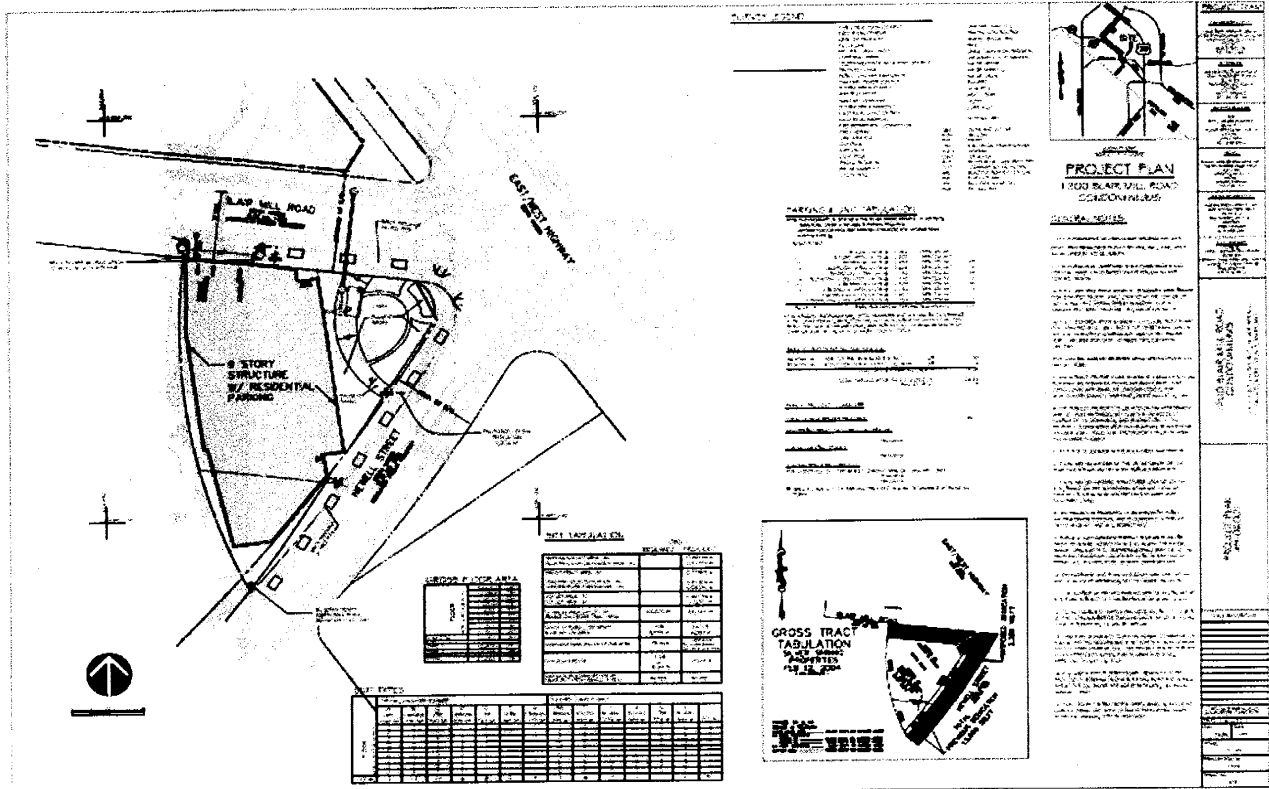
Overhead wires exist along the frontage of Newell Street and across Blair Mill Road. Overhead utilities connect from the streets to the existing building on the property. The intersections of Blair Mill Road, Newell Street and East-West Highway are signalized. The entire boundary contains a 6-foot chain-link fence.

The topography on the property slopes from east to west by approximately five feet. Existing vegetation is located on the western boundary from the building to Blair Mill Road and consists of a mix of minor deciduous trees and understory shrubs.



**PROJECT DESCRIPTION: Proposal**

The 1200 Blair Mill Road applicant proposes to redevelop the existing auto-related building into approximately 107,095 gross floor area of development, including 88,100 square feet of residential space consisting of a maximum of 96 multi-family dwelling units, of which 12 (or 12.5% of the total number of units) will be MPDUs on 0.77 gross acres.



Project Plan for 1200 Blair Mill Road submitted for the staff report September 15, 2005

**Building Design**



The proposed building is a rectangular-shaped structure, situated in the western portion of the property, placing the mass of the building in the widest portion of the site. The building combines pre-cast concrete panels and masonry in a balanced composition that addresses three major exposures, and will provide a dignified backdrop for the public park facing East West Highway. The base of the building and the cornice will most likely be constructed of precast concrete panels with the remainder of the building comprised of a mix of

brick and concrete. The building is proposed as a 9-story, 90-foot tall building, with recreation and amenity space on the first floor. The residential lobby entrance to the building is on Blair Mill Road. The