



WDG Architecture PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036-5424
tel 202 857 8300
fax 202 463 2198

Principals
Mark Bellonby AIA
Byron B Black AIA
Robert H Busler AIA
M Durwood Dixon AIA
C R George Dove FAIA
David P Habib AIA
Frederick B Hammann AIA
Eric J Liebmann AIA
Jeffrey A Morris AIA
Marc Nathanson AIA

Directors
John R Lowe AIA
William C Pegues FCSI CCS
Hiro Isogai
Howard M Weiss

18 August 2005

The Maryland –National Capital Park and Planning Commission
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Attn: Angela Brown

RE: Silver Spring Gateway – Site Plan

Dear Angela:

There have been a number of changes to the Silver Spring Gateway project, resulting in a submission of the amended site plan. This letter, requested by Park and Planning, is a brief outline of the changes between Site Plan #8-05001 and #8-05001A.

Due to a number of site constraints, the overall gross floor area of the project has decreased from 544,692 GSF to 523,438 GSF, although the general outline of the building has not changed. This has yielded a decrease of the Floor Area Ratio (FAR) from 4.66 to 4.48. A maximum of 5.0 FAR is permitted.

The major change to the project is that the grocery store has been replaced with general retail space. Previously there was 47,839 SF of grocery space at grade and one level below grade and 5,188 SF of general retail at grade. That has been changed to 14,080 SF of general retail area at grade. As a result of the decreased retail area, the area required for parking has decreased, from 330,997 SF to 242,311 SF, which equates to a reduction in parking spaces from 837 parking spaces to 655 spaces. Previously parking was accomplished on 2 levels below grade and 7 levels above grade: That has changed to parking on one level below grade and 7 levels above grade.

The unit count has also changed. The original site plan listed 468 apartment units. Due to dividing of the building into a mix of for-sale units and rental units, the units count has been revised to 284 apartment units and 173 condominium units, for a total of 457 units for the project. This has produced a reduction of MPDU's from 59 to 58 units. Also due to the decrease in number of units, the project has decreased from 174 units per acre to 170 units per acre, well below the permitted 200 units per acre.

I believe that this covers the changes that would be of concern to Park and Planning. If you have any questions, or need further clarification, please feel free to contact me.

Thank you.

Sincerely yours,

Scott A. Kibler, AIA
Associate



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 31, 2005

Mr. Frank Roscoe, P.E.
Loiederman Soltesz Associates, Inc.
1390 Piccard Drive
Rockville, MD 20850

Re: Stormwater Management **CONCEPT REVISION**
Request for Silver Spring Gateway
Preliminary Plan #: 1-04039
SM File #: 210383
Tract Size/Zone: 2.86 Ac./CBD-2
Total Concept Area: 3.47
Parcel(s): P925, N926, N871, P815
Watershed: Lower Rock Creek

Dear Mr. Roscoe:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control using green roof technology and "StormFilters" and a waiver of on-site channel protection (see Loiederman Soltesz letter dated November 17, 2004). Onsite recharge is not required since this proposal is for redevelopment of the site.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Use MCDPS latest design criteria for all stormwater management BMPs.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN210383 Silver Spring Gateway.DWK

cc: R. Weaver
S. Federline
SM File # 210383

QN -Wavier; Acres: 3.47
QL - Onsite; Acres: 3.47
Recharge is not provided



SILVER SPRING REGIONAL CENTER

Douglas M. Duncan
County Executive

Gary Stith
Director

October 12, 2005

Ms. Rose Krasnow, Chief
Development Review Division
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Krasnow:

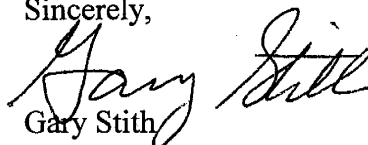
This is to advise that a Wayfinding Signage system that had been planned for the Silver Spring business district will not be installed. I tried for several years to implement the wayfinding system but was not able to complete the process.

A system of attractive wayfinding signs had been designed, funds appropriated, and a vendor selected to fabricate and install the signs. However, the most important routes to and through downtown Silver Spring are state roads, and State Highway Administration approval could not be obtained. When it became clear that the sign program could not be implemented on state roads it was not worthwhile to place the signs only on County streets.

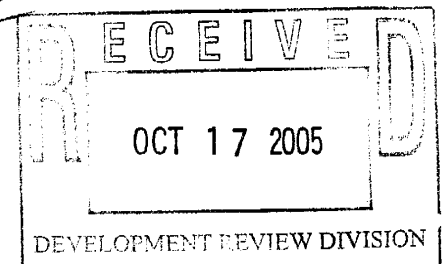
The contract for fabrication and installation of signs had been extended an extra year while SHA developed new standards for wayfinding signs. Unfortunately, the new sign standards did not resolve the problems. Our contract for sign fabrication expired this summer. There is no money now for wayfinding signs. Please eliminate any requirement for projects in downtown Silver Spring to comply with the wayfinding system.

Next year I will ask for funding to design a Pedestrian Wayfinding system. SHA would not have control and I anticipate that the signs will be useful as the number of pedestrians continues to increase in downtown Silver Spring.

Sincerely,

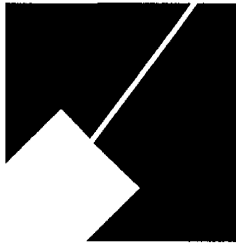

Gary Stith
Director

cc: Robert Kronenberg



Regional Services/Redevelopment Program/Urban District

8435 Georgia Avenue • Silver Spring, Maryland 20910 • 301/565-7300, FAX 301/565-7365
silsprng.citizen@montgomerycountymd.gov



October 21, 2005

MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator
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: Site Plan Amendment No. 8-20050010A
Silver Spring Gateway

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

1. Delete all references to the Silver Spring Wayfinding Master Plan from the proposal.
2. 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.

ZONING AND LAND USE:

The 116,837 gross square foot 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 457 residential units and retail space, both of which are permitted uses under the CBD-2 Zone. The proposal will be

implemented under the optional method of development. The project proposes 523,438 GSF (gross square feet) of development (509,358 GSF of residential and 14,080 GSF of non-residential) with a 4.48 FAR (floor area ratio). The permitted maximum density for this site is 5.0 FAR or 584,185 gross square feet of mixed-use development.

The minimum required public use space for this project is 22,255 square feet (20 percent of the net lot). The applicant proposes to displace the approved public use area for the Silver Spring Innovation Center project (1,255 square feet) and will be replacing this requirement on-site as part of the Silver Spring Gateway proposal. The on-site public use space requirement is therefore a minimum of 23,510 square feet.

The applicant is proposing 24,506 square feet of public use space and amenities provided on-site which equals 22.0 percent of the net lot. The applicant also proposes an additional 21,002 square feet of off-site streetscape improvements and improvements to the public space on the adjoining Silver Spring Square project. The project proposes a total of 45,508 square feet of on-site public use space, amenities and off-site improvements or 40.9 percent of the net lot area. The total public space proposed also includes 2,364 square feet of existing Blair Mill Road streetscape improvements that has recently been implemented by the Montgomery County Department of Housing and Community Affairs (DHCA) as part of the Silver Spring Innovation Center and will be maintained by the applicant.

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. 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 proposed mixed-use building will provide retail space. This project is being developed under the optional method of development and proposes new opportunities for landscaped public open spaces and streetscape. This project encourages the development of active urban streets by providing building entrances along the streets and easily accessible public spaces as activity generators. This improves the quality of the pedestrian environment by extending the East-West Highway promenade streetscape treatment and other amenities required for optional method projects.

- A. **Silver Spring Wayfinding System:** The Silver Spring Regional Center has advised staff that the Silver Spring Wayfinding Master Plan cannot be implemented as designed and therefore the funding opportunities have expired (see **Attachment A-Letter from Gary Stith to Rose Krasnow dated October 12, 2005**). Staff recommends that the applicant remove all references to the Silver Spring Wayfinding Master Plan from this proposal.

- B. **Streetscape:** The applicant proposes to improve the East-West Highway streetscape including a promenade treatment consisting of a minimum 10-foot wide brick sidewalk separated from the curb by a street tree panel. The streetscape public amenities for the proposed project are in accordance with the standards of the *Silver Spring Streetscape* technical manual and are required of optional method projects.

COMMUNITY OUTREACH:

The applicant has contacted the Silver Spring Urban District, the Gateway Coalition and the Silver Spring Citizens Regional Advisory Board for comments regarding this proposal. The applicant presented an update to the Urban District Advisory Board as well as the Commercial and Economic Development (CED) Subcommittee of the Silver Spring Citizens Regional Advisory Board. The applicant has also contacted the owners and tenants representing Mayorga Coffee Factory, Crisfield's Restaurant and Blair Mill LLC regarding the 40 parking spaces provided for patron use in the proposed garage. Community-Based Planning staff has not received written or verbal comments from the public regarding this proposal.

BLAIR MILL ROAD ABANDONMENT:

The Planning Board reviewed Abandonment Petition No. AB-652 for Blair Mill Road on January 10, 2002. The Planning Board recommended approval with the condition that the abandonment of Blair Mill Road would not be implemented until the Board approves the preliminary plans and site plans for parcels affected by the abandonment. The properties affected include the subject property assemblage, the approved Silver Spring Square (Canada Dry) and the recently completed Silver Spring Innovation Center.

RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN:

The Montgomery County Department of Housing and Community Affairs has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. A briefing was held on May 15, 2003 for the Planning Board on the DHCA Pedestrian Pathways Plan. Pathway I-A is the proposed Art Alley located between several buildings owned by Blair Mill LLC. The Arts Alley is a private alley that was implemented by DHCA. The Arts Alley provides a whimsical space for strolling and sitting as well as showcasing art. The applicant for the Silver Spring Gateway, in coordination with DHCA, the Montgomery County Department of Public Works and Transportation (DPWT) and the planning staff, has agreed to design and construct a private street (Pathway I-C) in the space between the proposed development and the existing buildings owned by Blair Mill LLC. The street improvements include a raised crosswalk leading to the Arts Alley (Pathway I-A) special paving, ornamental lighting and street trees.

Attachment

MI: G:\raola\regulatory\site\8-20050010A_SSGateway_CBPmemo



SILVER SPRING REGIONAL CENTER

Douglas M. Duncan
County Executive

Gary Stith
Director

October 12, 2005

Ms. Rose Krasnow, Chief
Development Review Division
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Krasnow:

This is to advise that a Wayfinding Signage system that had been planned for the Silver Spring business district will not be installed. I tried for several years to implement the wayfinding system but was not able to complete the process.

A system of attractive wayfinding signs had been designed, funds appropriated, and a vendor selected to fabricate and install the signs. However, the most important routes to and through downtown Silver Spring are state roads, and State Highway Administration approval could not be obtained. When it became clear that the sign program could not be implemented on state roads it was not worthwhile to place the signs only on County streets.

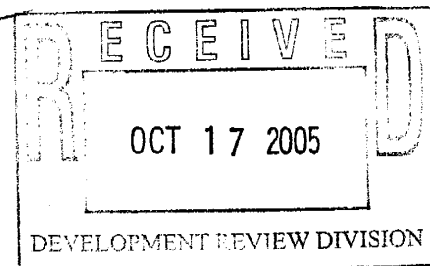
The contract for fabrication and installation of signs had been extended an extra year while SHA developed new standards for wayfinding signs. Unfortunately, the new sign standards did not resolve the problems. Our contract for sign fabrication expired this summer. There is no money now for wayfinding signs. Please eliminate any requirement for projects in downtown Silver Spring to comply with the wayfinding system.

Next year I will ask for funding to design a Pedestrian Wayfinding system. SHA would not have control and I anticipate that the signs will be useful as the number of pedestrians continues to increase in downtown Silver Spring.

Sincerely,

Gary Stith
Director

cc: Robert Kronenberg



Regional Services/Redevelopment Program/Urban District



Development Review Division
Montgomery County Department of Park and Planning

CHECKLIST Site Plan / Project Plan Review

Plan # **82005001A** Name: **SILVER SPRING GATEWAY**

Zone: **CBD-2** Tract Area: **2.68 AC** Proposed Use: **MIXED USE**

Number of Units: **457** Square Footage: **523,438**

Development Method: **OPTIONAL** Other: **AMENDMENT**

Referral Comments: **PREPARED BY: ROBERT KRONENBERG**

M-NCPPC

	Staff	Date
Transportation	NC	
Environmental	NC	
Community Planning	KREGIER	10.21.05
Historic Planning	NC	
Park Planning	NC	
Research/Housing	NC	

Other Agencies

	Staff	Date
SHA	NC	
DPS (SWM)	BRUSH	5.31.05
DPS (Traffic)	NC	
Public School	NC	
Utility	NC	
Fire & Rescue	NC	
DPW & T	NC	

NC = NO COMMENTS RQVD.

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Project** Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association _____
- Individuals _____

Supervisor Review _____

Chief Review _____