

Item 9-10
MCPB
11.17.05



MEMORANDUM

DATE: November 4, 2005
TO: Montgomery County Planning Board
VIA: Rose G. Krasnow, Chief *RGK*
Michael Ma, Supervisor
Development Review Division
FROM: M. O'Quinn, Planner *M.O'Q*
Planning Department Staff
(301) 495-1322

REVIEW TYPE: Site Plan Review [with Concurrent Preliminary Plan 1-05094]

APPLYING FOR: Approval of 5,445 gross square feet of commercial development of which 3,409 square feet is new construction and 2,036 square feet is existing commercial space to be retained; 5,445 square feet constitutes 1.0 FAR density.

PROJECT NAME: 836 Bonifant Street
CASE #: 820050360 (formerly)8-05036
REVIEW BASIS: Montgomery County Zoning Ordinance, Div. 59-D-3,
Site Plan required under §59-C-6.2353: Special regulations for properties within the Central Business Districts zoned CBD-0.5 and designated as an Enterprise Zone

ZONE: CBD-0.5
LOCATION: South side of Bonifant Street approximately 400 feet east of the intersection of Fenton Street and Bonifant Street
MASTER PLAN: Silver Spring CBD Sector Plan
APPLICANT: Bonifant Investments LLC
FILING DATE: May 25, 2005
HEARING DATE: November 17, 2005

STAFF RECOMMENDATION: Approval of Site Plan 820050360 (#8-05036) for 5,445 gross square feet of commercial development of which 3,409 square feet is new construction and 2,036 square feet is existing commercial space to be retained, subject to the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for the concurrent Preliminary Plan 120050940 (formerly 1-05094).

2. Site Design

- a. The proposed on-site public use space shall be 17 percent +/- of the net lot area of the site. The space shall be easily and readily accessible to the general public and used for public enjoyment; paving, furnishings and fixtures shall comply with specifications of the Streetscape Guidelines;
- b. Label the brick paved sidewalk (located within the ROW) as 5-feet in width and provide brick paving continuously across the drive aisle;
- c. Extend the brick patio paving across the drive aisle to connect to the handicapped ramp;
- d. Provide details for screening trash and utility meters;
- e. Provide details for all furnishings and fixtures, railings, etc.;
- f. Provide bike rack; include details and specifications;

3. Landscaping

- a. Remove the existing Norway maple along the future street right-of-way and provide six Little Leaf Linden trees; install the linden trees within the public right-of-way on the north and south sides of Bonifant Street or within the adjacent Montgomery County parking lot property, subject to review and approval and field verification by staff and DPS/DPWT;
- b. Install (off-site) streetscape according to the Silver Spring Streetscape, "Type B" standards;
- c. Install street trees within a 6-foot curbside grass panel with simple, circular mulched bed;
- d. Provide street trees at 2-1/2 inch to 3-inch caliper at the time of planting.

4. Lighting

- a. Provide details and specifications for light fixtures; fixtures shall be full cut-off fixtures; street lighting shall be provided according to the Silver Spring Type B streetscape standards;
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties;
- c. Height of the light poles shall not exceed 14 feet including the mounting base.

5. Maintenance Responsibility

The applicant shall be responsible for maintaining the on-site public use space.

6. Transportation Planning

- a. Total development under the subject site plan is limited to the above stated density;
- b. Dedicate street right-of-way to provide 40 feet as measured from the Bonifant Street centerline;
- c. Fulfill the requirements for participation in the Parking District.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 1, 2004.

8. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the proposed structure, subject to seasonal considerations;
- b. Landscaping and street tree planting associated with the building shall be completed as construction or refurbishment of each facility is completed;
- c. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.

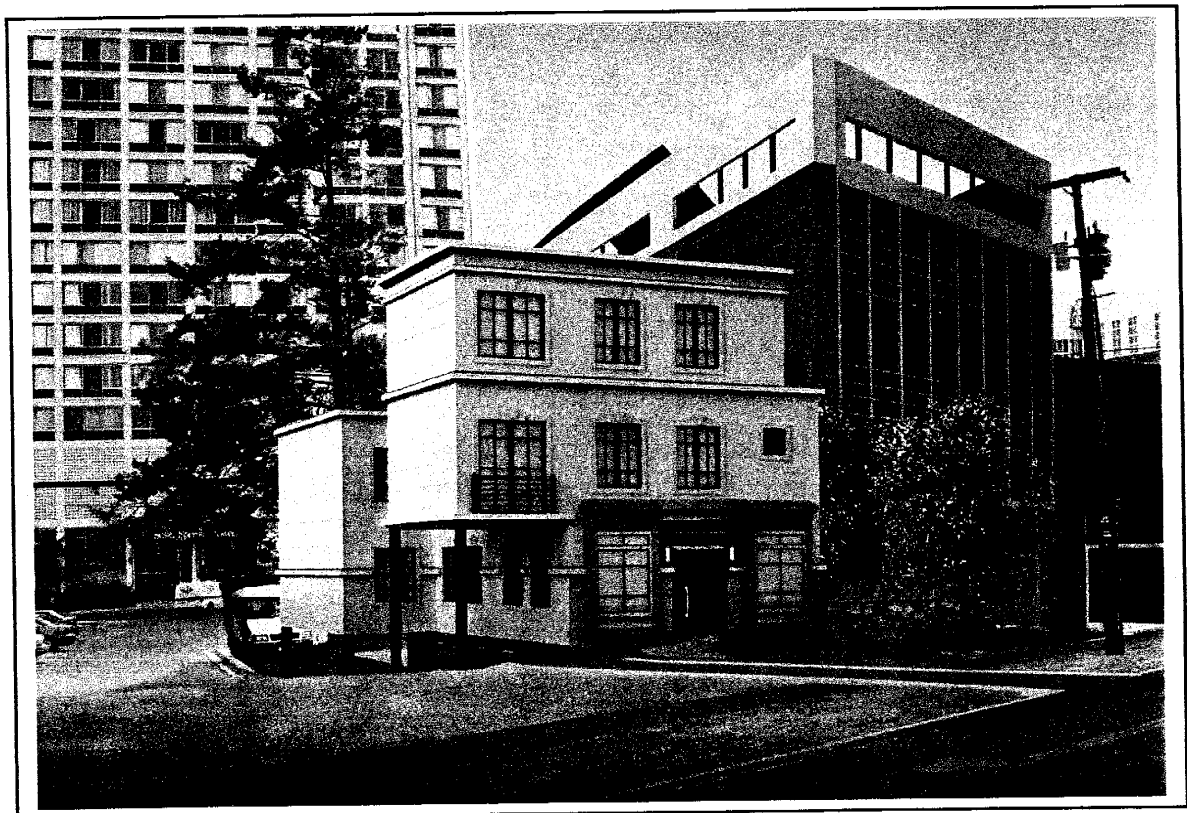
9. Clearing and Grading

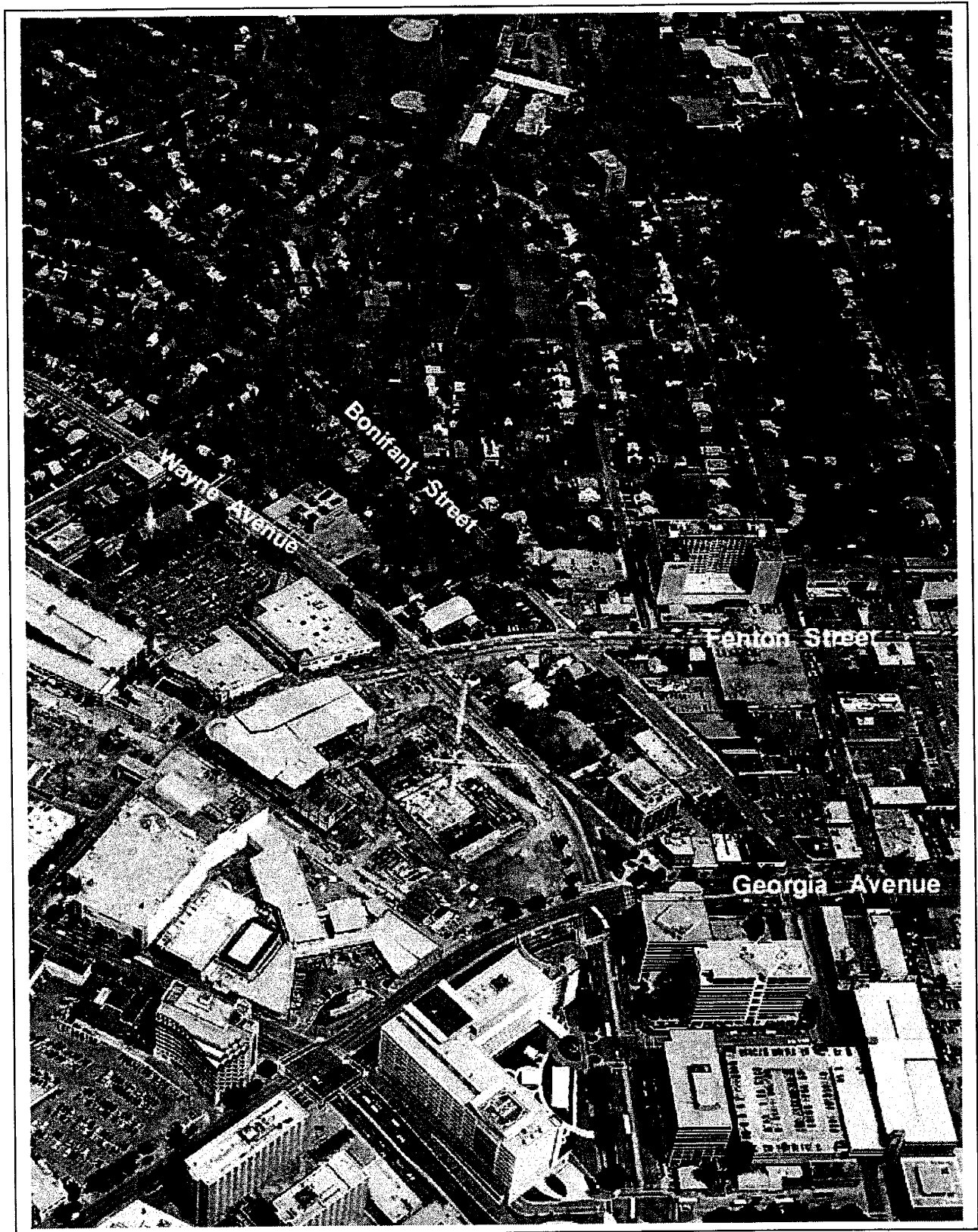
No clearing or grading prior to M-NCPPC approval of signature set of plans.

10. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Show all easements, LODs, ROW's, centerlines, underground stormwater management;
- b. Label the following with dimensions: road width, ROW, centerlines, PUE, public sidewalk, building setbacks from all property lines; show building height on site plan; show building coverage and building square footage on site plan;
- b. Site plan showing Sector Plan Streetscape, including extent of special paving, street trees, street lights, furnishings and fixtures;
- c. Development program, inspection schedule, and certified Site Plan Opinion;
- d. Limits of disturbance.





The subject site is located at 836 Bonifant Street. Note the site's street frontage and the transition from CBD Zone to the residential neighborhood to the east.

ISSUES OF SITE PLAN REVIEW:

I. Tree Save and the Provision for Street Trees

The subject site contains a mature, 36-inch caliper Norway maple tree that is located approximately 15 feet from the existing curb line, within the area required for public street dedication (ROW). The applicant has proposed the removal of the subject tree as part of the redevelopment of the site.

Applicant Position

The location of the existing tree presents several difficulties with respect to the improvements proposed: the tree's crown and upper limbs require substantial pruning to allow access for construction of the proposed second and third stories; the extensive surface root system requires clearing to attenuate ground conditions for the special paving proposed for the public use space; retention of the surface root system would necessitate placing a substantial portion of the public use space to the sides or rear of the proposed building addition for the creation of usable space.

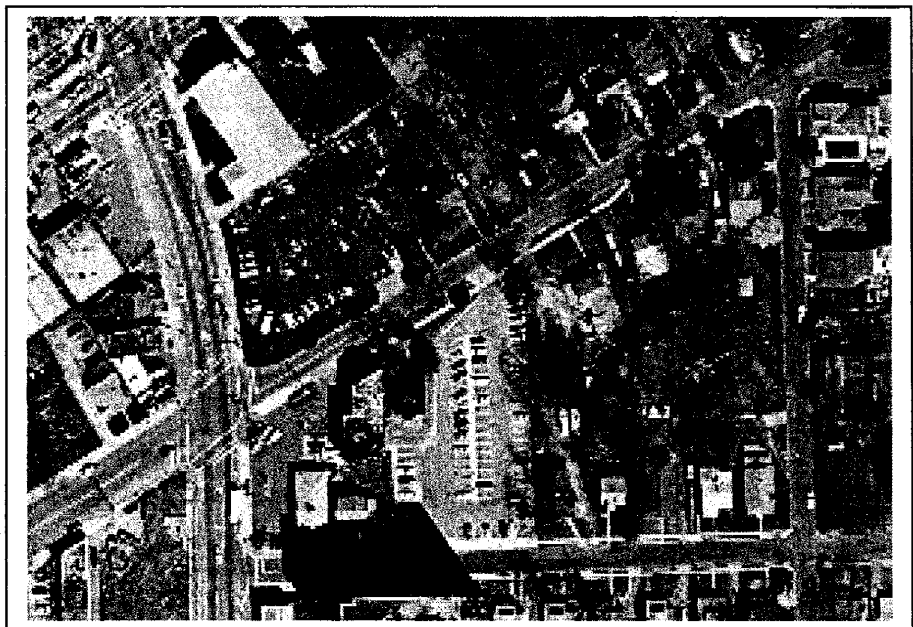
Community Position

No comment has been received from the Community during the site plan review.

Staff Position

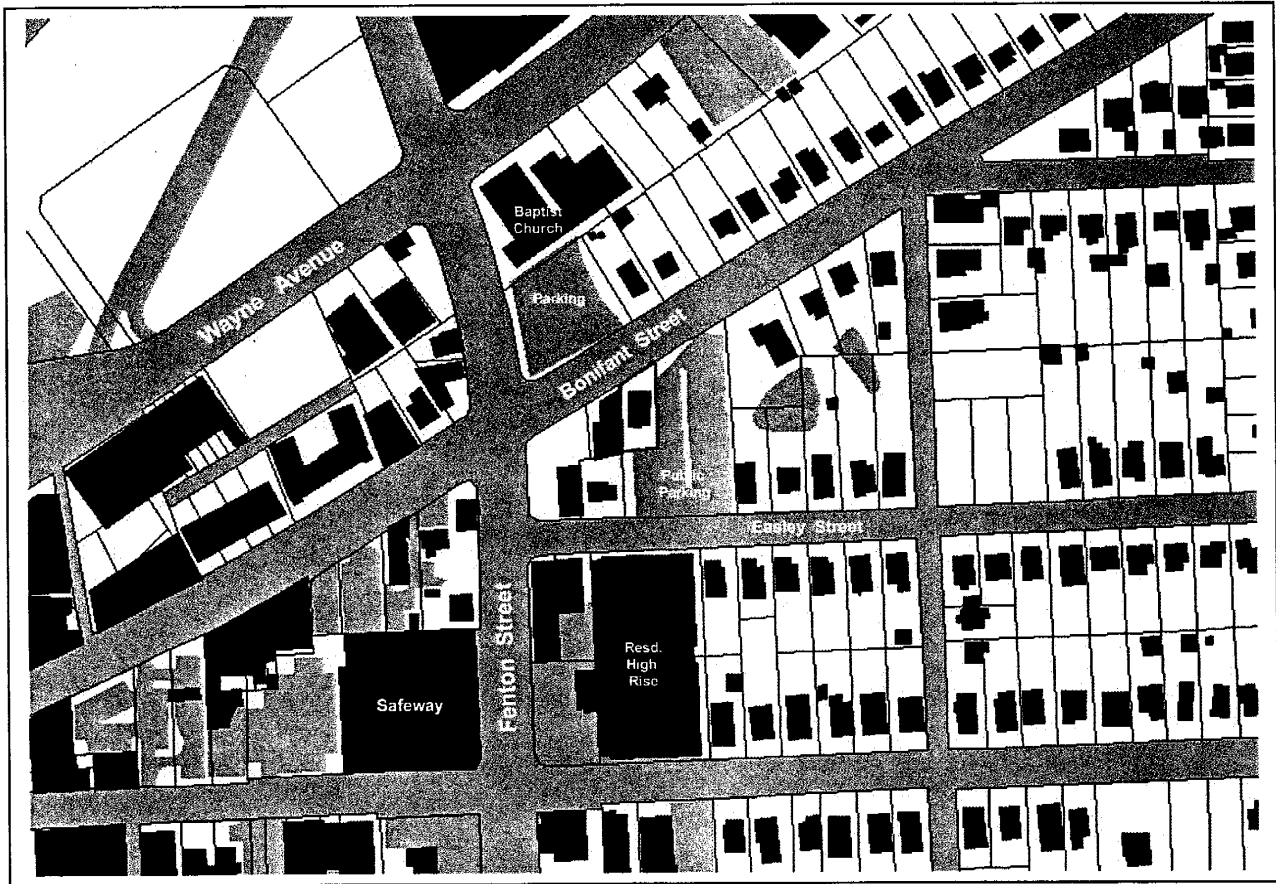
Staff conducted a field survey of the subject tree and surrounding mature trees. Inspection of the tree revealed the extensive surface root system, with a generally healthy condition, albeit an asymmetric crown. During the staff review period, a mature red oak nearby was lost from severe winds, with loss of life. The loss of the nearby mature tree creates the need for consistent species of street trees on Bonifant Street. Staff recommended that the applicant provide six Little Leaf Linden street trees to fulfill the tree recommendations of the Sector Plan, provide a unified streetscape treatment and to replace the Norway maple and other shade trees lost within the past few years. The applicant has agreed to this condition. The six trees will be field located, subject to staff and DPS review and approval.

The red dots indicate the preferred locations for the six street trees, subject to staff field location and approval by DPWT.



PROJECT DESCRIPTION: Vicinity

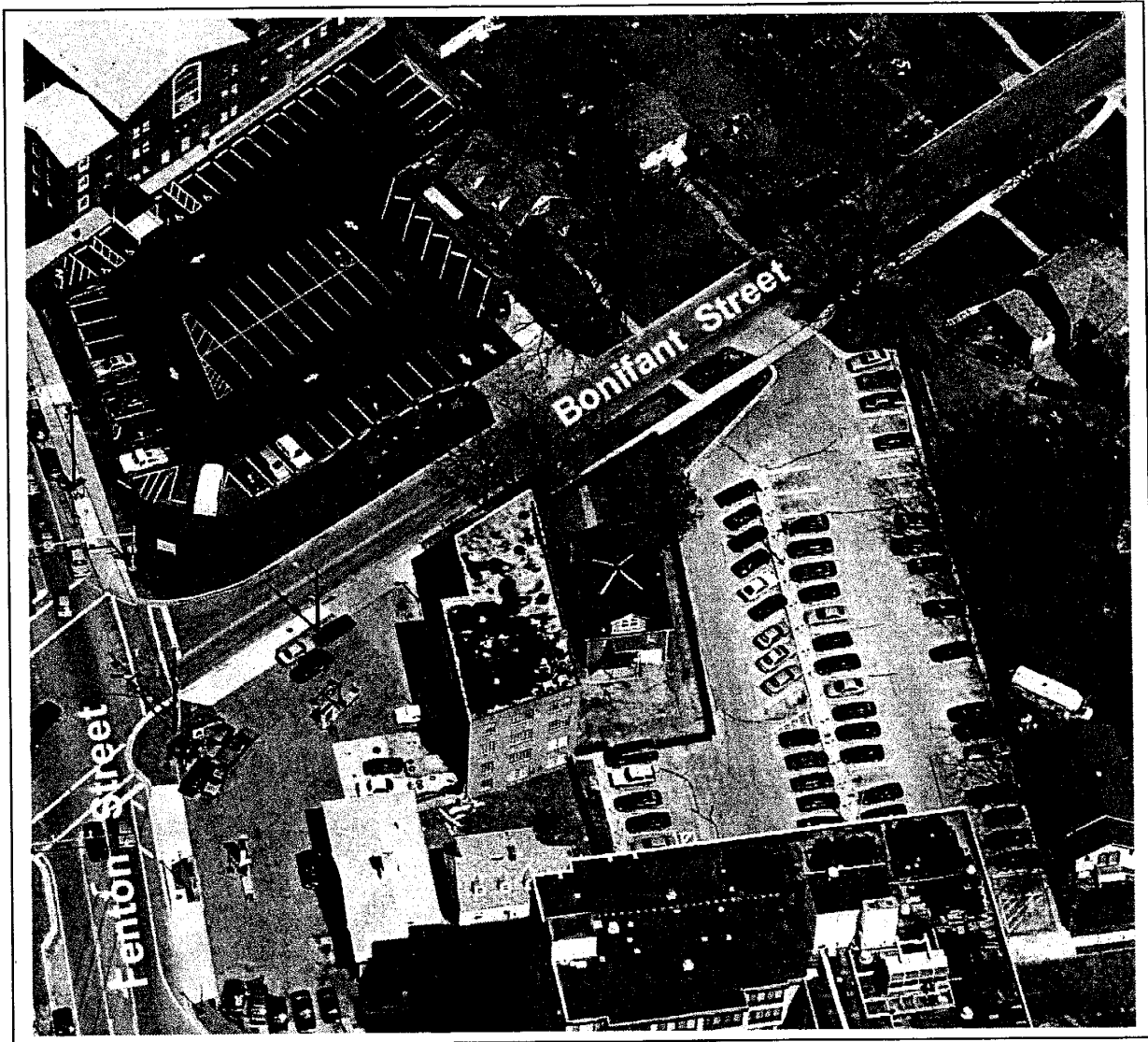
The site is located on the south side of Bonifant Street between Fenton Street and Grove Street, adjoining the county surface parking facility that bisects this block of Fenton Village and connects to the residential neighborhood to the east. The site itself lies within the Silver Spring Enterprise Zone that allows additional density, but is outside of the boundaries of the Fenton Village Overlay Zone. The Silver Spring CBD extends to the eastern boundary of the parking lot, with layered zoning intensity that steps down from CBD-1 along Fenton Street to CBD-0.5 along Bonifant Street and the block interior. The zoning changes are demarcated by the sharp increase in green area within the adjoining R-60 zone of one-family homes to the east.



Planometric map showing the vicinity of 836 Bonifant Street. Note the transition in building coverage from the CBD on the west to the R-60 on the east.

PROJECT DESCRIPTION: Site Description

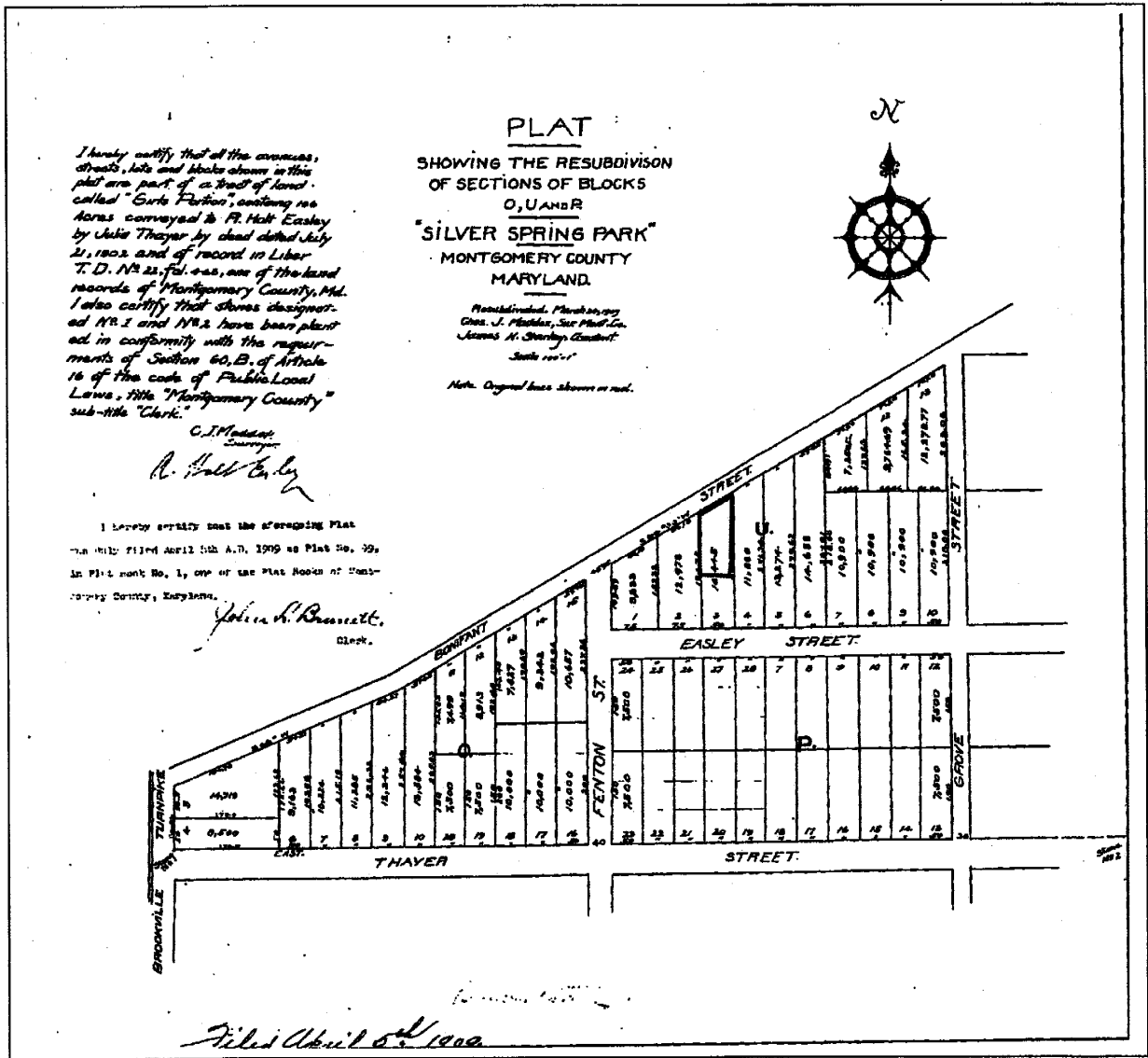
The site consists of 5,445 square feet of area, zoned CBD-0.5. The trapezoidal shaped lot provides 57.45 feet of street frontage along Bonifant Street, extending 123 feet back from the street. The site currently supports a two-story building, erected as residential, that requires extensive upgrade and repair. The site's topography features a drop in grade from 337 Elevation at the Bonifant Street frontage to 329 Elevation at the rear property line.



The subject lot at 836 Bonifant Street is outlined in red. The lot is adjoined on the east and rear by the county parking lot; on the west is a 4-story commercial structure built to the lot line. The applicant proposes to retain the existing structure and expand the footprint on the east and rear. The large Red Oak tree, seen on the north side of Bonifant Street opposite the site, was recently lost to a windstorm. The applicant proposes to replace the Oak and the existing Norway maple with six Little Leaf Linden street trees.

PROJECT DESCRIPTION: Prior Approvals

The proposed site is the subject of a concurrent Preliminary Plan 120050940 (1-05094) application that seeks to establish the property as an independent lot. Currently the property is Part 3 remaining from a previously created lot created within Block U of the Silver Spring Park Subdivision. The creation of the public parking lot utilized Lot 4 and Lot 5, in addition to the south portion of Lot 3. The existing plat was filed April 5, 1909.

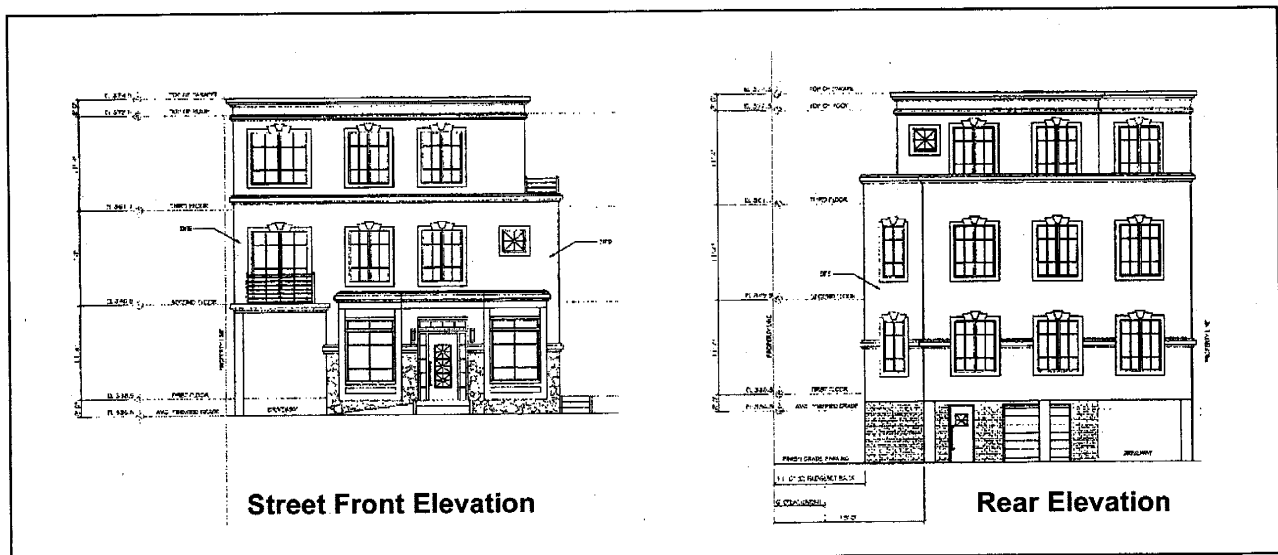


PROJECT DESCRIPTION: Proposal

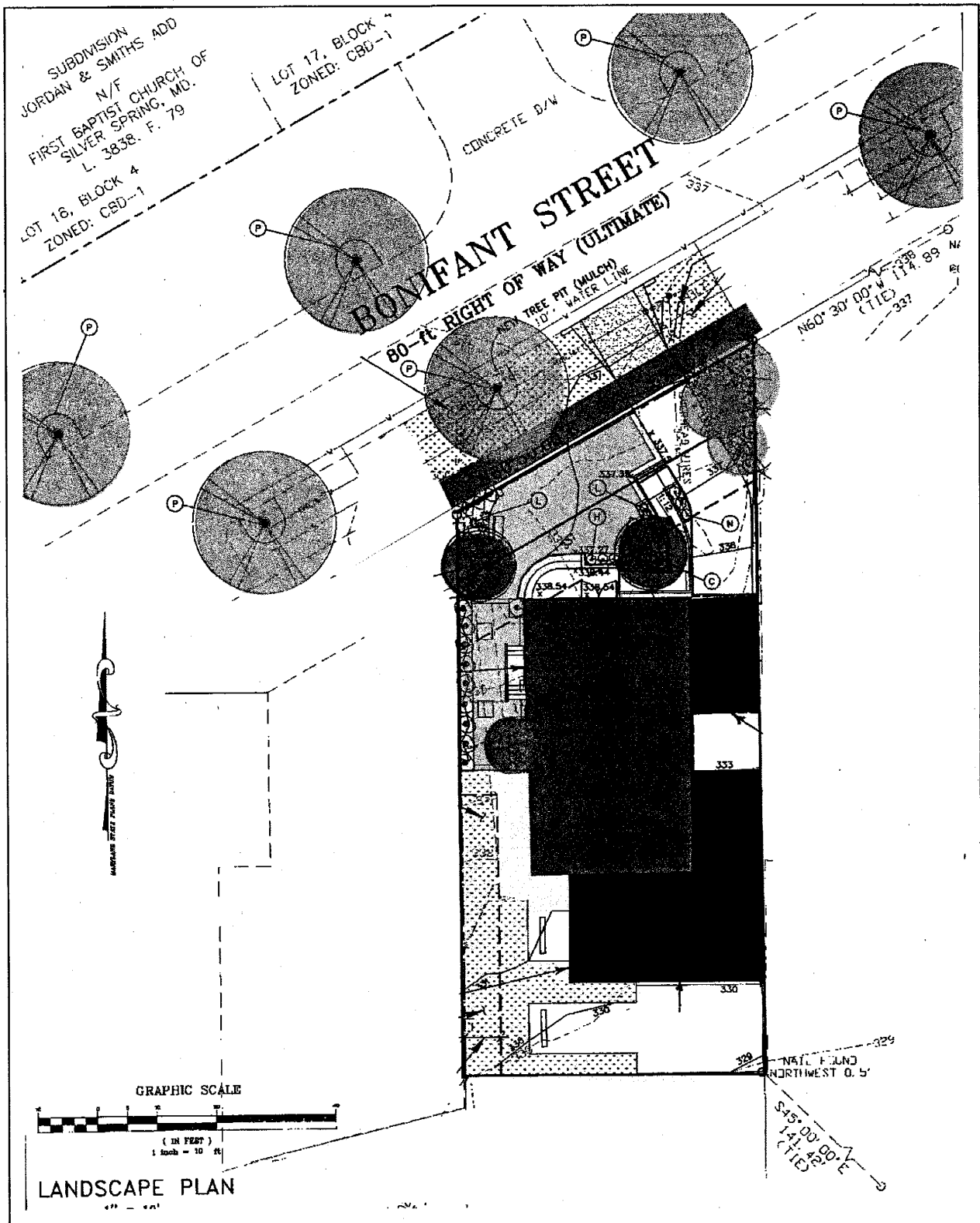
The site plan for Bonifant Street proposes a standard method commercial development of 4,818 square feet of building space that represents the increased density of 1.0 FAR allowed under the Enterprise Zone special regulations. The application proposes to retain and refurbish the existing two-story residential structure of 2,036 square feet with frontage on Bonifant Street, while constructing a new addition of 3,409 square feet comprised of lateral extensions to the first and second floors, and a new third story. Because the basement ceiling height is less than 6'-6" in height, the basement floor area of 1,094 square feet has not been considered as part of the gross floor area, as stated by the applicant and as confirmed by the Department of Permitting Services.

The proposed addition's footprint steps eastward toward the property line at the 2nd and 3rd levels, adjoining the county public parking lot. This arrangement maintains the existing vehicular access and accommodates the grade change, utilizing the column-supported volume at the rear for covered parking.

The building treatment proposed, that is, complementary massing that dovetails with the existing structure retains that structure's windows and its 11-foot setback on the first floor. This preserved fenestration is effectively contrasted by the addition's two, windowless wall planes that rise at the east property line as allowed by the zoning ordinance. The resulting massing, specifically, breaks the addition into two forms that envelope a small courtyard with "hidden" windows on the north and south. This solution lends variety in height and fenestration, takes advantage of the sloping site, and along with the further setback of the third story, creates an interesting structural composition – one that utilizes with skillful efficiency site topography, vehicular access, natural lighting, and usable interior space, to offer creative, compatible infill development.



At left: Street elevation as seen from Bonifant Street. The new addition that extends to the east covers the vehicular driveway and is supported by columns near the east property line. The building is 38 feet in height. At right: the rear elevation as viewed from Easley Street. The windows are setback 18 feet from the rear property line.



Diagrammatic Landscape Plan showing the development proposal. The footprint of the existing structure is shown in gray; the footprints of the new building addition is shown in black; the plan features 886 square feet of public use space that offers special paving, landscaping, and seating adjoining the Bonfant Street ROW. A brick sidewalk is proposed within the public ROW; six street trees will be planted within the ROW as well.