

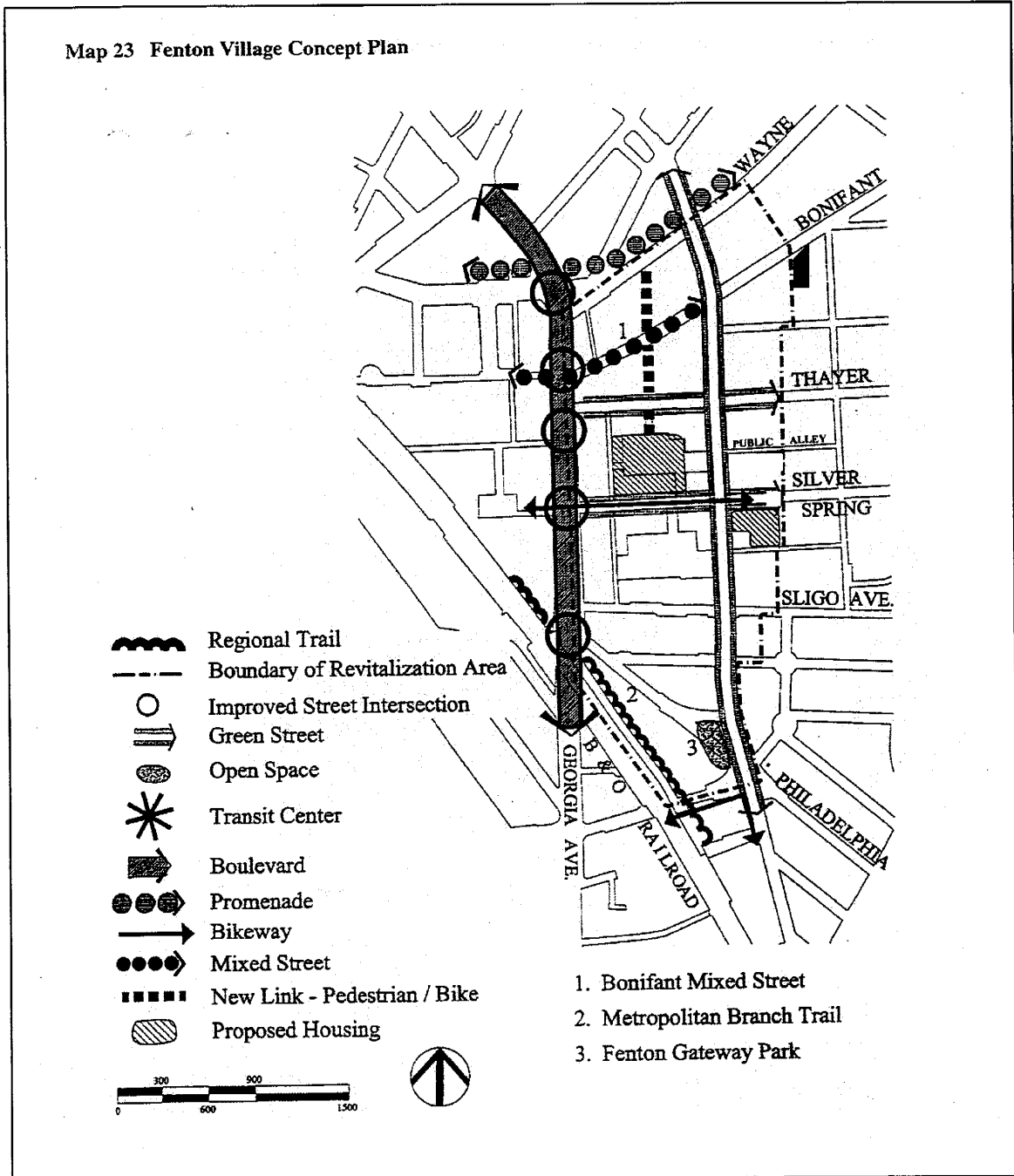
ANALYSIS: Conformance to the Zoning Ordinance

| 836 BONIFANT STREET 8-05036 | | CBD-0.5 Std. Method | Enterprise Zone | Site Plan |
|--|-------------------------------------|--------------------------------|------------------------|-------------------------------|
| | | §59-C-23 | §59-C-.2353 | 8-05036 |
| Development Standard: Lot 3 Block U | | Permit/Reqd | Permit/Reqd | Proposed & Binding |
| Gross Lot Area [§59-C-6.231] | 5,445 sf [0.125 acres] | N/A | N/A | 5,445 sf [0.125 acres] |
| Street Dedication 10959 | Concurrent Preliminary Plan 1-05094 | | | 553 sf |
| Net Lot Area (ac) | 4,882 sf [0.11 ac] | | | 4,882 sf [0.11 ac] |
| Building Area | | | | |
| Existing Building Area [net area] | 2,036 sf | | | 2,036 sf |
| New Building Addition [net area] | 3,409 sf | | | 3,409 sf |
| 1st Floor Addition | 734 sf | | | |
| 2nd Floor Addition | 1,550 sf | | | |
| 3rd Floor Addition | <u>1,120 sf</u> | | | |
| Total Building Area proposed | 5,445 sf | | | 5,445 sf |
| Density [Non-residential] | | | | |
| Floor Area Ratio [§59-C-6.23] | CBD-0.5 | 0.5 FAR | --- | --- |
| Floor Area Ratio [§59-C-6.2353] | Enterprise zone | --- | 1.00 FAR [5,445 sf] | 1.0 FAR [5,445 sf] |
| Building Coverage [§59-C-6.232] | CBD-0.5 | 50% max net lot | --- | --- |
| Building Coverage [§59-C-6.232] | Enterprise zone | --- | 75% max net lot | 2,484 sf [51% +/-] |
| Bldg Ht. [§59-C-6.23] | CBD-0.5 | 45 feet | --- | 38 feet |
| Public Use Space | | | | |
| Public Use Space (on site) | Standard Method | 10% [488 sf] min | --- | 17% +/- [866 sf] |
| Off-site Improvements | | | | 21% [1,034 sf] |
| Setbacks | | | | |
| From public ROW [§59-C-6.236(b)] | Existing structure SB | 1ft. Per 3 ft. ht> 30 ft. | --- | 17 feet |
| Proposed bldg with windows - SB from adjoining lots: | | | | |
| Existing structure [§59-C-6.236(c)] | | N/A | --- | 11 feet |
| New addition [§59-C-6.236(c)] | from west property line | 15 feet min | --- | 18 feet min |
| New addition [§59-C-6.236(c)] | from rear property line | 15 feet min | --- | 15 feet min |
| Proposed bldg w/out windows - SB from adjoining lots: | | | | |
| New building addition | east property line | 0 feet | --- | 0 feet |
| Parking | | | | |
| General Office [2.4 spaces/1,000sf] ¹ | | 12 spaces | --- | 2 spaces |

¹ The Project is located within the Parking Lot District. Parking requirements are met by the applicant's payment of the ad valorem tax.

ANALYSIS: Conformance to Sector Plan

The proposal meets the requirements of the Silver Spring Central Business District and Vicinity Sector Plan. The Sector Plan recommends CBD 0.5 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 lies within the Enterprise Zone (§59-C-16.2353), which allows flexibility of development standards, including density of 1.0 FAR, to encourage innovative design solutions and increased commercial uses and housing.



The Site lies within the Fenton Street Revitalization Area, just outside of the Fenton Village Overlay zone. The Sector Plan recommends a pedestrian friendly environment.

SECTOR PLAN CONFORMANCE:

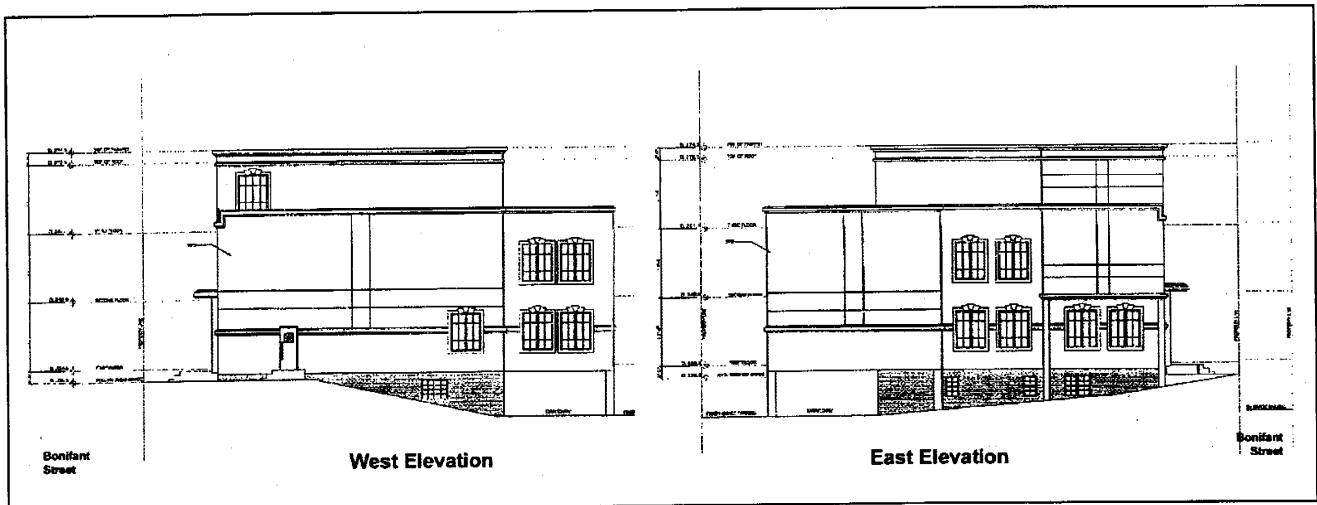
The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes that articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes (i.e. a commercial downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. The proposal will improve an existing building and add additional new commercial space. This project is being developed under the Standard Method of Development and provides opportunities for landscaped public open spaces and streetscapes. The proposed plan encourages the development of active urban streets by providing the public space along Fenton Street and improves the quality of the pedestrian environment by providing the Silver Spring streetscape treatments and the addition of six street trees.

Sector Plan Street Rights-of-Way

The Sector Plan recommends an 80-foot street right-of-way for Fenton Street. The existing street right-of-way for Fenton Street is 80 feet (40 feet measured from the centerline of the street).

Streetscape

The Applicant proposes to improve the Bonifant Street streetscape with a brick sidewalk within the right-of-way, and six Little Leaf Linden street trees. Staff recommends that the streetscape improvements be in accordance with the Silver Spring Streetscape (April 1992) technical manual or as amended.



At left: elevation drawing showing the building as seen from the west facing the existing 4-story commercial building. Note the elevated portion of the building at the rear that provides covered parking. The windows as seen on the west façade addition are set back 15 feet, except for one existing window retained on the 1st floor.

At right: elevation drawing showing view of the proposed construction as seen from the public parking lot. The windows as seen on the east façade remain from the exiting residential structure.

Note also the change in grade that allows covered parking and more efficient use of the site.

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. Not Applicable.*
2. *The site plan meets all of the requirements of the zone in which it is located.*

The proposal conforms with the special regulations for properties within the Central Business Districts zoned CBD-0.5 and designated as an Enterprise Zone area: The plan is proposed under the standard method of development; the density proposed comprises 1.0 FAR, as allowed under the §59-C-6.2353 Special Regulations (Enterprise Zone); building coverage proposed is 51% +/- of the lot area and conforms to the maximum building coverage limit of 75% as allowed under the Enterprise Zone. The site plan application conforms to the submission requirements of §59-C-6.2353, that is, the site plan application must be submitted prior to August 24, 2005.

See also: *Project Data Table* above.

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Location of Buildings**

The proposed building fully utilizes the existing residential structure as a starting point, complementing its form by the application of a new U-shaped structure placed on the top, east side and rear of the existing building. This new form offers skillful, varied massing that visually shifts the volumes from floor-to-floor, side-to-side, and front-to-back, augmenting the existing structure in three dimensions.

This study in massing succeeds in using, to maximum efficiency, the existing footprint, while expanding only to the extent necessary, the new footprint, which preserves the existing vehicular driveway, now improved with covered parking. The building's maximum height of 38 feet is featured at the streetfront with the addition of the 3rd story that steps down at the rear, respecting the back building line of the old house, and creating an outdoor terrace accessible from the 2nd floor. Interior natural lighting is accommodated for the top story via skylights, allowing the building's additions on the 2nd & 3rd floors to reach, *sans fenêtres*, to the east property line.

- b. **Open Spaces**

Staff has encouraged the applicant to pursue enhancement of the public realm, that is, Fenton Village Streetscape with usable public space for this standard method project. The plan provides 886 square feet of on-site public use space along the Bonifant Street ROW, adjoining the public sidewalk. The little plaza will feature special paving, perimeter ground planting, and ornamental trees, and two benches. The placement and design of this European-style, "mini-plaza" will extend the public realm through the use of the Silver Spring streetscape.

the public realm by the creation of public use space adjoining the sidewalk will encourage pedestrian activity. The building accommodates handicapped access safely and efficiently through the placement of the entrance ramp.

Vehicular circulation to the two parking spaces at the rear is maintained by the building design that straddles, structurally, the existing driveway and provides covered parking at the rear. The site is located within the CBD Parking District; hence, there is no parking required on site.

The improvements associated with this development will enhance pedestrian and vehicular safety by the following means:

- Creating a clearly identified public sidewalk, paved in brick, that continues across the driveway curb cut;
- Increasing the separation of pedestrians and vehicles by means of a grass panel with street trees along the curb;
- Marking the pedestrian public use space by special brick paving;
- Providing handicapped access.

Staff recommends that the special paving be extended to mark the shared pedestrian-vehicular portion of the drive aisle that connects to the handicapped ramp.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The proposed re-development provides compatible, attractive treatment of a CBD infill site. The structure proposed and its commercial use is compatible with other uses and site plans, for both existing and proposed development. The building proposed establishes a compatible relationship with its adjacent structure to the west and others within the block, with respect to height, access, massing, orientation, and materials. Furthermore, the design of the building with its creative massing and the addition's windowless walls on the east façade offer adjoining properties greater potential for redevelopment in the future—that is, the ability to build to the lot line.

The proposed design takes advantage of the additional density allowed under the special regulations for the Enterprise Zone. The height and additional square footage achieved through building design that accommodates the change in grade remains well below the development envelope envisioned for the Fenton Village revitalization effort. The activity associated with the proposed development will not cause any negative effect on adjacent residential or commercial uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The property has been granted an exemption (4-04379E) from Forest Conservation requirements because the property is less than one acre in area.

Attachments

1. *Memorandum from MNCPPC Community Based Planning* dated November 1, 2005
2. *Memorandum from MNCPPC Environmental Planning* dated November 3, 2005.

