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## **Summary**

### **Proposal**

The application proposes a 380,057-square-foot mixed-use development on a 1.6-acre, CBD-2 zoned property in the Silver Spring Central Business District. The development will include 312 multi-family dwelling units in a 15-story (143 feet) building with 7,330 square feet of retail space on the ground floor near Cameron Street. Required parking spaces will be provided on site in a five-level garage, which is part of the proposed building and located in the rear portion of the site adjacent to a public parking garage. The proposed residential units will include 39 moderately priced dwelling units, or 12.5% of the total number of units.

### **Amenity**

Part of the site, approximately 23 percent, is to be used as public use area. Amenities, such as a plaza, landscaping, public art, benches, and special lighting, are proposed within the public use area to accommodate public activities and to enhance the streetscape in the downtown area. The development will also provide off-site amenities including streetscape improvements along the Cameron Street frontage and a section of Fenton Street.

### **Issues**

The issues addressed during review include compatibility with the neighboring United Therapeutics project (920040070) to the north and east of the site, location and quality of the proposed public use space, and streetscape improvements to Cameron Street and Fenton Street.

### **Community Outreach**

The Applicant has presented the proposed development to various civic groups including: the Commercial and Economic Development (CED) Subcommittee of the Silver Spring Citizens Advisory Board, and the Silver Spring Advisory Board, as requested by staff. The Applicant plans on presenting the proposed development to the Greater Silver Spring Chamber of Commerce prior to the Planning Board hearing for the project plan. Staff has not received any written comments from any of the organizations.

### **Public Art Review**

The Applicant will present their art program to the Art Review Panel during the site plan phase for elements within the public use space.

### **Concurrent Review**

The Applicant also filed a Preliminary Plan application #120060180, which is being processed concurrently with the Project Plan and will be heard by the Planning Board on the same day.

### **Staff Recommendation**

Staff recommends approval of the Project Plan with the conditions listed in the Recommendation section below.

**STAFF RECOMMENDATION FOR PROJECT PLAN:** Approval of approximately 380,057 gross square feet of development, including a maximum of 312 residential multi-family condominium units, of which 39 will be MPDUs, and 7,330 square feet of retail on approximately 1.63 acres, with the following conditions:

**1. Development Ceiling**

The proposed development shall be limited to a maximum of 380,057 gross square feet of development, including a maximum of 312 multi-family condominium units, of which 39 will be MPDUs, and 7,330 square feet of retail space.

**2. Building Height/Mass**

The height of the proposed building shall not exceed 143 feet.

**3. Transportation Improvements**

- a. The proposed development shall dedicate an additional 2.5 feet of right-of-way (37.5 feet from the centerline) to provide for a total of 72.5 feet of right-of-way for Cameron Street.
- b. Provide a Class III bikeway (signed, shared with motorized vehicles) along the frontage of the property for Cameron Street.

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

The applicant shall provide 12.5% or 39 MPDUs on-site, consistent with the requirements of Chapter 25A.

**5. Public Use Space**

- a. The proposed development shall provide a minimum of 23.2 percent (16,334 square feet) of on-site public use space and 24.5 percent (17,239 square feet) of off-site public use space.
- b. The proposed public use space shall be easily and readily accessible to the general public and used for public enjoyment.

**6. Streetscape**

- a. The applicant shall provide the full streetscape improvements along the Cameron Street frontage using the *Silver Spring Streetscape Plan (April 1992)* Technical Manual. The following elements are proposed: stone, precast concrete, brick pavers, street trees, lighting, and any other details that are necessary, including the undergrounding of utilities along the frontage of the property, to fulfill the Silver Spring streetscape standards.
- b. Off-site improvements shall be provided along the property frontage of Cameron Street; and extended along the south side of Cameron Street from the United

Therapeutics boundary to the Georgia Avenue right-of-way; and on both sides of Fenton Street from Cameron Street to Colesville Road.

**7. Public Art**

A public art program shall be developed to include opportunities within the public retail area to reinforce the architecture of the building, and provide a place for pedestrians and shoppers to congregate.

**8. Staging of Amenity Features**

- a. The proposed project shall be developed in one phase.
- b. Landscaping to be installed no later than the next growing season after completion of the proposed building and public plaza.
- c. Streetscape improvements and public art to 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 of 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 Prior to Site Plan Approvals**

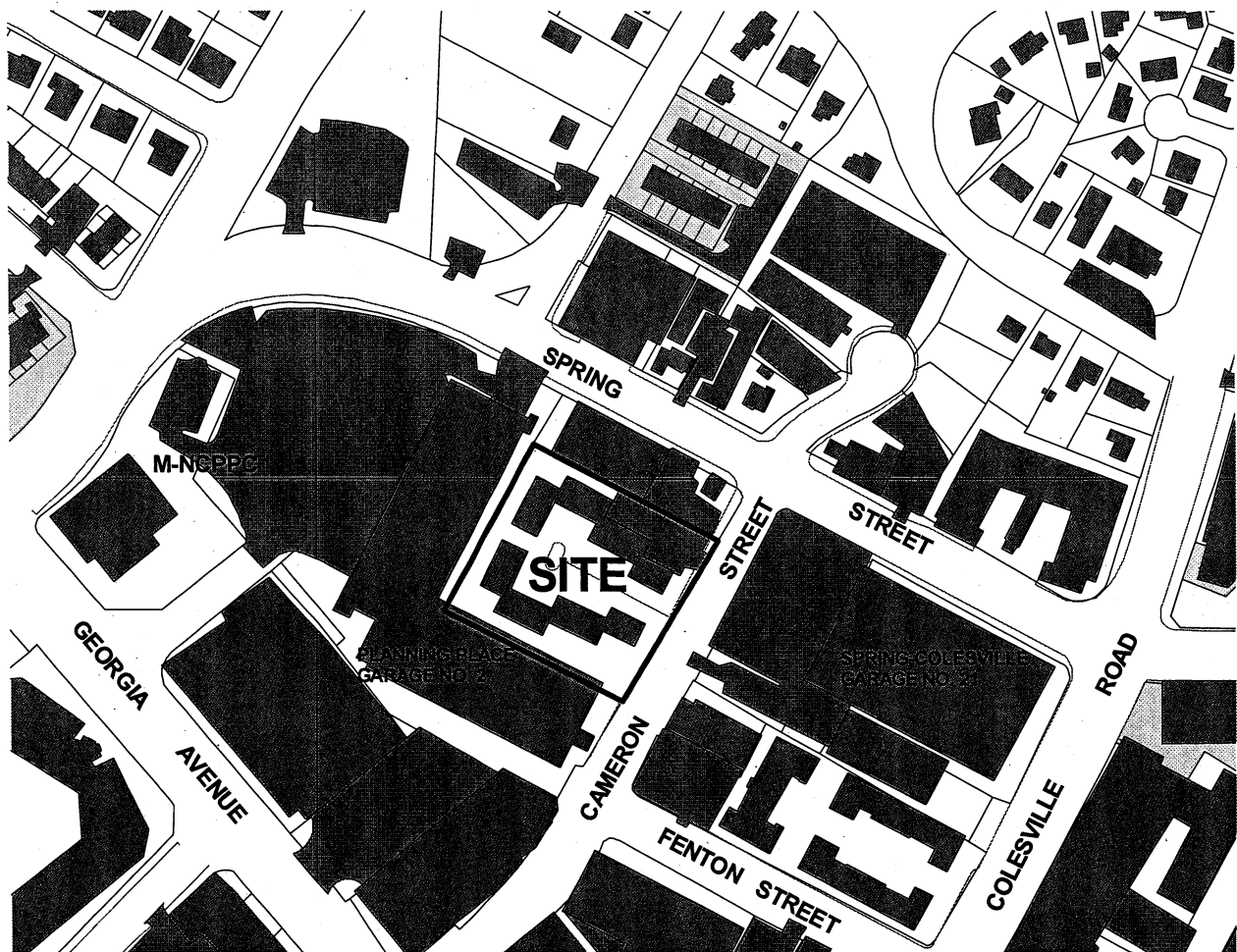
The applicant shall secure the following additional approvals prior to Site Plan Review:

- a. Present the public art components to the Art Review Panel for review and comment that will be available to the Planning Board, prior to scheduling the Planning Board hearing for the site plan application;
- b. Enter into a maintenance agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements.
- c. Enter into an agreement to participate in the Silver Spring Transportation Management District.

**PROJECT DESCRIPTION: Surrounding Vicinity**

The Cameron House development is within the CBD-2 Zone near the northern edge of the Central Business District boundary for Silver Spring. The adjacent property at the southwestern intersection of Cameron and Spring Street is zoned CBD-2, while the opposite side of Cameron Street is zoned CBD-1. The adjacent property at this intersection (United Therapeutics, 920040070) is currently under construction for the laboratory while the remainder of the site contains construction trailers and the original United Therapeutics offices.

The properties directly across Spring Street are zoned CO (Commercial Office) and consist of 2- and 3-story residential houses that have been converted into medical and commercial offices and an 8-story commercial and retail office building. A larger mid-rise building is directly east of the medical center. The 8-story building houses M-NCPPC Park Planning and Development Division, as well as our Historic Preservation Department. The public parking garage No. 2 (Planning Place Garage) is a 4-story structure located on the south and east side of the subject property with access points on Cameron and Spring Streets. Public parking garage No. 21 (Spring-Colesville Garage) is located to the south and west with access from Spring and Cameron Streets as well.



**PROJECT DESCRIPTION:      Site Description**

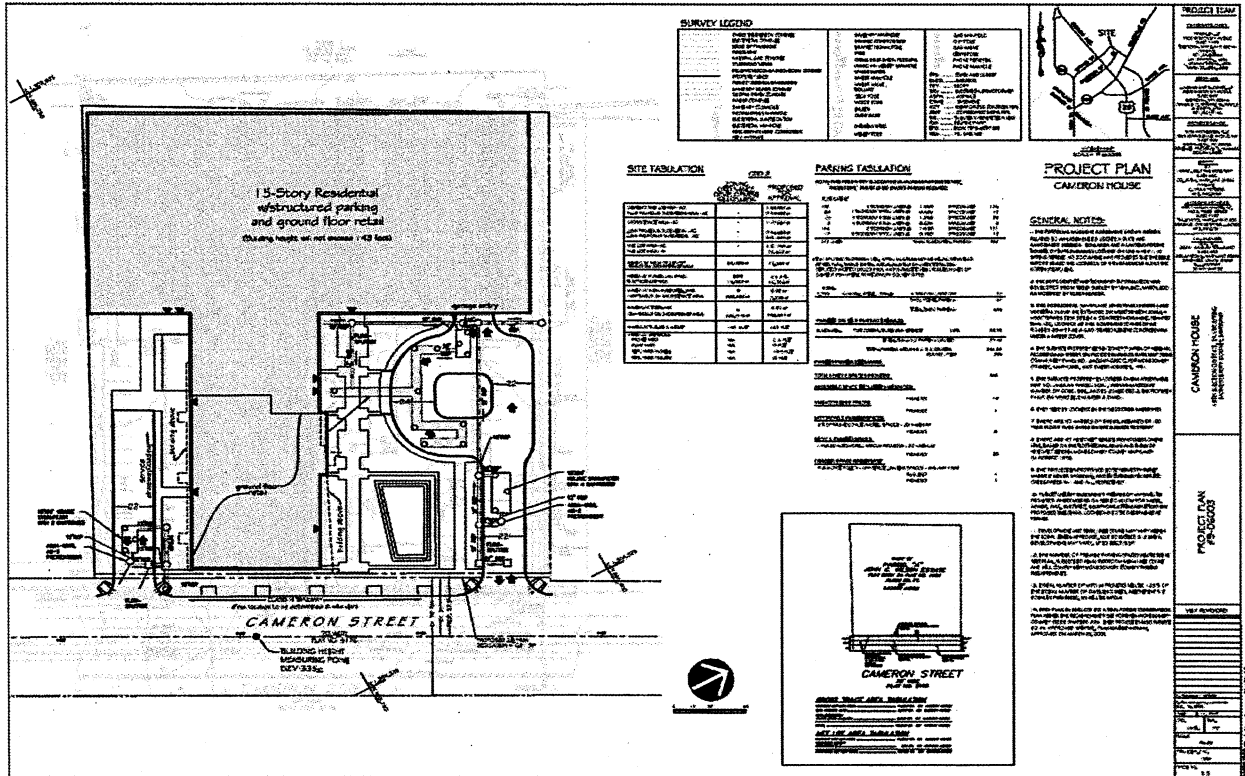
The site consists of part of Parcel A of the J.C. Wilson Estate, recorded in Plat Book S, Page 64, on January 20, 1942. The parcel fronts onto Cameron Street and is surrounded by the United Therapeutics property (9-04007) directly to the north and the Montgomery County Parking Garage (no. 2) to the south and west. The subject site, also known as St. Charles apartments, is a 3-story brick building that is somewhat U-shaped connected by a 6-foot masonry wall at the western boundary. The interior courtyard is primarily lawn area with interconnected walkways to the center that lead to the main entrance on Cameron Street. The perimeter of the building to the north and south contains surface parking for the tenants. The building and parking on the south side is separated by a wood retaining wall and lawn area. The entrance to the property contains a split-rail fence and ornamental plantings around the foundation. A 3-foot wood fence separates the existing apartment complex from a portion of the adjacent United Therapeutics property. Metered parking exists all along Cameron Street and on both sides of Spring Street west of the intersection with Spring Street.

The topography on the property slopes from north to south by approximately 5 feet. The high point of the site is at the entrance to the apartment complex on Cameron Street. There is no significant vegetation on the property with the exception of some mature shade and evergreen trees at the southern and western boundaries adjacent to the parking structure. Overhead utilities are located along the frontage of the property on Cameron Street.



**PROJECT DESCRIPTION: Proposal**

The Cameron House development proposes to redevelop the existing apartment complex into approximately 380,057 gross square feet of development, including a maximum of 312 multi-family condominium units, of which 39 will be MPDUs, and 7,330 square feet of retail space, on 1.63 acres.



Plan view of project plan

**Building Design**

The T-shaped building is comprised of 15 stories (143 feet) including retail on the ground floor and 312 multi-family units on floors 3 through 15. The parking garage is one level below grade and 4 levels above grade, primarily in the rear of the site adjacent to the public garage. The residential lobby entrance into the building is located on the Cameron Street frontage, recessed approximately 95 feet from the building edge. The retail entrance is located directly along the Cameron Street frontage.

A landscaped terrace for the residents will be provided on the top of the 5-level garage on the west side abutting the public parking garage. The terrace will be used specifically for the residents on that floor level and will provide a softer appearance for the residents on the upper levels. The terrace contains a retaining wall on the edge for safety and to screen the adjacent parking structure and vehicles.