



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

October 14, 2005

Mr. Ghassan Khouri
Vika, Inc.
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Cameron House
Preliminary Plan #: 1-06018
SM File #: 219950
Tract Size/Zone: 1.63 Ac./CBD-2
Total Concept Area: 1.62 Ac.
Parcel(s): NO51
Watershed: Sligo Creek

Dear Mr. Khouri:

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 via Stormfilters (3) and water quality units for pretreatment (2); a waiver of channel protection due to low head conditions and a partial waiver of water quality due to site constraints. Onsite recharge is not required since this is redevelopment. A waiver for Channel protection volume is not required for drainage area 1 because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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. The StormFilters will be designed as volume based structures. Pretreatment for SF #10 is not required since the drainage area is all roof top.
6. If you and your client decide to use green roof technology you may reduce the size of the water quality structures accordingly.
7. All covered parking is to drain to a WSSC sanitary sewer system.



8. Provide a copy of the mechanical plans to verify that the roof drains are going to the stormwater management structures and that the covered parking is going to WSSC system.
9. Submit green roof specifications, designs and details to the New Products Committee for acceptance. Contact Boyd Church of MCDEP, the chairman of this committee, at 240-777-7770.

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

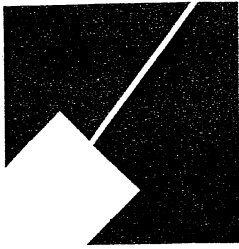


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN219950 Cameron House.DWK

cc: C. Conlon
S. Federline
SM File # 219950

QN - Onsite/Waived; Acres: 0.21/1.41
QL - Onsite/Waived; Acres: 1.54/0.08
Recharge is not provided



November 15, 2005

MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator
Development Review Division

Catherine Conlon, Subdivision Supervisor
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team *GK*
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator *MIA*
Community-Based Planning Division

SUBJECT: Project Plan Review No. 9-20060030
Preliminary Plan Review No. 1-20060180
Cameron House

The Community-Based Planning staff has reviewed the above referenced Project Plan and Preliminary Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located on the west side of Cameron Street, south of Spring Street in Silver Spring. Community-Based Planning recommends the approval of this Project Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide Class III (signed, shared with motorized vehicles) bikeways for Cameron Street.
2. Dedicate additional street right-of-way for Cameron Street equal to 37.5 feet measured from the centerline of the existing street.
3. Provide streetscape improvements on Cameron Street and Fenton Street in accordance with the *Silver Spring Streetscape* technical manual.
4. Enter into an agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements.

ZONING AND LAND USE:

The 1.77 acre (77,383 square feet) 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 proposed mixed-use development program is comprised of 312 high-rise residential units with 7,330 square feet of ground floor retail. The proposed uses are permitted and conform to the intent of the CBD-2 Zone. The proposal will be implemented under the optional method of development. The project proposes a density of 4.91 FAR which is less than the permitted maximum of 5.0 FAR for mixed-use developments under the CBD-2 Zone. The density proposed for approval (380,057 gross square feet) is calculated on a gross site area of 77,383 square feet which includes the lot area, proposed area to be dedicated for street right-of-way and prior dedications.

The minimum required on-site public use space for this project is 14,092 square feet (20 percent of the net lot). The applicant proposes a total of 16,334 square feet of on-site public use space or 23.2 percent of the net lot area. The applicant is also proposing 17,239 square feet of off-site streetscape improvements. The combined on-site public use space, amenities and off-site improvements is 33,573 square feet or 47.7 percent of the net lot area.

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 residential downtown; a commercial downtown; a green downtown; and a pedestrian-friendly downtown) apply to the proposed project. The proposed development addresses housing needs and expands the commercial base by providing new retail opportunities. This project proposes new public open spaces and extensive streetscape improvements. It encourages the development of active urban streets by providing street-facing retail and easily accessible and highly visible public spaces as activity generators. This proposal improves the quality of the pedestrian environment by providing the high-quality streetscape treatments required for optional method projects.

- A. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-street) bikeway for Cameron Street. Staff recommends Class III (signed, shared with motorized vehicles) bikeway.
- B. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a right-of-way width of 75 feet for Cameron Street. Staff recommends additional street right-of-way dedication for Cameron Street equal to 37.5 feet measured from the centerline of the existing street.

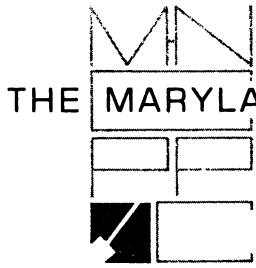
C. **Streetscape:** The applicant proposes to improve Cameron Street along the property frontage with streetscape using the Type B treatment recommended in the *Silver Spring Streetscape* technical manual. In addition to the frontage along Cameron Street the applicant proposes additional streetscape improvements to the east side of Cameron Street from the alley entrance adjacent to United Therapeutics to Georgia Avenue and on both sides of Fenton Street from Cameron Street to Colesville Road.

The staff recommends that the applicant enter into an agreement with the Silver Spring Urban District for the maintenance of all or some of the streetscape improvements.

COMMUNITY OUTREACH:

The applicant has met with the Commercial and Economic Development Subcommittee of the Silver Spring Citizens Advisory Board and the Silver Spring Urban District Advisory Committee. Community-Based Planning staff has not received comments regarding this proposal.

MI: G:\Iraola\regulatory\project\920060030_CameronHouse_CBPmemo



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 17, 2005

MEMORANDUM

TO: Robert Kronenberg, Planner/Coordinator
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Scott A. James, Planner/Coordinator *Saj*
Transportation Planning

SUBJECT: Cameron House
Project Plan #9-06003 and Preliminary Plan #1-06018
Silver Spring CDB Sector Plan

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the project and preliminary plan applications for 312 high-rise residential units at 8710 Cameron Street in downtown Silver Spring, Maryland.

RECOMMENDATION

Transportation Planning staff recommends approval of the above referenced preliminary and site plans with the following conditions as part of the APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the development to 312 residential units.
2. Dedicate and show on the record plat an additional 2.5 feet of right-of-way along Cameron Street so as to equal 37.5 feet as measured from the centerline.
3. Enter into an agreement to participate in the Silver Spring Transportation Management District.

DISCUSSION

Site Location, Access, Circulation, and Parking

The subject property is located on Cameron Street between Spring Street and Fenton Street in downtown Silver Spring. The property is accessed from Cameron Street.

Local Area Transportation Review

The proposed development of 312 residential units is anticipated to generate 98 peak-hour trips during the morning peak period and 109 peak-hour trips during the evening peak period. An LATR study was performed to determine the impact the proposed development would have upon the adjacent transportation infrastructure.

Four intersections vicinity of the site were selected for analysis: Georgia Avenue (MD 97) at Spring Street, Colesville Road (US 29) at Spring Street, Spring Street at Cameron Street, and Cameron Street at Fenton Street. As shown in the table below, all studied intersections are estimated to operate within the established Silver Spring CBD Critical Lane Volume (CLV) congestion threshold of 1800 vehicles.

The following table shows the CLV analysis results for the studied intersections:

Roadway Intersection	Current CLV levels (AM / PM)	Background CLV levels (AM / PM)	Projected Future CLV (AM / PM)
Georgia Avenue (MD 97) / Spring Street	1059 / 1030	1140 / 1132	1141 / 1150
Colesville Road (US 29) / Spring Street	1144 / 1418	1210 / 1505	1216 / 1509
Spring Street / Cameron Street	562 / 819	614 / 845	630 / 858
Cameron Street / Fenton Street	271 / 394	394 / 600	421 / 626

Master Plan Roadways and Bikeways

Georgia Avenue (MD 97) is a six-lane major divided highway within 126 feet right-of-way. Colesville Road is a six-lane major divided highway within 126 feet of right-of-way. Both roadways serve Silver Spring and the region by providing access to the District of Columbia to the south and regional highways and freeways throughout Montgomery County. Spring Street is classified as a two-lane major arterial roadway connecting 16th Street to the west and Colesville Road to the east. The recommended right-of-way varies for Spring Street from 100 feet between Colesville Road and Cameron Street to an 80-foot right-of-way between Cameron Street and Fairview Road, widening to 100 feet of right-of-way between Fairview Road and Georgia Avenue.

Cameron Street is classified as a Business Street of 75 feet right-of-way. Fenton Street is classified as an arterial roadway with a recommended 80 feet of right-of-way between Colesville Road and Cameron Street. The intersections of Spring Street and Georgia Avenue, Cameron Street and Colesville Road are all signalized, as is the intersection of Fenton Street at Cameron.

Local bikeways exist along Spring Street, Cameron Street and Fenton Street. All routes are classified as on-road and designated by posted signs. No impact to the on-road bikeways is anticipated as a result of this proposed development.

Pedestrian Access

The adjacent intersections have signalized pedestrian crosswalks on all approaches. Intersection signal timing and signage is adequate for pedestrians at all intersections studied. The project proposes to tie into the existing network of pedestrian facilities within the Silver Spring CBD. No additional improvements for pedestrian access are anticipated as a result of this project proposal.

SAJ:kcw

mno to kronenberg re Cameron House 9-06003.doc



CHECKLIST Site Plan / Project Plan Review

Plan # 920060030 Name: CAMERON HOUSE
 Zone: CBD-2 Tract Area: 1.6 Proposed Use: RESIDENTIAL RETAIL
 Number of Units: 312 Square Footage: 380,057 s.f.
 Development Method: OPTIONAL Other: RETAIL: 7,330 s.f.

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation		<u>MEMO ATTACHED 11/17/05</u>	SHA		<u>NO COMMENT</u>
Environmental		<u>MEMO ATTACHED W/PRELIM PLAN 11/23/05</u>	DPS (SWM)		<u>MEMO ATTACHED 10/14/05</u>
Community Planning		<u>MEMO ATTACHED 11/15/05</u>	DPS (Traffic)		<u>COMMENTS DATED 9/26/05</u>
Historic Planning		<u>NO COMMENT 12/2/05</u>	Public School		<u>NO COMMENT</u>
Park Planning		<u>NO COMMENT 12/2/05</u>	Utility		<u>NO COMMENT</u>
Research/Housing		<u>NO COMMENT 12/2/05</u>	Fire & Rescue		<u>COMMENT ATTACHED W/PREL. PLAN 11/19/05</u>
			DPW & T		<u>MEMO ATTACHED W/PREL. PLAN 11/1/05</u>

Development Standards / Requirements

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning Requirements | <input checked="" type="checkbox"/> MPDU Calculation | <input checked="" type="checkbox"/> Building Restriction Lines |
| <input checked="" type="checkbox"/> Development Data Table | <u>N/A</u> TDR Calculation | <input checked="" type="checkbox"/> Building Height |
| <u>N/A</u> Recreation Calculation
<u>AT SITE PLAN</u> | <input checked="" type="checkbox"/> Timing/Phasing Conditions
<u>TO BE DEVELOPED IN MORE DETAIL AT SITE PLAN</u> | <input checked="" type="checkbox"/> Master Plan Conformance |
| <u>N/A</u> Development Plan | <input checked="" type="checkbox"/> Preliminary Plan
<u>CONCURRENT 120060180</u> | <u>N/A</u> Prior Site Plan Approvals |
| <u>N/A</u> Record Plat | | |

Community Input

- Civic Association SEE COMMUNITY OUTREACH PG. 3 OF REPORT
- Individuals _____

Supervisor Review

Chief Review

MM
RdK

12.2.05
12/2/05