



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.

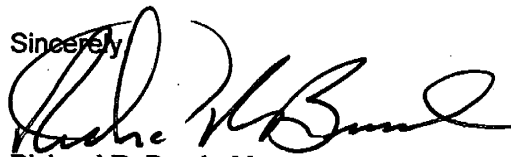
This list may not be all-inclusive and may change based on available information at the time.

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

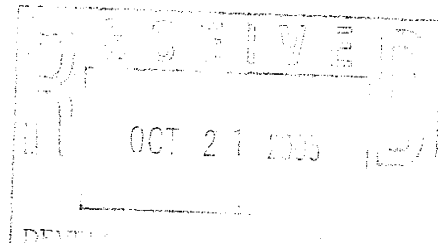


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

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





DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

November 1, 2005

Ms. Catherine Conlon, Subdivision Supervisor
Mr. Robert Kronenberg, Coordinator
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-06018
Project Plan No. 9-06003
Cameron House

Dear Ms. Conlon and Mr. Kronenberg:

We have completed our review of the preliminary plan dated July 15, 2005 and the accompanying project plan. This package was reviewed by the Development Review Committee at its meeting on September 26, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details specifically driveways adjacent and opposite the site as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication across the Cameron Street site frontage in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

Size storm drain easement(s) prior to record plat.
4. The proposed southern driveway apron will need to be relocated to the north/east; it will not be allowed to cross the property line (extended into the public right-of-way). The applicant may want to consider using the DPWT Commercial Driveway (Standard No. MC-302.01) apron at this location.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Conlon and Mr. Kronenberg

Preliminary Plan No. 1-06018

Project Plan No. 9-06003

Date October 28, 2005

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6. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
7. Curb radii and pavement widths for the intersection type driveways and the proposed on-site cul-de-sac should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site, including emergency response apparatus.
8. Truck loading space requirements to be determined in accordance with the DPWT "Off-Street Loading Space" policy.
9. The applicant's storm drain capacity and impact analyses, with the proffered improvements, have been accepted.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
11. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
12. The owner will be required to submit a recorded covenant for the operation and maintenance of private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

Ms. Conlon and Mr. Kronenberg
Preliminary Plan No. 1-06018
Project Plan No. 9-06003
Date October 28, 2005
Page 3

- A. Silver Spring CBD streetscaping amenities (including but not limited to brick sidewalks and handicap ramps, street lights, street trees, and street furniture) across the Cameron Street site frontage.
- B. Construct proposed inlets (in accordance with the DPWT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

n:/subdivision/farhas01/preliminary plans/1-06018, Cameron House, gml revs.doc

Enclosure

- cc: Bill Landfair; VIK A Inc
- Marwan Mustafa; VIK A, Inc.
- Bob Dalrymple, Linowes and Blocher, LLP
- Jay Johnson, FF Realty LLC
- Dolores Kinney; M-NCPPC Development Review
- Shahriar Etemadi; M-NCPPC Transportation Planning
- Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review
- Christina Contreras; DPS Right-of-Way Permitting & Plan Review
- Sarah Navid; DPS Right-of-Way Permitting & Plan Review



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: CAMERON HOUSE Preliminary Plan Number: 1-

Street Name: CAMERON STREET Master Plan Road Classification: BUSINESS

Posted Speed Limit: (NOT POSTED) 25 mph (assumed)

Street/Driveway #1 (See Attached Sketch) Street/Driveway #2 (See Attached Sketch)

Sight Distance (feet) OK?
Right 480' Yes
Left 300' Yes

Sight Distance (feet) OK?
Right 345' Yes
Left 488' Yes

Comments: Some possible sight impediments may include: street signs, parked cars, utility poles, parking meters. These provide partial obstruction at various distances.

Comments: Some possible sight impediments may include: street signs, parked cars, utility poles, parking meters. These provide partial obstructions at various distances.

GUIDELINES

Table with 3 columns: Classification or Posted Speed (use higher value), Required Sight Distance in Each Direction*, and values for Tertiary, Secondary, Business, Primary, Arterial, and Major road types.

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: [Handwritten Signature]
20423

Date: 8-1-2005

PLS/P.E. MD Reg. No.



Montgomery County Review:
[] Approved
[] Disapproved
By: [Signature]
Date: 11/1/05

WSSC Comments on Items for September 26, 2005
Development Review Committee Meeting

| File Number | Project Name | Substantial Comments |
|--------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1-06018 9-06003 | CAMERON HOUSE | <p><u>WATER AND SEWER AVAILABLE</u></p> <p>Existing 8-inch water and sewer mains in Cameron Street about the the subject property. Connections can be made directly to these mains to obtain water and sewer service. Show alignment of proposed connections on preliminary plan. It is recommended that a hydraulic planning analysis request be made to our office to determine if there is sufficient sewer capacity and adequate water pressure. The existing water main is old and may need rehabilitation to obtain adequate water pressure.</p> <p><u>PAY SERVICE CONNECTION AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Swetzer Lane, Laurel, Maryland 20707.</p> <p><u>SUBMIT ON-SITE PLAN</u></p> <p>Submit on-site plans for water lines greater than 2 inches or sewer lines greater than 4 inches (to the One-Stop-Shop). A professional engineer registered in Maryland must prepare plans. Plans must conform to W/S Design Standards.</p> <p><u>HYDRAULIC INFORMATION REQUIRED</u></p> <p>For commercial, industrial or public type buildings, to include apartment designs, fire sprinkler system hydraulic data, including estimated flow rate in gallons per minute and building top and lowest floor elevations, are required by WSSC.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> |



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**RIGHT OF WAY PERMITTING AND PLAN REVIEW SECTION
DRC COMMENTS**

September 26, 2005

Cameron House

1-06018

9-06003

- Provide flush/banded curb at entrance off of Cameron Street.
- Drive aisle pick-up/drop off should be at 24 feet to allow adequate vehicular/pedestrian movements.
- Reshape interior "square" island to allow for greater radii.

If you have questions concerning these comments, please contact Christina T. Contreras at 240-777-6307



EPD Recommendation to Dev Rev Div: XXX Approve w/conditions as noted below

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Development Review Division

SUBJECT: Plan # 1-06018 & 9-06003 , Name Cameron House
DRC date: Monday, September 26, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

XXX Plan is complete.

EPD RECOMMENDATIONS:

XX Approval with conditions:

- a) Standard forest conservation condition: Use of tree planting to meet forest requirements is acceptable.

NOTE for consideration at site plan:

Care must be taken in design to assure noise and air quality compatibility with the approved United Therapeutics building to the east, and the parking garage to the west. The principal focus shall be placed on the location of, and effects from mechanical systems, intakes and exhausts, trash pickup location, etc. as they may affect the residential use of the property.

SIGNATURE:



301-495-4550

DATE:

9/26/05

Steve Federline, Environmental Planning
Countywide Planning Division

cc: engineer/applicant



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation
September 22, 2005

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
US 29 General
Cameron House
File No. 1-06018


Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Cameron House development. We have completed our review and offer the following comments:

- Four (4) copies of the traffic study need to be submitted so the appropriate divisions within the State Highway Administration (SHA) can make the necessary review.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

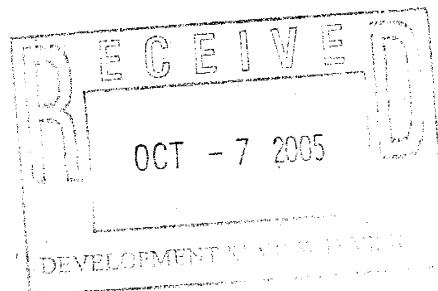
Very truly yours,



Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. Shahriar Etemadi, M-NCPPC (Via E-mail)
Mr. William Landfair (VIKA Incorporated)



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

October 28, 2005

Re: Montgomery County
MD 97
Cameron House

Mr. Shahriar Etemadi
Transportation Coordinator
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you for the opportunity to review the Traffic Impact Study Report prepared by Integrated Transportation Solutions (ITS), Inc. dated August 2005 (received by the EAPD on October 3, 2005) that was prepared for the proposed Cameron House mixed-use development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 312 High Rise Condominium Units and 7,330 square feet of Retail Space is proposed from one (1) full movement access driveway on Cameron Street (a County roadway). An additional full movement access driveway for loading only will also be provided along Cameron Street.
- The traffic consultant determined that the proposed development would not cause any studied intersection to exceed the congestion standard within the Silver Spring Central Business District (CBD) Policy Area (CLV less than 1,800) as established by the M-NCPPC.

Although the MD 97/Cameron Street, US 29/Fenton Street, and US 29/MD 97 intersections are all within one or two blocks of the proposed site and a significant percentage of site generated traffic is projected to utilize these intersections, these three (3) intersections were excluded from the traffic impact study report. Therefore, SHA recommends that the M-NCPPC require the applicant to re-submit a traffic study that includes the MD 97/Cameron Street, US 29/Fenton Street, and US 29/MD 97 intersections in the analyses.

SHA concurs that the proposed development will not cause the other studied intersections included in the report to exceed the Silver Spring CBD Policy Area congestion standard threshold as established by the M-NCPPC. The SHA policy regarding intersection level of service requires that all intersections function at a level of service "D" or better in the design year with full build-out of the given project. Given that the Montgomery County policy differs from that of SHA regarding the need for mitigation at off-site intersections, the SHA will defer to the local criteria. However, any proposed mitigating roadway improvements impacting a State-controlled roadway must be reviewed and approved by the SHA.

My telephone number/toll-free number is _____

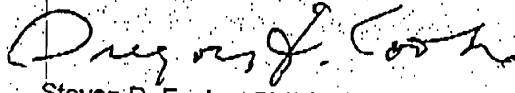
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Mr. Shahriar Eltemadi
Page 2 of 2

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this application. If there are any questions on any issue requiring a permit from SHA, please contact Mr. Greg Cooke at 410-545-5602 or by e-mail at gcooke@sha.state.md.us. If you have any questions or comments regarding the enclosed traffic report comments, please contact Larry Green at (410) 995-0090 extension 20.

Very truly yours;



Steven D. Foster, Chief
Engineering Access Permits Division

- cc: Mr. Ed Axler, M-NCPPC
- Mr. Greg Cooke, Assistant Chief, SHA Engineering Access Permits Division
- Mr. Joseph Finkle, SHA Travel Forecasting Section
- Mr. Bob French, SHA Office of Traffic & Safety
- Mr. Larry Green, Daniel Consultants, Inc.
- Mr. Craig Hedberg, ITS, Inc.
- Mr. Dennis Simpson, SHA Regional Planning
- Mr. Lee Starkloff, SHA District 3 Traffic Engineering
- Mr. Eric Tabacek, SHA Traffic Development & Support Division
- Mr. Jeff Wentz, SHA Office of Traffic & Safety



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.

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

Preliminary Plan Data Table and Checklist

| Plan Name: Cameron House | | | | |
|------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------|--------------------------------|
| Plan Number: 120060180 | | | | |
| Zoning: CBD-2 | | | | |
| # of Lots: 1 | | | | |
| # of Outlots: 0 | | | | |
| Dev. Type: 312 multi-family dwelling units and Commercial | | | | |
| PLAN DATA | Required/Permitted | Proposed for Approval | Verified | Date |
| Minimum Lot Area | 22,000 sq.ft. | 77,383 gross s.f. (1.78 acres) is minimum proposed | | Nov. 21, 2005 |
| Public Open Space | 20% (14,092 s.f.) | 23% (16,334 s.f.) | | Nov. 21, 2005 |
| Setbacks | As Established by Project Plan #920060030 | Front: 2.6 ft. Side (North): 10.5 ft. Side (South): 0 Rear: 0 | | Nov. 21, 2005 |
| Height | 143 ft. Max. (Optional Method) | May not exceed maximum | | Nov. 21, 2005 |
| Max Resid'l d.u. per Zoning | 200 d.u./acre (326 d.u.) 5.0 FAR (386,915 s.f.) | 312 Multi-family d.u. 4.89 FAR (372,727 s.f.) | | Nov. 21, 2005 |
| Comm'l s.f. per Zoning | 3.0 FAR (232,149 s.f.) | 0.95 FAR (7,330 s.f.) | | |
| Total | 5.0 FAR (386,915 s.f.) | 4.91 FAR (380,057 s.f.) | | |
| MPDUs | 12.5% (39) | 12.5% (39) | | Nov. 21, 2005 |
| Site/Project Plan Req'd? | Yes | Yes | | Nov. 21, 2005 |
| FINDINGS | | | | |
| SUBDIVISION | | | | |
| Lot frontage on Public Street | Yes | Yes | | |
| Road dedication and frontage improvements | Yes | Yes | DPWT/ Transportation Planning | Nov. 1, 2005/ Nov. 17, 2005 |
| Environmental Guidelines | Yes | Yes | Environmental memo | Sept. 26, 2005 |
| Forest Conservation | Yes | Yes | Environmental memo | Sept. 26, 2005 |
| Master Plan Compliance | Yes | Yes | Community Based Planning | Nov. 15, 2005 |
| Other | | | | |
| ADEQUATE PUBLIC FACILITIES | | | | |
| Stormwater Management | Yes | Yes | DPS memo | October 14, 2005 |
| Water and Sewer | Yes | Yes | WSSC | Sept. 26, 2005 |
| Local Area Traffic Review | Yes | Yes | Transportation Planning | Nov. 17, 2005 |
| Fire and Rescue | Yes | Yes | MCFRS | Nov. 19, 2005 |

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

MARYLAND - NATIONAL CAPITAL
PARK & PLANNING COMMISSION

ENVIRONMENTAL RECOMMENDATIONS

November 23, 2005

TO: Cathy Conlon and Robert Kronenberg, Development Review

FROM: Stephen D. Federline, AICP 
CountyWide Environmental Planning

SUBJECT: Preliminary & Project Plan/Forest Conservation Plan Recommendations
#1-06018 & # 9-06003 - Cameron House

The subject plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law), the Environmental Guidelines, Noise Guidelines, and other related requirements. The following determination has been made:

RECOMMENDATION: Approval subject to the following condition:

- 1) The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

DISCUSSION

The forest conservation requirements shall be met by use of onsite tree canopy. Use of native trees is recommended wherever feasible. The forest conservation worksheet must be changed to indicate the correct land use category as HDR. The forest conservation requirement of 0.24 acre of afforestation will not change as a result of this change

Site plan shall demonstrate the continuing commitment to noise and air quality compatibility by minimizing the potential negative effects of the surrounding parking garages to the north and west through site design and architectural measures.

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