



**MEMORANDUM**

**DATE:** November 21, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner *DK* (301) 495-1321  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 51

**PROJECT NAME:** Cameron House

**CASE #:** 120060180 (Formerly 1-06018)

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** CBD-2

**LOCATION:** Located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street.

**MASTER PLAN:** Silver Spring CBD Sector Plan

**APPLICANT:** FF Realty LLC

**ENGINEER:** VIKA

**ATTORNEY:** Linowes and Blocher, LLP

**HEARING DATE:** December 8, 2005

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 312 multiple-family dwelling units including 39 MPDUs and 7,330 gross floor area of retail use.
- 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.
- 4) Compliance with conditions of approval for Project Plan #920060030 (Formerly 9-06003).
- 5) Provide Class III (signed, shared with motorized vehicles) bikeways for Cameron Street.
- 6) Revise labeling on the vicinity map of the preliminary plan to reflect Georgia Avenue as MD 97 and Colesville Road as US 29.
- 7) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 8) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 9) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 10) Final number of MPDU's as per condition #1 above to be determined at the time of site plan.
- 11) Compliance with conditions of MCDPWT letter dated, November 1, 2005 unless otherwise amended.
- 12) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 14, 2005.
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 14) Other necessary easements.

**SITE DESCRIPTION:**

The property, identified as Parcel 51 (Subject Property), was originally recorded in 1942. The Subject Property is located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street (Attachment A). The Subject Property contains a gross tract area of 1.78 acres and is zoned CBD-2. A multi-family dwelling currently exists on the property and will be removed.

**PROJECT DESCRIPTION:**

This is a preliminary plan application to create one (1) lot for the construction of 312 multi-family dwelling unit structure including 39 MPDUs, with parking facilities and 7,330 gross floor area of retail use (Attachment B). This preliminary plan is being reviewed concurrently with Project Plan #920060030. Access to the site will be directly

from Cameron Street. The site will generate more than 30 peak-hour weekday vehicle trips and therefore, is subject to a Local Area Transportation Review (LATR).

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. 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.

## **DISCUSSION:**

### **Sector Plan Compliance**

The Silver Spring Central Business District and Vicinity Sector Plan, outlines goals for a revitalized Silver Spring - a residential downtown; a commercial downtown; a green downtown; and a pedestrian-friendly downtown. The preliminary plan is consistent with the sector plan goals in that it proposes multi-family housing, expands the commercial base by providing new retail opportunities and encourages pedestrian activity.

### **Transportation**

#### Right-of-Way Dedication

The Silver Spring CBD Sector Plan recommends a total right-of-way width of 75 feet for Cameron Street. A waiver of 2.5 feet from the centerline of the east side of Cameron Street was granted with the approval of Preliminary Plan 1-04087. The preliminary plan proposes 2.5 feet of right-of-way dedication for a total of 37.5 feet as measured from the centerline of 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 in the 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:

<b>Roadway Intersection</b>	<b>Current CLV levels (AM / PM)</b>	<b>Background CLV levels (AM / PM)</b>	<b>Projected Future CLV (AM / PM)</b>
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

**ENVIRONMENTAL:**

The forest conservation requirements shall be met by use of onsite tree canopy planting. Use of native trees is recommended wherever feasible. The forest conservation worksheet must be changed to indicate the correct land use category as high density residential.

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.

**CONCLUSION:**

Staff's review of Preliminary Plan Amendment #120060180 (Formerly 1-06018), Cameron House, indicates that the plan conforms to the Silver Spring CBD Sector Plan. The proposed preliminary plan is consistent with the master plan goal to encourage revitalization and high-density development in the central business district. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, as indicated in the Data Table (Attachment C), in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

**ATTACHMENTS:**

- Attachment A      Vicinity Map
- Attachment B      Preliminary Plan
- Attachment C      Data Table