

ITEM #7

8711 Georgia Avenue

Silver Spring, Maryland

Staff Report

for the review of

Project Plan 92005020

Utilizing the Optional Method of Development

8711 Georgia Avenue

8711 Georgia Avenue Associates, LLC

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LSA, Inc., Engineer

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Prepared for

The Montgomery County Planning Board

December 8, 20

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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

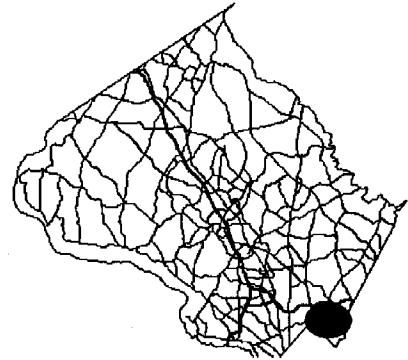
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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Item #
MCPB 1-19-06

MEMORANDUM

DATE: January 6, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Development Review Division
FROM: Robert A. Kronenberg, Acting *RAK*
Supervisor
Planning Department Staff
(301) 495-2187



PROJECT NAME: 8711 Georgia Avenue
CASE #: 920050020 (formerly 9-05002)
REVIEW TYPE: Project Plan

ZONE: CBD-2
APPLYING FOR: Approval of 152,740 square feet of development, including 148,278 square feet of office space and 4,462 square feet of general retail on 0.876 gross acres

LOCATION: East side of Georgia Avenue, approximately 130 feet north of Cameron Street

MASTER PLAN: Silver Spring CBD Sector Plan
REVIEW BASIS: Division. 59-D-2.11 of the Montgomery County. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the Optional Method of Development for a CBD zoned property.

APPLICANT: 8711 Georgia Avenue Associates, LLC
FILING DATE: January 1, 2005
HEARING DATE: January 19, 2006

Attached is the staff report for the proposed 8711 Project Plan. The Planning Board public hearing for this application is scheduled for January 19, 2006. The Staff recommends Approval with conditions as delineated in the staff report.

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SUMMARY

Proposal

The application proposes a 152,748-square-foot office and retail development on a 0.8766 gross acre, CBD-2 zoned property in the Silver Spring Central Business District. The development will include a 13-story (143 feet) building with 148,278 square feet of office space and 4,462 square feet of general retail space on the ground floor near Georgia Avenue. Required parking spaces will be provided on site in a seven-level garage, which is part of the proposed building.

Public Use Space and Amenity

Approximately 26 percent of the net lot area is to be used as on-site 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 Georgia Avenue and Cameron Street frontage.

Issues

The issues addressed during review include pedestrian connectivity through the public use and amenity areas on the site, quality of the proposed public use space, and streetscape improvements to Georgia Avenue, Cameron Street and a portion of the public alley (Fenton Street extended). Vehicular access to the driveway was denied by Montgomery County Department of Public Works from the site to the public driveway/alley; however, pedestrian access was not opposed. The Applicant has submitted an optional design of the public plaza for pedestrian improvements associated with the driveway. Specific details of the pedestrian connection and street improvements will be discussed and resolved at site plan with coordination from DPW&T, M-NCPPC Staff and the Applicant.

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 (SSCAB) on November 16, 2005. The SSCAB endorsed the application on December 12, 2005 and specifically recommended that the Silver Spring Parking Lot District permit the Applicant to make the sidewalk improvements associated with the driveway to the public parking garage. The Applicant also presented to the Silver Spring Urban District Advisory Committee on December 16, 2005. Staff has not received any written comments from any of the organizations.

Public Art Review

The Applicant and their artist, Mr. Barton Rubenstein, have met with the Art Review Panel to discuss the public art concept envisioned for the public use space proposed on the eastern end of the site. The Applicant will present the details of their art program to the Art Review Panel during the site plan phase.

Concurrent Review

The Applicant filed a Preliminary Plan application #120060420, which is being processed concurrently with the Project Plan and will be heard by the Planning Board on the same day.

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STAFF RECOMMENDATION

The staff recommends approval of Project Plan 920050020 for 152,740 gross square feet of development, including 148,278 square feet of office space and 4,462 square feet of general retail on 0.876 gross acres with the following conditions:

1. Development Ceiling

The proposed development shall be limited to a maximum of 152,740 gross square feet of development, including 148,278 square feet of office and 4,462 square feet of retail space.

2. Building Height/Mass

The height of the proposed building shall not exceed the maximum height of 143 feet as measured from Georgia Avenue.

3. Transportation Improvements

- a. The proposed development shall dedicate an additional 16 feet of right-of-way for Georgia Avenue (63 feet from the centerline) to provide for a total of 126 feet of right-of-way.
- b. Provide Class III (signed, shared with motorized vehicles) bikeways for Cameron Street (Route 9) and to the extent the Department of Permitting Services permits, provide a designated bikeway for the Garage No. 2 alley (Route 15-Fenton Street Extended).
- c. Enter into an agreement to participate in the Silver Spring Transportation Management District. The agreement shall be signed and executed prior to issuance of the 1st building permit.
- d. The Applicant shall obtain the necessary approvals from the Montgomery County Department of Public Works and Transportation-Parking Operations Section to permit pedestrian movement from the on-site amenity plaza to the parking garage no. 2.

4. Public Use Space

- a. The proposed development shall provide a minimum of 26.6 percent (8,275 square feet) of on-site public use space and 36.2 percent (11,264 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.

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5. **Site Design**

Enter into an agreement with the DPWT/Silver Spring Parking Lot District to receive permission/permits to remove all or a major part of the existing masonry wall that separates the subject site and the driveway to the public parking garage.

6. **Streetscape**

- a. The applicant shall provide the full streetscape improvements along the Georgia Avenue frontage using the *Silver Spring Streetscape Plan (April 1992)* Technical Manual, or as amended. 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 Georgia Avenue; extended on the east side of Georgia Avenue to the intersection with Cameron Street; and on the north side of Cameron Street from Georgia Avenue to the driveway entrance to the public parking garage.

7. **Public Art**

A public art program shall be developed to include opportunities within the public use area, which will 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**

The applicant 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;

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- b. Enter into a maintenance agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements.