

## Local Area Transportation Review

The 8021 Georgia Avenue development submitted an LATR traffic study in accordance with M-NCPPC policies stated in the LATR Guidelines adopted in July of 2004. The proposed development is estimated to generate 71 additional trips during the AM and PM weekday peak periods of travel.

Three signalized intersections adjacent to the development were selected for analysis: Georgia Avenue (US 29) at Sligo Avenue, Georgia Avenue (US 29) at East-West Highway (MD 410)/Burlington Avenue/13<sup>th</sup> Street, and Burlington Avenue/Philadelphia Avenue at Fenton Street. In addition, the unsignalized intersection of Stoddard Place and Georgia Avenue (US 29) was also studied. All intersections are estimated to operate below the 1,800 CLV threshold. Therefore, the proposed development will meet the requirements of LATR. The following table shows the CLV analysis results for the studied intersections:

<u>Roadway Intersection</u>	<u>Current CLV levels (AM / PM)</u>	<u>Background CLV levels (AM / PM)</u>	<u>Projected Future CLV (AM / PM)</u>
Georgia Ave (US 29)/ Sligo Ave	872/1,029	909/1,067	910/1,074
Georgia Ave (US 29)/ East-West Highway (MD 410)	1372/1,256	1,526/1,413	1546/1,429
Philadelphia Ave/ Burlington Ave/Fenton Street	1,253/1,093	1,346/1,205	1,351/1,228
Georgia Avenue (US 29)/Stoddard Place	381/631	398/642	432/670

The traffic study estimated that a portion (29 of the 71) of the peak hour trips would exit onto westbound Burlington Avenue, under the assumption that an exit driveway would be approved. When these estimated outbound trips are relocated to the intersection of Stoddard Place with Georgia Avenue, no significant change in the CLV calculations occurs. As the traffic study originally directed all entering traffic to Stoddard Place, the removal of the proposed entrance from Burlington Avenue does not alter the findings and conclusions expressed in the traffic study. Staff estimates that CLV for the intersection of Stoddard Place with Georgia Avenue has sufficient capacity to absorb all of the estimated peak hour trips.

## Master Plan Roadways and Bikeways

Georgia Avenue is a major highway with 125 feet of right-of-way in the vicinity of the site. Burlington Avenue (MD 410) is a state arterial roadway of recommended 80 feet of right-of-way. The applicant has agreed to dedicate right-of-way to provide 40 feet from the centerline of Burlington Avenue to insure compliance with the Sector Plan. Stoddard Place is a Business Street of substandard width of 30 feet. Due to the historic buildings located on the site, the applicant cannot dedicate right-of-way to provide the recommended minimum right-of-way for a

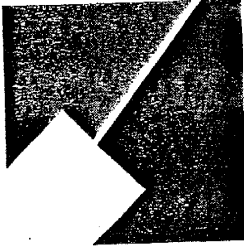
standard Business Street cross section. The applicant proposes instead that Stoddard Place be reclassified an alleyway of width 30 feet, thereby enabling its current dimensions to remain unchanged.

Pedestrian Access

All adjacent intersections have marked pedestrian crosswalks. The three signalized intersections reviewed for the LATR study have adequate crossing times and clearly marked crosswalks for pedestrians. The proposed development will connect to the existing network of pedestrian facilities in this area of downtown Silver Spring.

SAJ:gw

mmo to Kronenberg re 8021 Georgia Ave revised April



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

February 6, 2006

MEMORANDUM

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

Dolores Kinney, Senior Planner  
Development Review Division

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

Miguel Iraola, ASLA, Planner Coordinator *MIG*  
Community-Based Planning Division

SUBJECT: 8021 Georgia Avenue  
Project Plan #9-20060020  
Preliminary Plan #1-20060080

The Community-Based Planning staff has reviewed the above-referenced plans for conformance with the *February 2000 Silver Spring Central Business District Sector Plan*. The property is located in the northeast quadrant of the intersection of Georgia Avenue and MD 410 (Burlington Avenue). It is the former location of the National Association of Dyers and Cleaners—called the National Institute of Cleaning and Dyeing after 1947—and the site was recently placed on the *Locational Atlas and Index of Historic Sites* in Montgomery County. Most recently, the property was owned and utilized by the Washington Metropolitan Area Transit Association (WMATA) for plant maintenance.

The Community-Based Planning Division is pleased to recommend approval of the proposed project plan and preliminary plan with the following conditions needed to ensure consistency with the approved Silver Spring CBD Sector Plan:

1. Dedicate additional street right-of-way along MD 410 equal to 40 feet from the centerline of the street.
2. Provide full width Type B streetscape improvements on Georgia Avenue and MD 410 in accordance with the *Silver Spring Streetscape* (April 1992) technical manual, or as amended.

3. Supplement the proposed public use space to be provided by the applicant with a contribution to future park improvements in the Silver Spring Central Business District (CBD).

## ZONING AND LAND USE

The subject property has a gross area of 1.88422 acres and a net area (after dedications) of 1.17392 acres, or 51,135 square feet. The Sector Plan recommends CBD-1 zoning and the application of the Ripley/South Silver Spring Overlay Zone. This zoning was applied by the Sectional Map Amendment (SMA) adopted on July 18, 2000 per County Council Resolution 14-600.

The proposed development includes 210 dwelling units, including 27 Moderately Priced Dwelling Units (MPDUs). The proposed uses are permitted under the existing zoning. The project will be implemented under the Optional Method of Development. The Optional Method allows up to 125 dwelling units per acre in the CBD-1 Zone for projects that are exclusively residential; the application calls for 111 units per acre.

The minimum required on-site public use space for this project is 10,227 square feet, or 20 percent of the net lot. The application proposes 10,227 square feet of on-site public use space plus 6,862 square feet of streetscaping off-site. In total, the applicant proposes 17,089 square feet of on-site public use space and off-site improvements, equating to 33.41% of the project's net lot area. In addition, the applicant has proposed a significant contribution to future park improvements in the Silver Spring CBD. We would note that the proposed project is proximate to the Fenton Gateway Park on the opposite side of the railroad tracks.

## SECTOR PLAN CONFORMANCE

The February 2000 Silver Spring CBD Sector Plan outlines six themes which articulate the shared goals and vision for a revitalized downtown. Three of these themes (i.e., a residential downtown; a green downtown; and a pedestrian-friendly downtown) apply to the proposed project. The project will provide significant new housing opportunities in downtown Silver Spring, including MPDUs. The project will be developed under the Optional Method of Development and includes landscaped areas and streetscaping. It will also provide a contribution for future park improvements. Implementation of the Type B streetscaping along Georgia Avenue and MD 410 will enhance pedestrian circulation in the area.

The Silver Spring CBD Sector Plan also includes the objective of reusing and integrating historic resources into new projects, thereby preserving Silver Spring's past. The applicant has worked closely with staff to preserve significant portions of the former National Institute of Dyers and Cleaners buildings. The proposed project is an impressive example of adaptive reuse. It satisfies the intent of the Legacy Open Space Program—preserving the building façade—without necessitating public expenditures.

## COMMUNITY OUTREACH

The applicant conducted community outreach by meeting with the Silver Spring Historical Society on April 12, 2005 and September 19, 2005; the Commercial and Economic Development Committee of the Silver Spring Citizens Advisory Board on September 12, 2005; the Silver Spring Urban District Advisory Board on September 15, 2005; the Silver Spring Chamber of Commerce on November 15, 2005; and the East Silver Spring Citizens Association on December 19, 2005.

N:\dept\divcp\kreger\8021 referral

March 7, 2006

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

RE: Preliminary Plan #1-06008  
Project Plan No. 9-06002  
8021 Georgia Avenue

**SECOND REVISED  
DPWT LETTER**

Dear Ms. Conlon and Mr. Kronenberg:

This letter is to amend the comments contained in our October 23, 2005 and January 30, 2006, letters for this project in light of the discussions that were achieved at a February 6, 2006 meeting between the Maryland State Highway Administration (MSHA), M-NCPPC Transportation Planning, and representatives for the applicant. As a result of that meeting, we understand that the MSHA will now permit only ingress for this site from Burlington Avenue (MD 410) – site egress onto MD 410 will not be allowed. Nevertheless, in our opinion, Stoddard Place meets the definition of an “alley” contained in Montgomery County Code Section 31-1.

We now recommend the Planning Board approve the applicant’s request to classify Stoddard Place as a public alley between Georgia Avenue and its terminus. Assuming the Planning Board approves that request, this letter is to also delete all comments in our prior letter that relate to Stoddard Place. Since Stoddard Place will not be improved to the standard of a Commercial/Industrial Road, we urge the applicant to coordinate with the Department of Fire and Rescue Services/Office of Code Enforcement (and the DPS Right-of-Way Permitting and Plan Review Section) to ensure a satisfactory cross-section and terminus on Stoddard Place.

All other comments in our previous letter remain in effect.

Ms. Conlon & Mr. Kronenberg  
Preliminary Plan No. 1-06008  
Project Plan No. 9-06002  
March 7, 2006  
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,

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

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cc: William Landfair; VIK A Inc.  
Stephen Kaufman; Linowes and Blocher, LLP  
Erin Girard; Linowes and Blocher, LLP  
Douglas Cooper; WMATA  
Shahriar Etemadi; M-NCPPC TP  
Dolores Kinney; M-NCPPC DRD  
Raymond Burns; MSHA EAPD  
Michael Donahue; DFRS CE  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Al Roshdieh; DPWT OPS  
Gary Erenrich; DPWT Director's Office



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
*County Executive*

Arthur Holmes, Jr.  
*Director*

January 30, 2006

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

RE: Preliminary Plan #1-06008  
Project Plan No. 9-06002  
8021 Georgia Avenue

**REVISED DPWT LETTER**

Dear Ms. Conlon and Mr. Kronenberg:

This letter is to amend the comments contained in our October 23, 2005, letter for this project in light of the agreements that were achieved at a December 16, 2005 meeting between the Maryland State Highway Administration (MSHA) and representatives for the applicant. As a result of that meeting, we understand that the MSHA will now permit the primary ingress and egress for this site to be located on Burlington Avenue (MD 410). We commend all parties who participated in this significant decision. In our opinion, Stoddard Place will now be able to meet the definition of an "alley" contained in Section 49-34 (g) of the Montgomery County Code.

We now recommend the Planning Board approve the applicant's request to classify Stoddard Place as a public alley between Georgia Avenue and its terminus. Assuming the Planning Board approves that request, this letter is to also delete all comments in our prior letter that relate to Stoddard Place. Since Stoddard Place will not be improved to the standard of a Commercial/Industrial Road, we urge the applicant to coordinate with the Department of Fire and Rescue Services/Office of Code Enforcement (and the DPS Right-of-Way Permitting and Plan Review Section) to ensure a satisfactory cross-section and terminus on Stoddard Place.

All other comments in our previous letter remain in effect.



Division of Operations

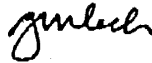
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030



Ms. Conlon & Mr. Kronenberg  
Preliminary Plan No. 1-06008  
Project Plan No. 9-06002  
January 30, 2006  
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



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

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cc: William Landfair; VIKA Inc.  
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Erin Girard; Linowes and Blocher, LLP  
Douglas Cooper; WMATA  
Shahriar Etemadi; M-NCPPC TP  
Dolores Kinney; M-NCPPC DRD  
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Sarah Navid; DPS RWPPR  
Al Rošhdieh; DPWT OPS  
Gary Erenrich; DPWT Director's Office



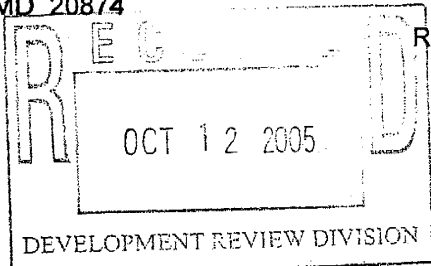
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

October 11, 2005

Mr. Soneil Charles  
Vika, Inc.  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874



Re: Stormwater Management **CONCEPT** Request  
for Blair (8021 Georgia Avenue)  
Preliminary Plan #: 1-05085  
SM File #: 218282  
Tract Size/Zone: 1.34 Ac./CBD-1  
Total Concept Area: 1.34 Ac  
Lots/Block: 1-11, 21, 22 & 23 /M  
Watershed: Sligo Creek

Dear Mr. Charles:

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 a StormFilter. Onsite recharge is not provided since this is redevelopment. Channel protection requirements are waived.

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. All underground parking must drain to WSSC. Provide a copy of mechanical drawings to verify this condition and to show that all the roof and surface drains go to the water quality structure.
6. Retain the existing driveway apron, which is on Georgia Avenue across from East West Highway, to serve as maintenance access for the water quality structure.
7. Remove planter/tree box from driveway apron. Please show this on the preliminary plan

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

