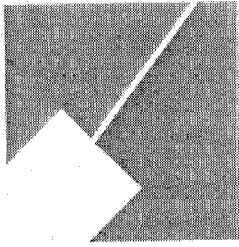


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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

MCPB
Item # 3
July 20, 2006



MEMORANDUM

DATE: June 30, 2006

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Amendment Review

APPLYING FOR: Subdivision of Parcel 51

PROJECT NAME: Cameron House Amendment

CASE #: 12006018A

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: July 20, 2006

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 amendment is limited to 325 multiple-family dwelling units including 39 MPDUs and 7,330 gross floor area of retail use.
- 2) All previous conditions of approval associated with Preliminary Plan No. 120060180 are applicable, with the exception of Condition No. 1 relating to the number of units.

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 in the Silver Spring CBD Sector Plan Area (Attachment A). The Subject Property contains a total tract area of 1.77 acres and is zoned CBD-2. A multi-family dwelling currently exists on the property and will be removed.

PREVIOUS PLAN APPROVAL:

On December 8, 2005, Preliminary Plan #120060180 was approved by the Planning Board for the construction of 312 multi-family dwelling units including 39 MPDUs with underground parking facilities, and 7,330 gross floor area of retail use (Attachment B). Access to the site is directly from Cameron Street. The site generates more than 30 peak hour weekday vehicle trips, and therefore was subject to a Local Area Transportation Review (LATR).

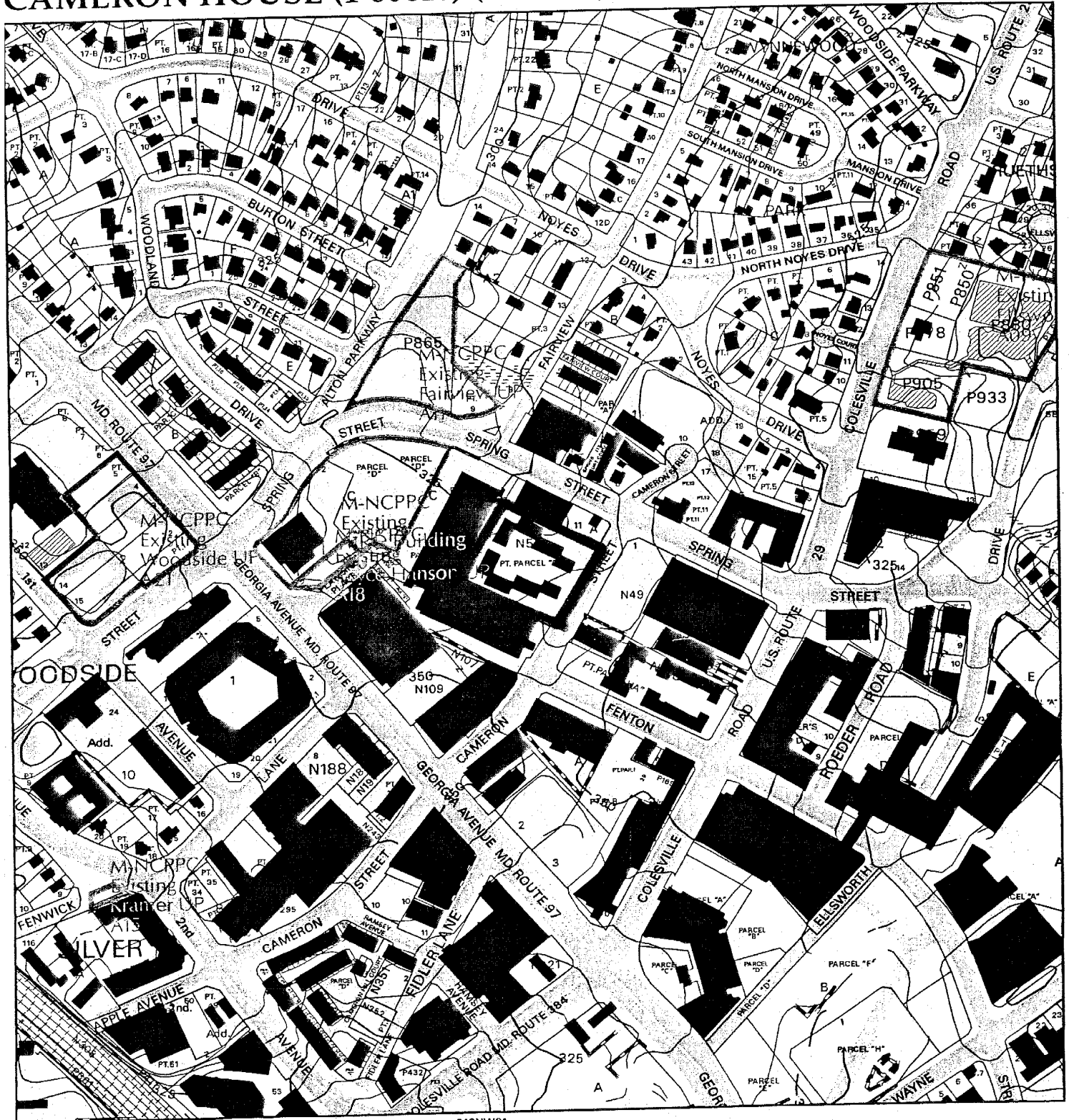
This project included new public open spaces and extensive streetscape improvements. It encouraged the development of active urban streets by providing street-facing retail and easily accessible and highly visible public spaces as activity generators. Approved on-site public use space for this project was 16,334 square feet, or 23.2 percent of the net lot area. The applicant was also to provide 17,239 square feet of off-site streetscape improvements. The combined on-site public use space, amenities and off-site improvements were 33,573 square feet, or 47.7 percent of the net lot area.

PROPOSED AMENDMENT TO THE PRELIMINARY PLAN

The current application, Preliminary Plan Amendment #12006108A proposes to increase the number of dwelling units from 312 to 325. The preliminary plan amendment is being reviewed concurrently with Site Plan #820060370 and Project Plan #92006003A.

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 continues to be consistent with the sector plan goals in that it proposes multi-family housing, expands

CAMERON HOUSE (1-06018) (9-06003)



Map compiled on September 19, 2005 at 9:33 AM | Site located on base sheet no - 210NW01

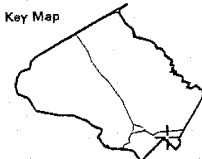
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



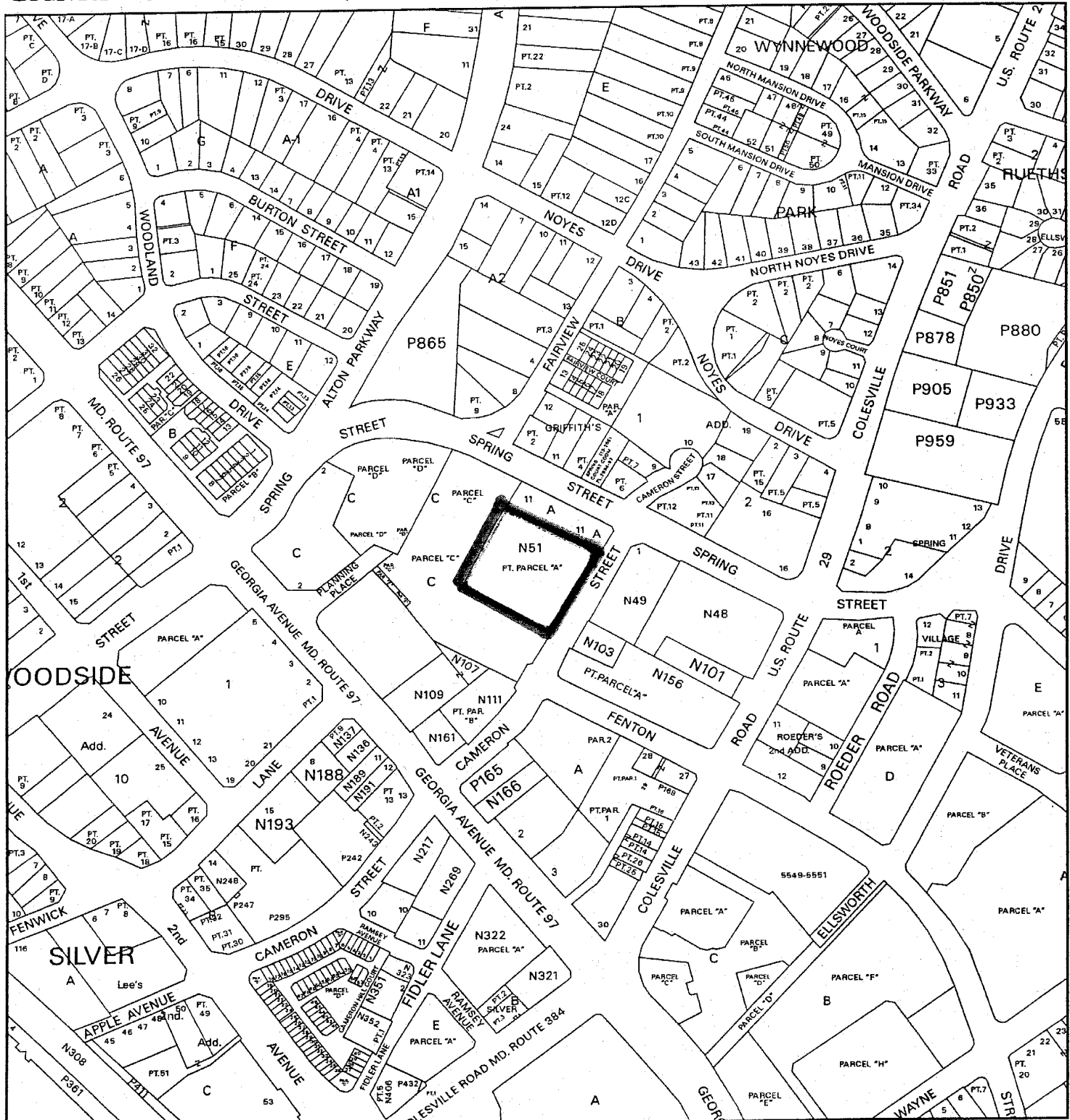
Research & Technology Center



1 inch = 400 feet
1 : 4800

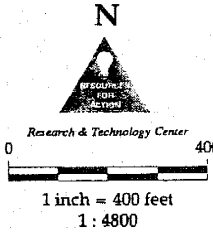
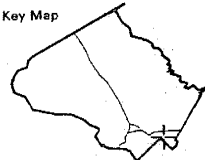
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

CAMERON HOUSE (1-06018) (9-06003)



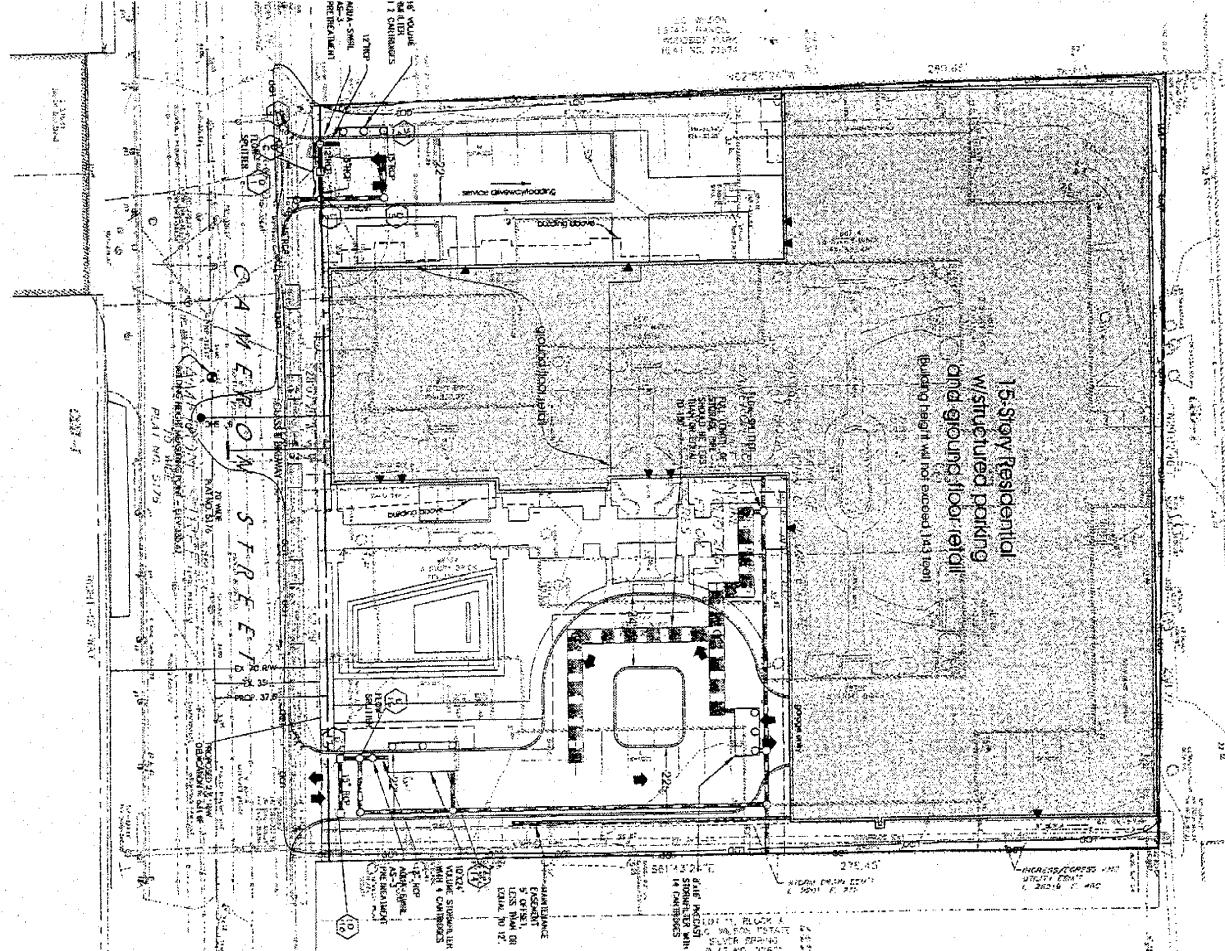
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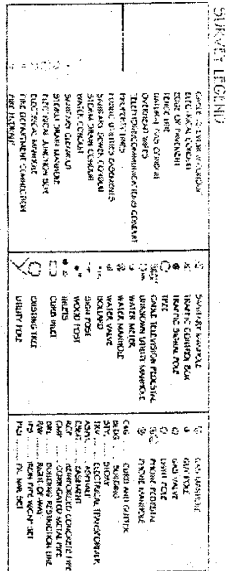
1.5-Story Residential
 structured parking
 and ground floor retail
 (Building height will not exceed 14.5 feet)

SITE TABULATION

ITEM	EXISTING	PROPOSED
1. TOTAL GROUND AREA	10,000 sq. ft.	10,000 sq. ft.
2. TOTAL IMPAVED AREA	1,000 sq. ft.	1,000 sq. ft.
3. TOTAL PARKING SPACES	0	100
4. TOTAL RETAIL SPACES	0	100
5. TOTAL RESIDENTIAL UNITS	0	100
6. TOTAL GROUND FLOOR RETAIL	0	100
7. TOTAL GROUND FLOOR RESIDENTIAL	0	100
8. TOTAL GROUND FLOOR COMMERCIAL	0	100
9. TOTAL GROUND FLOOR INDUSTRIAL	0	100
10. TOTAL GROUND FLOOR OTHER	0	100

PARKING TABULATION

TYPE	EXISTING	PROPOSED
1. TOTAL PARKING SPACES	0	100
2. TOTAL VISITING SPACES	0	100
3. TOTAL RESIDENTIAL SPACES	0	100
4. TOTAL COMMERCIAL SPACES	0	100
5. TOTAL INDUSTRIAL SPACES	0	100
6. TOTAL OTHER SPACES	0	100

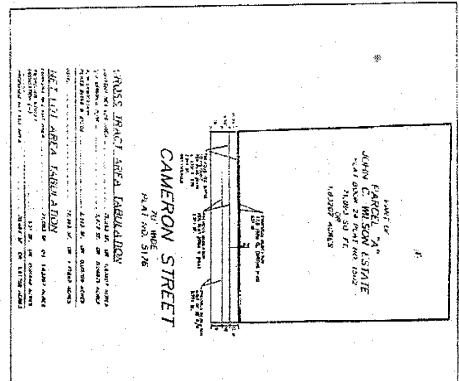


PRELIMINARY PLAN

CAMERON HOUSE
 # 1-06018A

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING AND INSPECTION SERVICES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE SPECIFIED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EASEMENTS AND RIGHTS OF WAY UNLESS OTHERWISE SPECIFIED.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SETBACKS AND ZONING REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ADJACENT PROPERTY UNLESS OTHERWISE SPECIFIED.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING NEIGHBORHOOD CHARACTER UNLESS OTHERWISE SPECIFIED.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORICAL RESOURCES UNLESS OTHERWISE SPECIFIED.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SPECIFIED.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ENVIRONMENTAL RESOURCES UNLESS OTHERWISE SPECIFIED.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SOCIAL RESOURCES UNLESS OTHERWISE SPECIFIED.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ECONOMIC RESOURCES UNLESS OTHERWISE SPECIFIED.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING COMMUNITY RESOURCES UNLESS OTHERWISE SPECIFIED.



PLANNING AREA LABELATION
 CAMERON STREET
 1/4 SECTION 10, T12N, R10E, DISTRICT OF COLUMBIA

PROJECT PLAN
 1.5-Story Residential
 structured parking
 and ground floor retail
 (Building height will not exceed 14.5 feet)

CAMERON HOUSE
 15TH ELECTION DISTRICT, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN
 # 1-06018A

VIA REVIEWERS

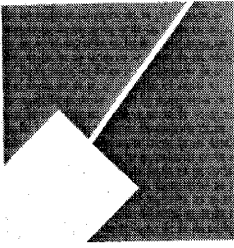
DATE	1-1-20
BY	100
REVISIONS	100
SCALE	1/4" = 1'-0"
PROJECT NO.	100
DRAWING NO.	100

Preliminary Plan Data Table and Checklist

Plan Name: Cameron House Amendment				
Plan Number: 120060180A				
Zoning: CBD-2				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 325 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) 70,462 net s.f. (1.62 acres) is minimum proposed	<i>DMU</i>	June 30, 2006
Public Open Space	20% (14,092 s.f.)	23% (16,334 s.f.)	<i>DMU</i>	June 30, 2006
Setbacks	As Established by Project Plan #920060030	Front: 2.0 ft. Side (North): 10.0 ft. Side (South): 0 Rear: 0	<i>DMU</i>	June 30, 2006
Height	143 ft. Max. As measured from Cameron Street (Optional Method)	May not exceed maximum	<i>DMU</i>	June 30, 2006
Max Resid'l d.u. per Zoning	200 d.u./acre (326 d.u.) 5.0 FAR (386,915 s.f.)	325 Multi-family d.u. 4.817 FAR (372,727 s.f.)	<i>DMU</i>	June 30, 2006
Comm'l s.f. per Zoning	3.0 FAR (232,149 s.f.)	0.095 FAR (7,330 s.f.)		
Total	5.0 FAR (386,915 s.f.)	4.911 FAR (380,057 s.f.)		
MPDUs	12.5% (41)	12.5% (41)	<i>DMU</i>	June 30, 2006
Site/Project Plan Req'd?	Yes	Yes	<i>DMU</i>	June 30, 2006
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	<i>DMU</i>	June 30, 2006
Road dedication and frontage improvements	Yes	Yes	DPWT	Nov. 1, 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	June 22, 2006
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	June 30, 2006
Fire and Rescue	Yes	Yes	MCFRS	June 26, 2006

**AGENCY
CORRESPONDENCE**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

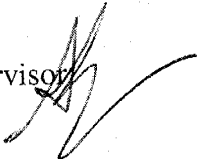
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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

June 30, 2006

MEMORANDUM

TO: Cathy Conlon, Supervisor
Development Review

VIA: Shahriar Etemadi, Supervisor
Transportation Planning 

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

SUBJECT: Cameron House
Project Plan #9-06003A and Preliminary Plan #1-06018A
Silver Spring Central Business District Sector Plan

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the project and preliminary plan applications for 325 high-rise residential units and 7,330 square feet of retail space 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 325 high-rise residential units and 7,330 square feet of retail space.
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 325 residential units and 7,330 square feet of retail space is anticipated to generate 102 peak-hour trips during the morning peak period and 113 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 Central Business District (CBD) Critical Lane Volume (CLV) congestion threshold of 1,800 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	1,059 / 1,030	1,140 / 1,132	1,141 / 1,151
Colesville Road (US 29) / Spring Street	1,144 / 1,418	1,210 / 1,505	1,216 / 1,510
Spring Street / Cameron Street	562 / 819	614 / 845	631 / 859
Cameron Street / Fenton Street	271 / 394	394 / 600	422 / 627

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:gw


mmo to conlon re Cameron House 1-06018 A

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 DR. The forest conservation requirement of 0.24 acre of afforestation will not change as a result of this change.

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

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

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
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:

COMMITTEE ADEQUACY

Plan is complete.

RECOMMENDATIONS:

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: *Steve Federline* 301-495-4550 DATE: 9/26/05
Steve Federline, Environmental Planning
Countywide Planning Division

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.

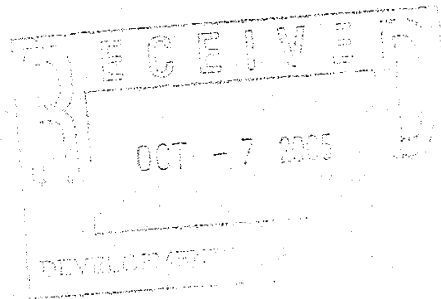
Very truly yours,



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

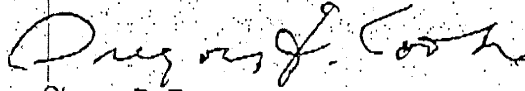
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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



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.

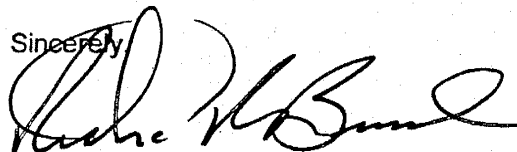
This list may not be all-inclusive and may change based on available information at the time.

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

RECEIVED
OCT 21 2005



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

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

m:/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

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

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]
 Signature
20423

8-1-2005
 Date



Montgomery County Review:

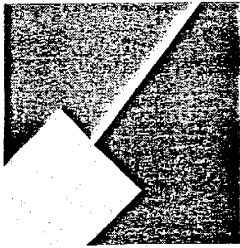
Approved [Signature]

Disapproved:

By: [Signature]

Date: 11/1/05

PLS/P.E. MD Reg. No.



June 22, 2006

MEMORANDUM

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

✓ Catherine Conlon, Subdivision Supervisor
Development Review Division

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

SUBJECT: Site Plan Review No. 8-20060370
Project Plan Review No. 9-2006003A
Preliminary Plan Review No. 1-2006018A
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 1.77647 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 325 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 total density of 4.911 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 ground floor 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 streetscape along Montgomery Arms requires modification of the Type B standard due to the limited dimension.)

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 regarding the original project plan. Additional documentation regarding community outreach has not yet been received.

GK:tv: N:/dept/divcp/kreger/820060370_CameronHouse_CBPmemo



FIRE MARSHAL COMMENTS

DATE: 6-26-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ CAMERON HOUSE #1-2006018/ #92006003

1. PLAN APPROVED.

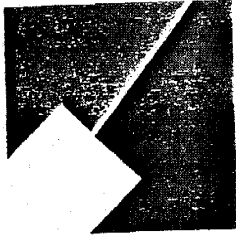
- a. Review based only upon information contained on the plan submitted 6-26-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

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> 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> Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements. 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 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>SUBMIT ON-SITE PLAN</u> 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> 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> 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>

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Board Approval Date: Dec. 15, 2005

Date Mailed: FEB 08 2006

Action: Approved Staff Recommendation
Motion of Commissioner Wellington,
seconded by Commissioner Robinson, with a
vote of 4-0;
Chairman Berlage and Commissioners
Bryant, Robinson, and Wellington voting in
favor. Commissioner Perdue absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120060180 (formerly 1-06018)
NAME OF PLAN: Cameron House

The date of this written opinion is FEB 08 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

I. INTRODUCTION

On 8/11/05, FF Realty LLC ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the CBD-2 zone. The application proposed to create 1 lot on 1.6 acres of land located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street, in the Silver Spring CBD Sector Plan area. The application was designated Preliminary Plan 120060180 formerly 1-06018. On 12/08/05, Preliminary Plan 120060180 (formerly 1-06018) was brought before the Montgomery County Planning Board for a public

hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE AND PROJECT 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. 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.

The preliminary plan application proposes to create one (1) lot for the construction of a 312 multi-family dwelling unit structure including 39 MPDUs, with parking facilities and 7,330 gross floor area of retail use. This preliminary plan was 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.

II. PROJECT REVIEW

A. Sector Plan Compliance

Staff advised the Board in its report that 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.

Staff concluded that 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.

B. Transportation

1. Right-of-Way Dedication

Staff noted that the Silver Spring CBD Sector Plan recommends a total right-of-way width of 75 feet for Cameron Street, and advised the Board in its report that 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 instant 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.

2. 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 staff report contained a detailed analysis of the impact on local intersections, incorporated herein by reference.

C. ENVIRONMENTAL

The forest conservation requirements will be met by use of onsite tree canopy planting, using native trees is recommended wherever feasible. Staff required a revised forest conservation worksheet (which will be finalized at the time of site plan) to indicate

the correct land use category as high density residential. At the time of site plan, the Applicant will be required to 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.

PUBLIC HEARING

At the public hearing, staff testified that the plan conforms to the Silver Spring CBD Sector Plan. Staff also recommended to the Board that 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,¹ 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.

The Applicant appeared and testified, represented by legal counsel, and agreed to staff's recommendation of approval and proposed conditions of approval. The Applicant also concurred with the corrections to the setback portions of the Data Table.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies²; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds based upon the uncontested evidence of record that:

- a) The Preliminary Plan No. 120060180 formerly 1-06018 substantially conforms to Silver Spring CBD Sector Plan sector plan.

- b) Public facilities will be adequate to support and service the area of the proposed subdivision.

¹ The Data Table (Attachment C to the staff report) was corrected at the hearing as follows: Front yard setback (from Cameron Street) is 2.0 feet, and the side yard setback (North) is 10.0 feet

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

The Board did note, and correct for the record, the following information in the Data Table in the preliminary plan staff report: specifically, the square footages were not consistent with the square footages shown on the project plan, and the setbacks in the Project Data Table were reconciled by amending them to be consistent with those in the Project Plan Data Table.

The Board further finds that any objection (concerning a substantive issue) that was not raised prior to the closing of the Record is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060180 formerly 1-06018 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060180 formerly 1-06018, 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.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

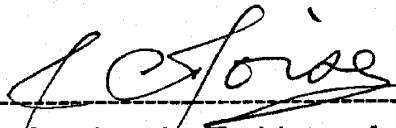
* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MF 1/27/06
Approved for legal sufficiency
NCPPC Counsel

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on **Thursday, February 2, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060180, Cameron House.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer
