

**MEMORANDUM**

DATE: July 7, 2006  
TO: Montgomery County Planning Board  
VIA: Rose Krasnow, Chief *RK*  
Michael Ma, Supervisor *Ma*  
FROM: Robert A. Kronenberg *RAL*  
Development Review Division  
(301) 495-2187



REVIEW TYPE: **Site Plan Review**  
CASE #: **820060370**  
PROJECT NAME: **Cameron House**  
APPLYING FOR: Approval of approximately 380,057 gross square feet of development, including a maximum of 325 residential multiple-family condominium units, of which 41 will be MPDUs, and 7,330 square feet of retail on approximately 1.6 acres  
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance  
ZONE: CBD-2  
LOCATION: 8710 Cameron Street, located approximately 100 feet southwest of the intersection of Cameron Street and Spring Street in Silver Spring  
MASTER PLAN: Silver Spring Central Business District  
APPLICANT: FF Realty LLC  
FILING DATE: April 4, 2006  
HEARING DATE: July 20, 2006

**STAFF RECOMMENDATION:** Approval of approximately 380,057 gross square feet of development, including a maximum of 325 residential multi-family units, of which 41 (or 12.5%) will be MPDUs, and 7,330 square feet of retail on approximately 1.63 acres. All site development elements as shown on Cameron House plans stamped by the M-NCPPC on June 14, 2006, shall be required except as modified by the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan #120060180 as listed in the Planning Board opinion dated February 8, 2006 [Appendix A], or as amended.

2. Project Plan Conformance  
The proposed development shall comply with the amended conditions of approval for Project Plan #92006003A.
3. Site Design  
Provide a 24-foot-wide driveway to the parking garage from Cameron Street.
4. Lighting
  - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
  - b. All light fixtures shall be full cut-off fixtures or equipped with shields, refractors or reflectors to negate glare.
  - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
  - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.
  - e. Provide detailed specifications of the lighting elements being proposed within the public use areas.
  - f. Provide additional building mounted fixtures on the northwestern and western edge of the building to address safety concerns.
  - g. The up-lighting for the art component within the lawn area of the site shall be allowed lateral flexibility within a foot of the approved site plans to permit final movement, location and design of the art element.
5. Recreation Facilities
  - a. The Applicant shall provide four (4) picnic/sitting areas (10 benches), an indoor community space, an indoor exercise room and swimming pool.
  - b. Provide the square footage requirements for all of the applicable proposed recreational elements and demonstrate that each element is in conformance with the approved M-NCPPC Recreation Guidelines. The square footage for the recreation facilities shall be provided on a separate recreation facilities plan.
6. Moderately Priced Dwelling Units (MPDUs)
  - a. The Applicant shall provide 41 Moderately Priced Dwelling Units (or 12.5% of the total number of units) within the building, consistent with Chapter 25A.
  - b. The MPDU agreement shall be executed prior to the release of the first building permit.
  - c. If all of the required MPDUs are not provided within the proposed building, an amendment to the subject site plan shall be filed by the Applicant and approved by the Planning Board prior to issuance of any building permit.
7. Forest Conservation  
The Applicant shall comply with the conditions of approval from M-NCPPC Environmental Planning in the memorandum dated May 22, 2006 [Appendix B]:
8. Fire and Rescue  
The Applicant shall comply with the following condition of approval from Fire Marshall in the memorandum dated June 26, 2006 [Appendix B]:
9. Stormwater Management  
The proposed development is subject to Stormwater Management Concept approval conditions dated October 14, 2005 [Appendix B].

10. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 1st building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

11. Maintenance Responsibility

Initially, the applicant, and subsequently, within ninety days of formation, the Condominium Association shall become a member of and enter into an agreement with the Silver Spring Urban District for the purpose of maintaining the on-site public open spaces, including the public art, seating areas, landscaping and lighting and participating in community events.

12. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program shall include a phasing schedule as follows:

- a. All site features, including the public art, as defined by the certified site plan shall be installed prior to issuance of any use and occupancy permit.
- b. Street tree planting and on-site landscaping shall progress as construction of the building is completed, but no later than six months after issuance of the permit.
- c. The recreation facilities located within the building shall be installed prior to occupancy for the first residential unit.
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- e. Phasing of dedications, stormwater management, sediment/erosion control, public use space, streetscape, recreation, or other features.

13. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of certified site plan.

14. Certified Site Plan

Prior to approval of the certified site plan the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Resolution.
- b. Limits of disturbance.
- c. All of the items specified in the site design, landscape, lighting and recreation conditions of approval.

## **Summary**

### Proposal

The application proposes a 380,057-square-foot mixed-use development on a 1.6-acre, CBD-2 zoned property in the Silver Spring Central Business District. The development will include 325 multi-family dwelling units in a 15-story (143 feet) building with 7,330 square feet of retail space on the ground floor near Cameron Street. Required parking spaces will be provided on site in a five-level garage, which is part of the proposed building and located in the rear portion of the site adjacent to a public parking garage. The proposed residential units will include 41 moderately priced dwelling units, or 12.5% of the total number of units.

### Amenity

Approximately 23 percent of the net site area will be dedicated as 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 Cameron Street frontage and a section of Fenton Street.

### Issues

The issues addressed during review include compatibility with the neighboring United Therapeutics project (920040070) to the north and east of the site, location and quality of the proposed public use space, and streetscape improvements to Cameron Street and Fenton Street.

### Community Outreach

The Applicant had previously met with representatives and members of the design team from United Therapeutics (adjacent property owner) and presented the project to the Silver Spring Citizens Advisory Board (9/21/05) and Silver Spring Urban District Advisory Board (10/20/05). Staff also requested that the Applicant send letters to affected owners regarding off-site improvements, copies of which were provided to staff. Staff has not received any written comments from any of the organizations.

### Public Art Review

The Applicant presented their art program to the Art Review Panel on May 26, 2006 to install a metal sculpture designed by Wendy Ross within the public use space.

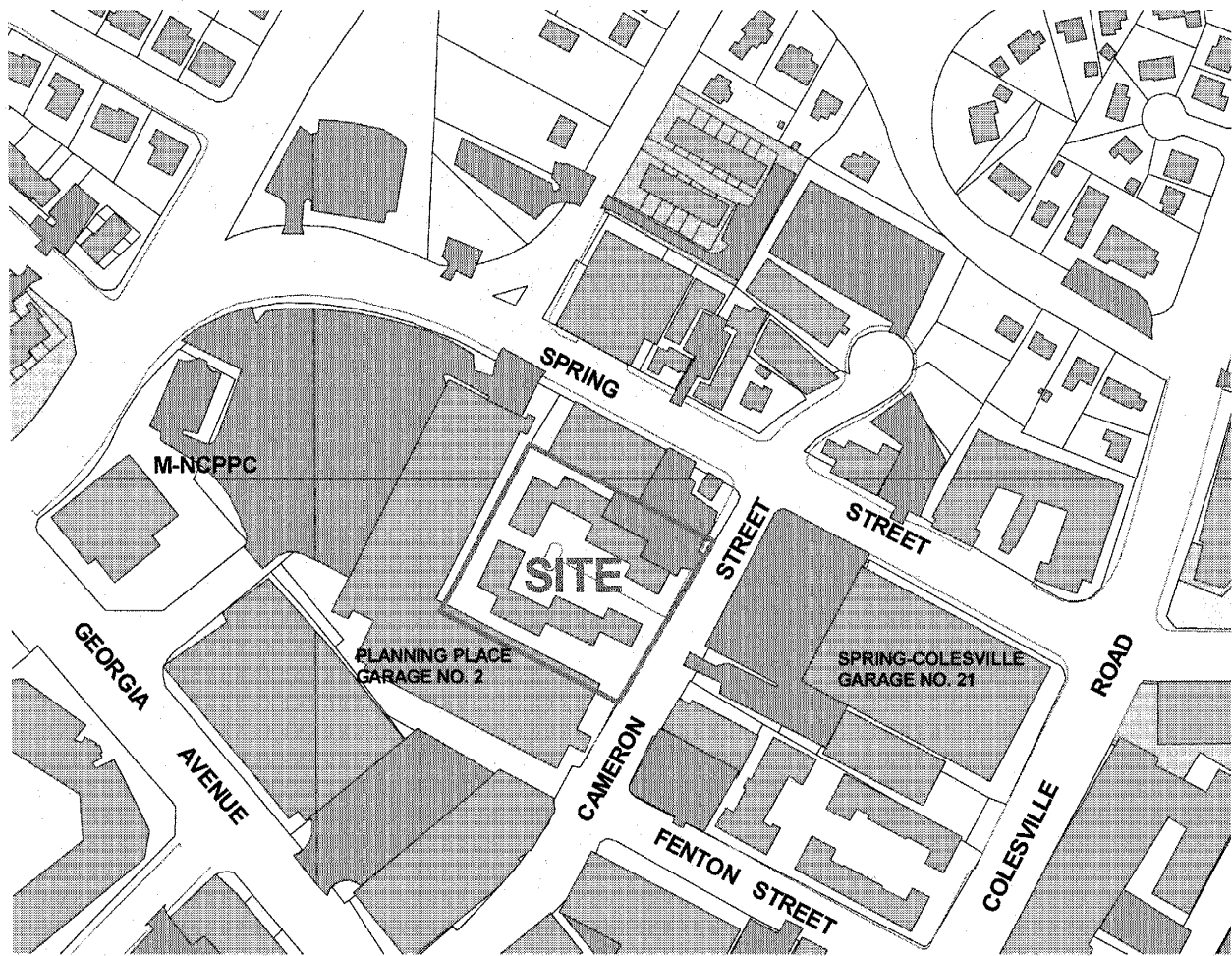
### Concurrent Review

The Applicant also filed a Preliminary Plan application #12006018A and a Project Plan Amendment #92006003A, which are being processed concurrently with the Site Plan and will be heard by the Planning Board on the same day. The amendment specifically increases the number of dwelling units from 312 to 325 without affecting the total gross square footage of the building. The parking calculations have also been adjusted with the increase in units.

**PROJECT DESCRIPTION: Surrounding Vicinity**

The Cameron House development is within the CBD-2 Zone near the northern edge of the Central Business District boundary for Silver Spring. The adjacent property at the southwestern intersection of Cameron and Spring Street is zoned CBD-2, while the opposite side of Cameron Street is zoned CBD-1. The adjacent property at this intersection (United Therapeutics, 920040070) is currently under construction for the laboratory while the remainder of the site contains construction trailers and the original United Therapeutics offices.

The properties directly across Spring Street are zoned CO (Commercial Office) and consist of 2- and 3-story residential houses that have been converted into medical and commercial offices and an 8-story commercial and retail office building. A larger mid-rise building is directly east of the medical center. The 8-story building houses the M-NCPPC Park Planning and Development Division, as well as our Historic Preservation Department. The public parking garage No. 2 (Planning Place Garage) is a 4-story structure located on the south and east side of the subject property with access points on Cameron and Spring Streets. Public parking garage No. 21 (Spring-Colesville Garage) is located to the south and west with access from Spring and Cameron Streets as well.



**PROJECT DESCRIPTION:      Site Description**

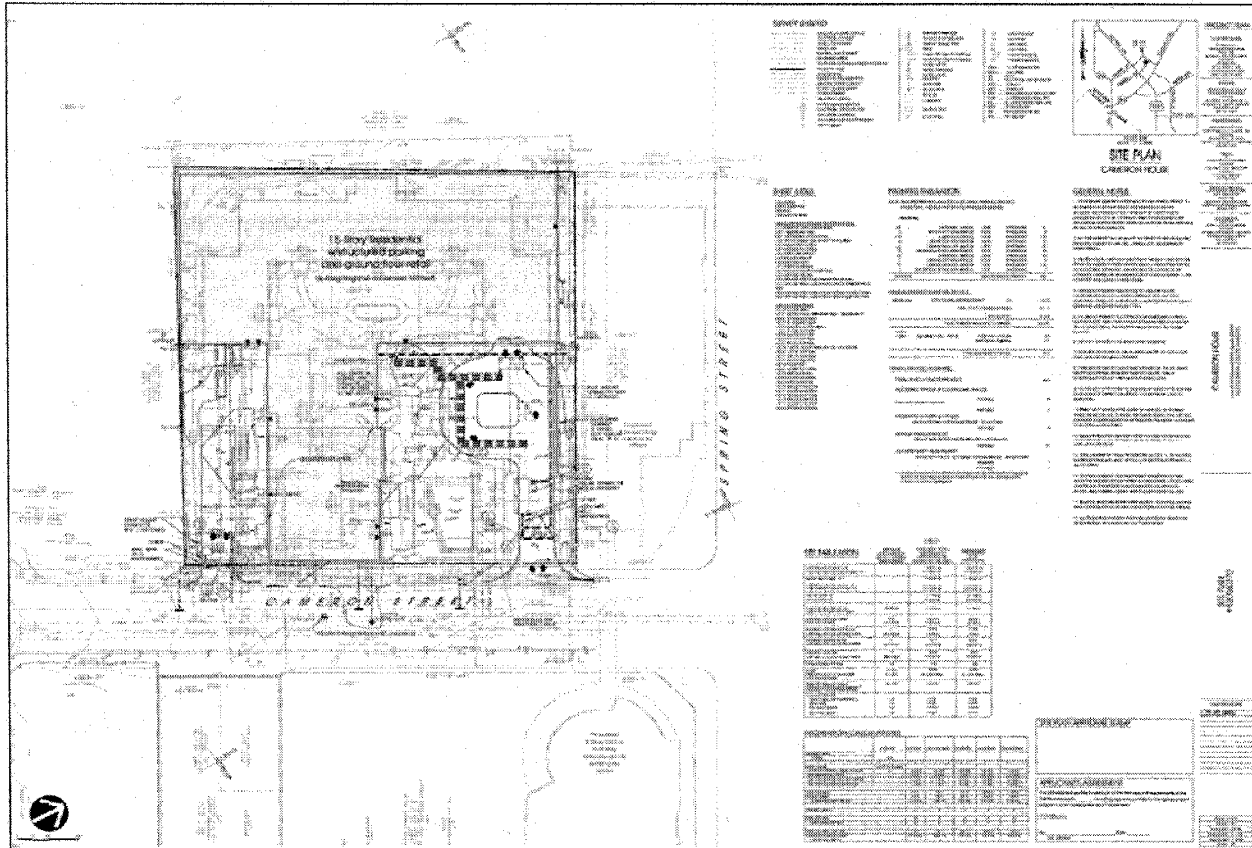
The site consists of part of Parcel A of the J.C. Wilson Estate, recorded in Plat Book S, Page 64, on January 20, 1942. The parcel fronts onto Cameron Street and is surrounded by the United Therapeutics property (9-04007) directly to the north and the Montgomery County Parking Garage (no. 2) to the south and west. The subject site, also known as St. Charles apartments, is a 3-story brick building that is somewhat U-shaped connected by a 6-foot masonry wall at the western boundary. The interior courtyard is primarily lawn area with interconnected walkways to the center that lead to the main entrance on Cameron Street. The perimeter of the building to the north and south contains surface parking for the tenants. A wood retaining wall and lawn area separates the building and parking on the south side. The entrance to the property contains a split-rail fence and ornamental plantings around the foundation. A 3-foot wood fence separates the existing apartment complex from a portion of the adjacent United Therapeutics property. Metered parking exists all along Cameron Street and on both sides of Spring Street west of the intersection with Fenton Street.

The topography on the property slopes from north to south by approximately 5 feet. The high point of the site is at the entrance to the apartment complex on Cameron Street. There is no significant vegetation on the property with the exception of some mature shade and evergreen trees at the southern and western boundaries adjacent to the parking structure. Overhead utilities are located along the frontage of the property on Cameron Street.

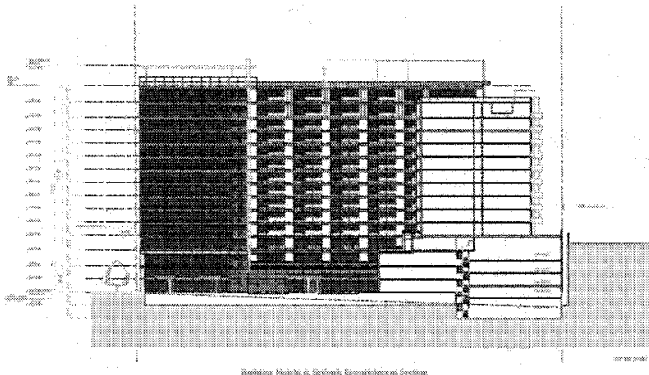


**PROJECT DESCRIPTION:** Proposal

The Cameron House Applicant proposes to redevelop the existing apartment complex into approximately 380,057 gross square feet of development, including a maximum of 325 multi-family condominium units, of which 41 will be MPDUs, and 7,330 square feet of retail space, on 1.63 acres.



The building fits snugly into the rectangular site to facilitate the main entry and majority of public use space between the proposed United Therapeutics project and Cameron Street. The



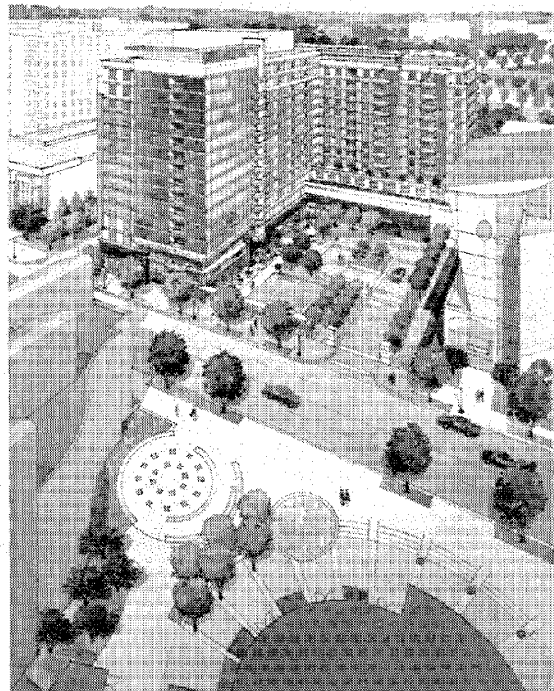
Street frontage.

building is 15 stories (143 feet) with retail on the ground floor and the residential units on floors 3 through 15. The parking garage is one level below grade and 4 levels above grade, primarily in the rear of the site adjacent to the public garage. The residential lobby entrance into the building is located on the Cameron Street frontage, recessed approximately 95 feet from the building edge. The retail entrance is located directly along the Cameron

A landscaped terrace for the residents will be provided on the top of the 5-level garage on the west side abutting the public parking garage. The parking structure will accommodate up to 434 parking spaces for the residents and retail patrons. The terrace contains a retaining wall on the edge for safety and to screen the adjacent parking structure and vehicles.

The majority of the on-site public use space consists of a plaza, comprised of pavers, lawn area and accent planting, located primarily at the northeast corner of the building. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape of Cameron Street and incorporating the public art as an element of the design. The development is providing approximately 23% of the net lot area for on-site public use space and approximately 24% of the net lot area for off-site public use space and amenities. The combined totals for on and off-site improvements is over 47%. Overhead utilities will be relocated underground, consistent with the procedures for Optional Method Projects within the CBD.

A public art program has been developed by Wendy Ross to include a metal sculpture in the lawn area at the forefront of the building.





**PROJECT DESCRIPTION:** Prior Approvals

The proposed development is zoned CBD-2 (Central Business District-2). This property consists of part of Parcel 'A' (Plat Book S, Page 64) of the John C. Wilson Estate, recorded in the land records on January 20, 1942.

Project Plan

Project Plan 920060030 was approved on December 8, 2005 (Opinion dated March 2, 2006) for 312 multi-family dwelling units, inclusive of 39 MPDUs and 7,330 square feet of retail space in the CBD-2 Zone. The Project Plan

Preliminary Plan

Preliminary Plan 120060180 was approved on December 8, 2005 (Opinion dated February 8, 2006) for 312 multi-family dwelling units, inclusive of 39 MPDUs and 7,330 square feet of retail space in the CBD-2 Zone.

Project Plan Amendment

Project Plan 92006003A is being amended and reviewed concurrently with the Site Plan and revision to the Preliminary Plan, specifically to increase the number of units from 312 to 325.

Preliminary Plan Amendment

Preliminary Plan 12006018A is being amended and reviewed concurrently with the Site Plan and revision to the Project Plan, specifically to increase the number of units from 312 to 325.

**ANALYSIS:** Conformance to Development Standards

**PROJECT DATA TABLE FOR CBD-2 ZONE**

	Zoning Ord. Development Standards	Approved with Project Plan Amendment 92006003A	Proposed for for Approval Site Plan 820060370
Gross Tract Area (sf):	22,000	77,383*	77,383*
Net Site Area (after dedication)	N/A	70,462	70,462
Max. Density:			
Max. Non-Residential Density			
FAR:	3.0	0.095	0.095
(SF)	(232,149)	(7,330)	(7,330)
Residential Density (FAR):	5.0	4.817	4.817
(s.f.)	(386,915)	(372,727)	(372,727)
Total Density (FAR):	5.0	4.82	4.82
(s.f.)	(386,915)	(380,057)	(380,057)

MPDUs (%):	12.5	12.5	12.5
(number of units)	39	41	41
Max. Building Height (ft.):	143	143 (as measured From Cameron Street)	143 (as measured From Cameron Street)
Number of Floors:	Not specified	15	15
Total Number of Dwelling Units:	Not specified When using FAR	325	325
Min. Building Setbacks (ft.):			
Front Yard (Cameron Street)	Not specified	2	2
Rear yard	Not specified	0	0
Side Yard (north)	Not specified	10	10
Side Yard (south)	Not specified	0	0

Parking (number of space)\*\*:

**Site Plan**

Residential Uses (Mkt. Rate)	
Efficiency @ 1.00 sp./unit (21 x 1.00)	21
1 BR @ 1.25 sp./unit (110 x 1.25)	138
1 BR + Den @ 1.25 sp./unit (43 x 1.25)	54
2 BR @ 1.50 sp./unit (33 x 1.50)	50
2 BR + Den @ 1.50 sp./unit (77 x 1.50)	116

Residential Uses (MPDUs)	
Efficiency @ 0.50 sp./unit (3 x 0.50)	2
1 BR @ 0.625 sp./unit (16 x 0.625)	10
1 BR + Den @ 0.625 sp./unit (15 x 0.625)	10
2 BR @ 0.75 sp./unit (3 x 0.75)	3
2 BR + Den @ 0.75 sp./unit (4 x 0.75)	3

Residential subtotal:	407
10% credit for residential in CBD	(41)
Required residential parking	366

Retail Uses:	
(7,330 gsf @ 5 sp./1000)	37

Total Parking Required	403		
<b>Total Parking Provided</b>		<b>434</b>	<b>434</b>

Public Use Space (% of net lot area):			
On-Site	20%	23.2%	23.2%
	14,092 sf	16,334 sf	16,334 sf
Off-Site	Not Specified	24.5%	24.5%
		17,239 sf	17,239 sf
Total On and Off-Site Public Use Space		47.7%	47.7%
		33,573 sf	33,573 sf

\* Includes previous street dedication 12,417 sf and 800 sf for the proposed Fenton Street right-of-way dedication.

\*\* The subject property is located in an Urban Parking District and the proposed development is not required to provide any off-street parking on site.

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u.					
<u>High-Rise (325)</u>	11.4	13.0	13.0	249.60	149.50
Total Required Points	11.4	13.0	13.0	249.60	149.50
Housing type: High Rise (>5 story)					
Supply Points					
4 Sitting Areas (10)	10.0	10.0	15.0	50.0	20.0
Swimming Pool (1)	0.626	2.67	2.67	62.40	22.43
Indoor Community Space (1)	1.14	1.95	3.90	74.88	59.80
<u>Indoor Fitness Facility (1)</u>	1.14	1.30	3.90	74.88	59.80
Total Supply Points	12.91	15.92	25.47	262.16	162.03
Percent of Demand	113%	123%	196%	105%	108%

**ANALYSIS:**

Conformance to Master Plan

The approved CBD Sector Plan recommended CBD-2 (Central Business District, 2.0) zoning for this site. This zoning was enacted through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600.

The proposed residential and retail components in the project plan conform to the land uses permitted in the existing CBD-2 Zone. The plan proposes approximately 380,057 gross square feet of development, including 325 residential multi-family dwelling units, of which 41 will be MPDUs and 7,330 square feet of retail on approximately 1.6 acres.

The proposed development is utilizing the optional method of development in the CBD-2 Zone. The minimum required public use space for this project is 14,092 sf (20% of the net lot area). The project proposes 16,334 sf (23.2% of net lot area) of on-site public use space and 17,239 sf (24.5% of the net lot area) is proposed for off-site streetscape improvements within the right-of-way of Fenton Street and Cameron Street. The total public use and amenity space provided by the applicant for this development is 33,573 sf or 47.7% 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 six themes (*i.e. a Residential Downtown, a Green Downtown, a Commercial Downtown and a Pedestrian-friendly Downtown*) directly apply to

this development. The Sector Plan encourages housing and retail as important components of the revitalization efforts in downtown Silver Spring.

The project plan will include new public open spaces and an art amenity. This project encourages the development of active urban streets by providing a street-facing building entrance and easily accessible and highly visible public spaces as activity generators. This proposal improves the quality of the pedestrian environment by providing the Silver Spring streetscape treatment required for optional method projects.

The development of the Project will significantly further the objective of stabilizing the Core's residential component, while expanding the commercial base and providing an appropriate transition between the mix of commercial uses north and east of the project at the Spring Street/Cameron Street intersection to the predominately residential neighborhoods to the north.

- A. Sector Plan Street Rights-of-Way:** The Sector Plan recommends a 75-foot right-of-way for Cameron Street. Staff recommends additional street right-of-way dedication for Cameron Street equal to 37.5 feet as measured from the centerline of the existing street. The additional 2.5 feet is also consistent with the adjacent property to the north that required the same amount of dedication.
- B. Streetscape:** The applicant proposes to improve the west side of Cameron Street directly along the property frontage, using the Type B treatment recommended in the *Silver Spring Streetscape* (April 1992) technical manual. In addition to their property frontage, the Applicant is proposing streetscape improvements to the east side of Cameron Street from the alley entrance adjacent to United Therapeutics to the Georgia Avenue right-of-way and on both sides of Fenton Street from Cameron Street to Colesville Road.
- C. Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-street) bikeway for Cameron Street. Staff recommends a Class III (signed, shared with motorized vehicles) bikeway.

#### Local Area Transportation Review

The applicant will also enter into a traffic mitigation agreement (TMA) with the Planning Board to help the Project achieve the non-driver commuting goal for development in the Silver Spring CBD. The TMA will outline possible transit alternatives, monitoring of the program and commuter display information.

**FINDINGS:** For Site Plan Review

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan;*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Project Plan Amendment (92006003A) in land use, density, location, and building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the CBD-2 Zone as demonstrated in the project Data Table on page 9.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings and Structures

The T-shaped building is comprised of 15 stories (143 feet) including retail on the ground floor and 325 multi-family units on floors 3 through 15. The parking garage is one level below grade and 4 levels above grade, primarily in the rear of the site adjacent to the public garage. The residential lobby entrance into the building is located on the Cameron Street frontage, recessed approximately 95 feet from the building edge. The retail entrance is located directly along the Cameron Street frontage and internally along the public use space that facilitates the art component.

- b. Open Spaces

The majority of the on-site public use space consists of a plaza, comprised of pavers, lawn area and accent planting, located primarily at the northeast corner of the building. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape of Cameron Street and incorporating the public art as an element of the design. The plaza will be interactive for pedestrians, storefront patrons and residents of the building. The public space will also include benches that emphasize and complement the sculpture, blended with landscaping and specialty lighting to accentuate the area. The total on-site public use space to be provided is 16,334 square feet or 23.2% of the net lot area. Overhead utilities will be relocated underground, consistent with the procedures for Optional Method Projects within the CBD.

Off-site improvements will include streetscape improvements along the west side of Cameron Street, directly in front of the property, and the east side of Cameron Street from the alley entrance of the United Therapeutics site to Georgia Avenue. In addition to the Cameron Street improvements, the Applicant is proposing to improve the streetscape on both sides of Fenton Street from Cameron Street to Colesville Road. The total off-site improvement being provided is 17,239 square feet or 24.5% of the net lot area. The combined totals for on and off-site improvements equal 47.7%, which exceeds the requirement of 20% in the CBD for optional method developments and complements the combined totals for other projects in the CBD with similar requirements. In addition to the public use space, the applicant is providing private amenity space for the residents that will consist of a private landscaped terrace on the western end of the building on the roof of the proposed garage.

The urban plaza programmed in front of the building will serve as a vital urban open space link in the community, and as additional public use space at the northern gateway to Silver Spring. The outdoor public plaza will be the part of an interconnected pedestrian system along Cameron Street that leads to the core area of development in downtown Silver Spring. The plaza will create a focal point at the corner that directly ties into the architecture of the building and serves as an outdoor seating area with landscaping, varying paver treatments, and artwork. The public use space will also fit into the context of the public use space directly across Cameron Street for the United Therapeutics project. A public art program has been developed by Wendy Ross to include a metal sculpture in the lawn area to reinforce the architecture of the building and accent the public use space.

c. Landscaping and Lighting

The proposed landscaping on the site consists of shade trees at the entrance to the site and along the northern boundary abutting the adjacent United Therapeutics project. The southern boundary includes flowering deciduous trees with underplanting to highlight the separation between the loading area and the adjacent parking garage. The entrance to the residential lobby area is flanked on both sides by flowering trees and groundcover.

A landscaped terrace for the residents will be provided on the top of the 5-level garage on the west side abutting the public parking garage. The terrace will be used specifically for the residents on that floor level and will provide a softer appearance for the residents on the upper levels. The terrace contains a retaining wall on the edge for safety and to screen the adjacent parking structure and vehicles.

The lighting plan is comprised of pedestrian level bollards throughout the entire site, specifically surrounding the building frontage and circular drop-off for vehicular circulation. The streetscape is comprised of the standard Washington Globe fixture at 60 feet on center between the street trees.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table on page 11. The Applicant is providing (10) picnic/sitting areas, a swimming pool, an indoor community space and an indoor fitness facility. The recreation amenities and facilities will need to meet the square footage requirements as specified by the M-NCPPC Recreation Guidelines.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

Vehicular circulation is enhanced with improved right-of-way along the west side of Cameron Street, directly along the frontage of the subject property. An additional 2.5 feet is being dedicated on the applicant's property line to expand the total right-of-way dedication to 37.5 feet from the centerline. The full width dedication achieves a total right-of-way of 72.5 feet on Cameron Street and will ensure complete accommodation of the optional method streetscape treatment on the applicant's side of each street. The Sector Plan only requires 70 feet of dedication; however, the adjacent property to the north provided the additional 2.5 feet due to the fact that the right-of-way widens near the intersection with Spring Street. The entrance to the parking garage is located at the northeastern end of the T-shaped building near the Cameron Street property line. The parking garage is a 5-level structure, with 1-level below grade, planned to accommodate 396 parking spaces, of which 359 will be dedicated for use by the residents. The remaining 37 spaces are dedicated to the retail patrons. Signs indicating traffic circulation in and out of the garage will be provided to promote safety for pedestrian activity in the public use space.

The streetscape improvements along Cameron Street and Fenton Street facilitate the desire for pedestrian connectivity to the bus and metro station. The streetscape improvements are being expanded along both sides of Fenton Street to Colesville Road and the east side of Cameron Street to Georgia Avenue. The full streetscape improvements along the east side of Cameron Street will complete a portion of the block, opposite the subject site, in context with the streetscape improvements proposed for the United Therapeutics project.

The applicant will also enter into a traffic mitigation agreement (TMA) with the Planning Board to help the Project achieve the non-driver commuting goal for development in the Silver Spring CBD. The TMA will outline possible transit alternatives, monitoring of the program and commuter display information. A draft agreement has been submitted for review by our transportation planning staff and will be finalized during the record plat phase.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The project is complementary to the range of commercial and residential characteristics of the surrounding neighborhood. The proposed development is compatible with the existing development occurring in downtown Silver Spring and encourages redevelopment of adjacent properties in the CBD. The building configuration and placement reflects the sensitivity to the adjacent United Therapeutics building and architecture, in terms of shadow effects cast onto the photovoltaic design proposed for the adjacent rooftop.

The surrounding and adjacent properties are a mix of different uses, from commercial to residential. The height and massing of the surrounding buildings range from 2-story to 8-story with various building and architectural types that are integral to the vitality of an urban downtown area, including the proposed United Therapeutics at the intersection of Cameron and Spring Streets, as well as the existing 2-story C&P building directly across the street. In addition to the commercial buildings is the 4-6-story public parking structure that wraps around the southern and western end of the subject site. The buildings on the north side of Spring Street also vary in height from 2-8 stories and consist of mixed-use office, retail and residential uses and are zoned C-O (Commercial Office). Spring Street is the northern boundary for the Silver Spring CBD. The original residential houses at this intersection have been converted into medical office buildings, while retaining their residential appearance. However, the buildings range in size and mass and offer a transition to the uses that buffer the adjacent residential neighborhood to the mix of low to high-rise buildings closer toward the core.

The design and scale of the project, pedestrian and vehicular circulation and improvements to the streetscape provide an enhancing and interactive relationship with the northern boundary of the CBD and downtown Silver Spring.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The property is satisfying the forest conservation requirements through street tree planting credits.

The proposed stormwater management concept consists of (1) on-site water quality control via Stormfilters 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. On-site recharge is not required since this is redevelopment.

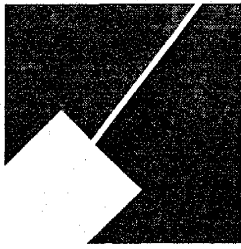


## APPENDICES

- A. Planning Board opinion for Preliminary Plan 120060180.
- B. Memoranda from agencies

## **APPENDIX A**

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

**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

## 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

- 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.

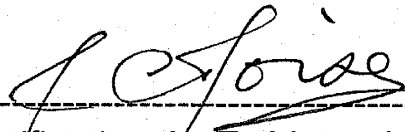
### **CONDITIONS OF APPROVAL**

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).

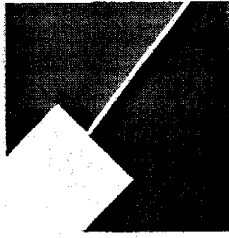
**CERTIFICATION OF BOARD VOTE ADOPTING OPINION**

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.**

A handwritten signature in cursive script, appearing to read "M. Clara Moise", written over a horizontal dashed line.

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

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

Date of Mailing: MAR 02 2006

**MONTGOMERY COUNTY PLANNING BOARD  
OPINION**

Project Plan No.: 920060030  
Project: Cameron House  
Date of Hearing: December 8, 2005

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*Action: APPROVAL SUBJECT TO CONDITIONS. (Motion to approve was made by Commissioner Wellington; duly seconded by Commissioner Bryant; with a vote of 4-0, Chairman Berlage and Commissioners Bryant, Wellington and Robinson voting in favor. Commissioner Perdue was necessarily absent.)*

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The date of this written opinion is MAR 02 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, as provided in the Maryland Rules of Procedure, thirty days from the date of this written opinion. This site plan shall remain valid as provided in Section 59-D-3.8.

**I. INTRODUCTION**

On December 8, 2005, Project Plan Review #920060030 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.

**II. THE SUBJECT PROPERTY AND PROPOSED DEVELOPMENT**

The Cameron House development is within the CBD-2 Zone near the northern edge of the Central Business District boundary for Silver Spring. The subject property is zoned CBD-2 (Central Business District-2), and consists of part of Parcel 'A' (Plat Book S, Page 64) of the John C. Wilson Estate, recorded in the land records on January 20, 1942.

A. Building Design

The T-shaped building is comprised of 15 stories (143 feet) including retail on the ground floor and 312 multi-family units on floors 3 through 15. The parking garage is one level below grade and 4 levels above grade, primarily in the rear of the site adjacent to the public garage. The residential lobby entrance into the building is located on the Cameron Street frontage, recessed approximately 95 feet from the building edge. The retail entrance is located directly along the Cameron Street frontage.

A landscaped terrace for the residents will be provided on the top of the 5-level garage on the west side abutting the public parking garage. The terrace will be used specifically for the residents on that floor level and will provide a softer appearance for the residents on the upper levels. The terrace contains a retaining wall on the edge for safety and to screen the adjacent parking structure and vehicles.

B. Vehicular and Pedestrian Access/Parking

Vehicular access for the residents will be comprised of a one-level below-grade and four-level above grade parking structure accommodating approximately 396 parking spaces, of which 359 spaces will serve the future residents. The remaining 37 spaces will be dedicated to the retail patrons. The below-grade parking is accessed at the northeastern corner of the building from an entry drive on Cameron Street. The vehicular access is 22-foot-wide with a 24-foot-wide drop off at the lobby entrance. The 22-foot-wide loading space is located in the southeast boundary of the building with direct access from Cameron Street. The site is located within the Silver Spring Parking Lot District, allowing the Applicant to provide less parking in the CBD and encouraging the use of the local public parking facilities; however, the Applicant is providing all necessary spaces within the garage.

C. Public Use Space

The majority of the on-site public use space consists of a plaza, comprised of pavers, lawn area and accent planting, located primarily at the northeast corner of the building. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape of Cameron Street and incorporating the public art as an element of the design. The plaza will be interactive for pedestrians, storefront patrons and residents of the building. The public space will also include benches that emphasize and compliment the sculpture, blended with landscaping and specialty lighting to accentuate the area. The total on-site public use space to be provided is 16,334 square feet or 23.2% of the net lot area. Overhead utilities will be relocated underground, consistent with the procedures for Optional Method Projects within the CBD.